

**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**

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  
Development Manager  
Dunkin Brands

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 Coblenz  
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:** Friday, September 6, 2019  
**Time:** 9:30 a.m.  
**Location:** Conference Call

**Board Members Present:**

Kevin Gooch, Chair  
Rebekah Coblenz, 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  
Randi Mason, VP Business Development  
Toyasha Vaughn, Project Manager  
Ed Nelson, Project Consultant  
Jen Yun, Project Consultant

**Others Present:**

Staci Brooks, Trinity Development Group  
Jim Kelly, Trinity Development Group

The September Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:33 a.m. on Friday, September 6, 2019 via conference call.

**I. CALL TO ORDER**

Mr. Gooch called the meeting to order at 9:33 a.m.

**II. ITEMS FOR APPROVAL**

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

Ms. Coblenz made a motion to approve the June 2019 meeting minutes. Ms. Adams seconded the motion and it was unanimously passed.

**B. Trinity Development Group:**

Trinity Development Group proposed to redevelop and renovate the existing Chamblee Plaza Shopping Center due to its age and condition. The total capital investment is \$24,355,000 and estimates 454 jobs with 70 percent of those jobs being full-time. This bond issue will replace the 2012 \$4,500,000 bond issue for the acquisition and repair of the center. The Company has identified several national tenants that will bring services and growth to the community and waiting for final agreement. A void analysis was conducted to determine this project provides needed, non-redundant services. The fiscal impact analysis was also positive. This project is located within the City of Chamblee and officials of the City of Chamblee authorized the project to move forward.

Mr. Greenberg made a motion to recommend approval of the project. Ms. Coblenz seconded the motion and it as unanimously passed.

**C. PIR Overview Update:**

Decide DeKalb was approached by Commissioner Nancy Gannon to provide an overview of the Projects Incentive Review Committee. The County wanted to get a better understanding of the incentives policy and criteria for incentivizing projects. Jim Monacell created a white paper for the Strategic Economic Development Plan (SEDP) that was shared with the County. Decide DeKalb has agreed to make sure incentives tie into the goals of the SEDP. The PIR Committee requested a copy of the SEDP and Incentives Study provided by Three Points.

Recommendation for approval not required.

**D. Workforce Housing Process Review Update:**

Mr. DeBarr provided an update on the workforce housing incentive process. Given the current climate around affordable housing, the Development Authority plans to revisit its incentive policy as it relates to workforce housing. A committee has been established and the first meeting is set for September.

Recommendation for approval not required.

**E. Project Updates:**

Staff gave an update on project activity.

Mr. Gooch moved to adjourn the PIR Committee meeting at 10:17 a.m.

Adopted by the Board in the meeting of \_\_\_\_\_,  
(Date of Meeting)

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