



# 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. Baoky Vu  
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  
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, August 9, 2018  
**Time:** 8:30 am  
**Location:** Taskforce for Global Health  
325 Swanton Way  
Decatur, GA 30030

#### Board Members Present:

Baoky Vu, Treasurer  
Miranda Mack McKenzie, Secretary  
Andrew Greenberg, Board Member  
Kimberly Adams, Board Member  
Rebekah Coblentz, Board Member

#### Board Members Absent:

Don Bolia, Chair  
Kevin Gooch, Vice Chair  
Sai Reddy, Board Member

#### Legal Counsel Present:

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

#### Staff Members Present:

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

#### Others Present:

Micheal Diamond, Seyfarth Shaw  
Lynn Patterson, Three Points Planning  
Amy Snider, DeKalb BOC  
Christopher Sanders, East Metro CID  
LaShun Atwaters, DeKalb BOC  
Daphne Simmons, City of Lithonia  
Matt Delicata, Shelton McNally

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

The August meeting of the Decide DeKalb Development Authority was called to order at 8:30 am on Thursday, August 9th, 2018 at Task Force for Global Health, 325 Swanton Way, Decatur, GA 30030.

**I. CALL TO ORDER**

Treasurer Baoky Vu presided and welcomed guests in Chairman Bolia's absence.

**II. ITEMS FOR DECISION**

**A. Final Bond Resolution for Taxable Revenue Bond – SMLA AVONDALE, LLC PROJECT in A Maximum Principal Amount of \$38,000,000:**

Shelton McNally is renovating the Avondale Forest Apartments. The multi-housing family facility will house 373 units across 37 acres. The bond inducement for the project was approved in July 2018. All documents have been prepared to standards and the project is set to validate within the next 5 weeks.

Ms. Coblenz made a motion to approve the final bond resolution for taxable bond SMLA Avondale, LLC Project. Mr. Greenberg seconded the motion, which was unanimously approved.

**B. Final Bond Resolution for Taxable Revenue Bond – FAIRFIELD NORTHLAKE LLC PROJECT (Multipurpose Use Development) in a Maximum Principal Amount of \$44,600,000:**

The Fairfield Northlake multi-use development facility project is set to adopt the final bond resolution. The project will consist of three separate components to include restaurant space, a multi-family housing development and approximately 10,000 square feet of commercial space. The PIR committee has recommended full approval.

Ms. Mack McKenzie made a motion to approve the final bond resolution for taxable revenue bond Fairfield Northlake LLC Project. Ms. Adams seconded the motion, which was unanimously approved.

**C. Final Bond Resolution for Taxable Revenue Bond –DJ TUCKER, LLC PROJECT (Multipurpose Use Development) in a Maximum Principal Amount of \$4,200,000:**

Ms. Mack McKenzie made a motion to approve the final bond resolution for taxable revenue bond DJ Tucker, LLC Project. Ms. Adams seconded the motion, which was unanimously approved.

**D. Final Bond Resolution for Taxable Revenue Bond – DJ TUCKER INVESTOR, LLC PROJECT (Multipurpose Use Development) in a Maximum Principal Amount of \$1,700,000:**

Ms. Mack McKenzie made a motion to approve the final bond resolution for taxable revenue bond DJ Tucker Investor, LLC Project. Ms. Adams seconded the motion, which was unanimously approved.

**E. Ratification of Event Coordination and Administrative Consulting Agreements for DeKalb Entertainment Commission:**

The DeKalb Entertainment Commission has hired two consultants. Lana Brown, of Lana Brown Events who will assist executing the upcoming DEC Expo and other events, and Natoshia Anderson, who will assist with daily administrative functions. Both contracts have already been executed through the president and will be in effect through February of 2019.

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Mr. Greenberg made a motion to ratify the event coordination and administrative consulting agreements for DeKalb Entertainment Commission. Ms. Coblenz seconded the motion, which was unanimously approved.

#### **F. Approval of Minutes:**

##### July Board Meeting Minutes

Ms. Adams made a motion to approve the July 13<sup>th</sup>, 2018 board meeting minutes of the Development Authority of DeKalb County. Mr. Greenberg seconded the motion, which was unanimously approved.

#### **G. Approval of July 2018 Financials:**

Mr. DeBarr presented the July 2018 financial performance dashboard.

Ms. Mack McKenzie made a motion to approve the July 2018 financials. Mr. Greenberg seconded the motion, which was unanimously approved.

### **III. Discussions/Presentations:**

#### **A. President's Report:**

Mr. Gilley presented the President's Report which included business development highlights, marketing, film & entertainment, and WE DeKalb. Some of the main highlights for the month included: Emphasis on the robust pipeline of project prospects continuing to grow, a reminder regarding the Economic Development Strategic Plan Kick-Off Meeting set to take place on August 21<sup>st</sup>, and ending with thanking the staff for all of their hard work and efforts despite being understaffed.

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

The DeKalb Development Authority Board Meeting adjourned at 8:49 a.m.

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

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