



**Development Authority of DeKalb County, Georgia  
d.b.a.  
Decide DeKalb Development Authority**

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**Decide DeKalb Development Authority  
Projects Incentives Review Committee Meeting Minutes**

**Board Members  
Officers**

**Board Members  
Officers**

Mr. Don Bolia  
Chair of the Authority  
Partner  
Peachtree Government Relations

Mr. Kevin Gooch, Esq.  
Vice-Chair of the Authority  
Partner  
DLA Piper, LLP

Ms. Miranda Mack McKenzie  
Secretary of the Authority

Mr. Sai Reddy  
Treasurer of the Authority

Mr. Andrew Greenberg  
Board Member of the Authority  
Executive Director  
Georgia Game Developers Association

Ms. Kimberly Adams  
Board Member of the Authority  
Director at Cox Automotive, Inc.

Rebekah Coblentz  
Board Member of the Authority  
Senior Property Manager  
NAI Brannen Goddard

Mr. James P. Monacell, Esq.  
Counsel to the Authority  
Smith, Gambrell & Russell, LLP

**Date:** Tuesday, June 11, 2019  
**Time:** 9:30 a.m.  
**Location:** Conference Call

**Board Members Present:**  
Kevin Gooch, Chair  
Rebekah Coblentz, Board Member  
Andrew Greenberg, Board Member  
Kimberly Adams, Board Member

**Legal Counsel Present:**  
James Monacell, Esq., Counsel to the Authority  
Ansly Moyer, Smith, Gambrell & Russell

**Staff Members Present:**  
Dorian DeBarr, Interim President  
Toyasha Vaughn, Project Manager  
Ed Nelson, Project Consultant  
Jen Yun, Project Consultant

**Others Present:**  
Tom Brems, Children's Healthcare of Atlanta

The June Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:34 a.m. on Tuesday, June 11, 2019 via conference call.

**I. CALL TO ORDER**

Mr. Gooch called the meeting to order at 9:34 a.m.

**II. ITEMS FOR APPROVAL**

**A. Approval of May Meeting Minutes:**

Mr. Greenberg made a motion to approve the May 2019 meeting minutes. Ms. Adams seconded the motion and it was unanimously passed.

**B. Children's Healthcare of Atlanta:**

Children's Healthcare of Atlanta plans to commence a major expansion of their facilities and restructuring their existing bonds to take advantage of lower interest rates. Children's Healthcare of Atlanta expects to refinance a portion of the project through a combination of anticipated revenue certificates issued by the DeKalb Private Hospital Authority and Brookhaven Development Authority. They are requesting up to \$1,300,000,000 to expand and improve their North Druid Hills medical campus to include a replacement hospital, medical support buildings, medical office building and parking decks. The new facilities are planned to open in 2025. The expansion is expected to create 747 new jobs to DeKalb County with 6,016 retained jobs set at an average salary of \$67k.

The PIR Committee recommended the project for approval with conditions of provided renderings and a timeline for construction.

Mr. Greenberg made a motion to approve the project per receipt of their construction timeline and project renderings. Ms. Adams seconded the motion and it as unanimously passed.

**C. North Decatur Square LP Bond Transfer:**

WRI North Decatur, LLC plans to purchase North Decatur Square and will acquire the existing taxable revenue bond issued in 2017. All bond documents will be assigned to WRI North Decatur, LLC. There will be no additional changes to the project.

Mr. Greenberg made a motion to recommend the project to the full Board. Ms. Coblenz seconded the motion which was unanimously approved.

**D. Solomon/Decatur Holbrook of Decatur:**

Mr. DeBarr updated the PIR Committee on the status of the Solomon/Decatur Project. The Development Authority has addressed the community citizen's complaint and waiting on Solomon Decatur to respond to the concerns of the Development Authority.

Recommendation for approval not required.

**E. Project Updates:**

Staff gave an update on project activity.

**DDDA PIR Committee Meeting June 11, 2019**

Mr. Gooch moved to adjourn the PIR Committee meeting at 10:28 a.m.

Adopted by the Board in the meeting of \_\_\_\_\_,

(Date of Meeting)

\_\_\_\_\_  
(Signature of Presiding Officer)