



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

Decide DeKalb Development Authority

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING

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

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

Sai Reddy
Board Member of the
Authority

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: Thursday, February 14th, 2019
Time: 8:30 am
Location: Taskforce for Global Health
325 Swanton Way
Decatur, GA 30030

Board Members Present:

Don Bolia, Chair
Kevin Gooch, Vice Chair
Miranda Mack McKenzie, Secretary
Rebekah Coblentz, Board Member
Andrew Greenberg, Board Member
Sai Reddy, Board Member
Kimberly Adams, Board Member

Legal Counsel Present:

Jim Monacell, Smith, Gambrell & Russell, LLP
Ansley Moyer, Smith, Gambrell & Russell, LLP

Staff Members Present:

Dorian DeBarr, Interim President
TJ Filipowicz, Director Marketing & Communications
Shelbia Jackson, Director DeKalb Entertainment Commission
Toyasha Vaughn, Project Manager
Jenee Williams, Office Coordinator
Jen Yun, Project Manager
Ed Nelson, Consultant

Others Present:

Anthony Grant, City of Atlanta
Tyrone Rachal, UKCP
Andrew Baker, DeKalb County
Brandon Fields, DeKalb County
Kyle Talente, RKG Associates
Demming Bass, POWER 10

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The February meeting of the Decide DeKalb Development Authority was called to order at 8:43 am on Thursday, February 14th, 2019 at Task Force for Global Health, 325 Swanton Way, Decatur, GA 30030.

I. CALL TO ORDER

Chairman Bolia presided.

II. ITEMS FOR DECISION

A. Approval of Board Meeting Minutes:

February Board Meeting Minutes

Ms. Coblentz made a motion to approve the January 19th, 2019 board meeting minutes of the Development Authority of DeKalb County. Mr. Greenberg seconded the motion, which was unanimously approved.

B. Approval of Work Session Minutes:

Ms. Coblentz made a motion to approve the January 19th, 2019 work session minutes of the Development Authority of DeKalb County. Ms. Adams seconded the motion, which was unanimously approved.

C. Approval of January 2019 Financials:

Mr. DeBarr presented a January 2019 financial budget comparison due to the budget not yet being approved.

Mr. Greenberg made a motion to approve the January 2019 financials. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

D. Appointment of Acting President:

With Mr. Gilley's departure, Chairman Bolia has suggested Mr. Dorian DeBarr be appointed Interim President until a permanent replacement is found. Additional conversation will take place with the Personnel Committee to further determine the full scope of work Mr. DeBarr will take on. In addition, Mr. DeBarr will continue to serve as CFO, as well as manage staff, and hire any necessary consultants needed.

Mr. Greenberg made a motion to approve the Appointment of Acting President. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

E. Approval of 2019 Budget:

Mr. DeBarr presented a brief recap of the 2019 budget proposal. There have been no significant changes since the presentation at the January work session. Some budget highlights included the addition of 6-13 new employees by the end of the year, the office relocation which a big portion of the budget is allocated to, and an overall 8% increase.

Ms. Mack McKenzie made a motion to approve the 2019 budget. Ms. Coblentz seconded the motion, which was unanimously approved.

F. NMTC Consultant Approval:

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Decide DeKalb currently utilizes tax abatements and bond deals as an incentive to attract/retain business in the county. The organization is looking to expand the toolbox of incentives being offered to also include TADs and New Market Tax Credits. Mr. Tyrone Rachal of Urban Key Capital Partners, LLC will be brought on as a consultant to oversee and implement this new program.

Mr. Monacell confirmed that although Mr. Rachal has served on the Decide DeKalb Development Authority Board in the past, his last served term exceeds 2 years and does not create a conflict of interest.

Mr. Greenberg made a motion to approve the NMTC Consultant. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

G. Approval of 2019 Goals & Objectives:

Following the January work session, DDDA staff have reviewed and updated the 2019 goals and objectives. Interim President Mr. DeBarr reviewed some of the significant changes for board.

The board will review the updates and revisit at the March Board Meeting.

H. Approval of POWER 10 Contract Modification:

The current POWER 10 contract is scheduled to conclude at the end of February. POWER 10 has proposed continuing the contract on a part time basis at half the cost. POWER 10 Consultant Demming Bass provided an update on the campaign and where we currently stand. Advance DeKalb has raised \$1.21 million, 80% of the target goal, and has 1.1 million pending in asks with 26 prospects. An estimated 40-50% of pending prospects are expected to pledge.

The continuation request is based on questions that have been posed in ask meetings regarding the SEDP, and the recent departure of Mr. Gilley. The campaign is still anticipated to wrap-up in April/May.

Ms. Coblenz made a motion to approve the POWER 10 contract modification. Mr. Greenberg seconded the motion, which was unanimously approved.

III. Discussions/Presentations:

A. SEDP 2023 Update:

Kyle Talente of RKG Associates provided the board with an update on the SEDP.

A copy of the presentation and matrix are in the meeting file.

B. President's Report:

Mr. DeBarr presented a brief president's report. He thanked staff for their support during this transitional period.

A copy of the full President's Report is included in the meeting file.

The DeKalb Development Authority Board Meeting adjourned at 10:01 a.m.



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

(Signature of Presiding Officer)