



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

## Decide DeKalb Development Authority

### DECIDE DEKALB DEVELOPMENT AUTHORITY Board 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. 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

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

**Date:** Thursday, December 14, 2017  
**Time:** 8:30 am  
**Location:** Task Force for Global Health  
325 Swanton Way,  
Decatur, GA 30030

#### Board Members Present:

Don Bolia, Chair  
Kevin Gooch, Vice Chair  
Baoky Vu, Treasurer  
Miranda McKenzie, Secretary  
Andrew Greenberg, Board Member  
Kimberly Adams, Board Member  
Sai Reddy, Board Member

#### Legal Counsel Present:

Jim Monacell, Smith, Gambrell & Russell, LLP

#### Staff Members Present:

Ray Gilley, President  
Rolanda Daniel Thomas, Vice President of Operations & Business Development  
Dorian DeBarr, Vice President of Finance & Administration  
TJ Filipowicz, Director, Marketing & Communications  
Kara Cooper, Project Manager  
Toyasha Vaughn, Project Coordinator  
Lesia Evans, Office Coordinator

#### Others Present:

Luz Borrero, DeKalb County  
John Manson, DeKalb County  
Rebekah Coblentz, NAI Brennan Goddard  
Darryl J. Terry, II, DeKalb County  
Adam Rosenfelt, Atomic Entertainment

The December meeting of the Development Authority of DeKalb County was called to order at 8:35 a.m. on Thursday, December 14, 2017 at Task Force for Global Health, 325 Swanton Way, Decatur, GA 30030. At the start of the meeting, Board Chair, Don Bolia announced and welcomed newly appointed Board member Rebekah Coblentz to the Development Authority. Ms. Coblentz will assume her new role, in January 2018. Ms. Coblentz will be the eighth board member of the Development Authority.

**I. CALL TO ORDER**

Chairman Don Bolia presided and welcomed guest.

**II. ITEMS FOR DECISION**

**A. Minutes:**

November 2017 Minutes

Mr. Gooch made a motion to approve the November Board meeting minutes of the Development Authority of DeKalb County. Mr. Vu seconded the motion, which was unanimously approved.

**B. Financial Report:**

November Financials

Mr. DeBarr presented the November 2017 financial performance dashboard. The 2017 budget is projected to close as predicted based on 2016 projections and the current economic forecast. Mr. Gilley and Mr. DeBarr are working to complete the proposed budget before the end of the year. The Finance and Audit Committee will meet to review the proposed 2018 budget and provide feedback. The proposed 2018 budget will be presented to the full Board during the Board Work Session and seek approval in February. The Board also asked for a Tax Reform update.

Mr. Reddy made a motion to approve the November financials. Mr. Greenberg seconded the motion, which was unanimously approved.

**C. Resolution to Authorize the Re-conveyance of the Cox Automotive Project:**

Cox Automotive, Inc. was issued a revenue bond for property that would be improved and utilized as a global headquarters facility. The company decided not to move forward with their project and thus, is retaking ownership from the Development Authority. Cox Automotive, Inc. will give up its property tax incentives and has repaid outstanding balances to the Tax Assessor's Office. There is no financial impact to the Authority, except that there will be no future annual fees owed moving forward.

Mr. Greenberg made a motion to approve the Resolution to Authorize the Re-conveyance of the Cox Automotive Project. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

**D. Resolution to Authorize the Re-conveyance of the Stonecrest Anchor Stores upon the payment in full of the related bond issues:**

The Development Authority of DeKalb County issued bonds to several anchor stores at Stonecrest Mall. Sears has requested to end its property tax incentive early. An explanation was not provided; and future plans are unknown. The Board is being asked to approve reconveyance for all Stonecrest anchor stores in the event they exercise their option to pay in full, without coming back to the Board for approval.

Mr. Greenberg made a motion to approve the Resolution to Authorize the Re-conveyance of the Stonecrest Anchor Stores upon the payment in full of the related bond issues. Mr. Gooch seconded the motion, which was unanimously approved.

**E. Approval of Atomic Entertainment Development, LLC BRLF Program Application:**

Atomic Entertainment Development (AED) applied for a cleanup grant of Pullman Yard. The Pullman Yard site is a 27+ acre parcel located in DeKalb County and the City of Atlanta. AED proposes to redevelop the site as an urbanistic mixed-use development to include Class A office space, residential multi-family housing and single homes, while maintaining all the existing historic structures. The Brownfield Sub-committee met on November 29, 2017 to address answers to questions posed by the Sub-committee and recommended approval to the full Board.

Mr. Greenberg made a motion to approve the Atomic Entertainment Development, LLC Program Application. Mr. Gooch seconded the motion, which was unanimously approved.

**DISCUSSION/PRESENTATIONS**

**B. President’s Report**

Mr. Gilley presented the President’s Report. The report included an overview highlighting the year-end. Business Development completed the year with 11 closed projects generating approximately \$719M in new capital investment and 3,456 new and retained jobs. Marketing and Communications produced a social media presence of 750 followers, friend and connections through social media outlets and the DeKalb Entertainment Commission managed location logistics for 8 productions filmed in DeKalb that were nominated for Golden Globes. A copy of the President’s Report is included in the meeting file.

Mr. Greenberg moved to adjourn the DDDA’s December’s Board meeting. Ms. Mack McKenzie seconded the motion. The meeting was adjourned at 9:09 am.

Adopted by the Board in the meeting

of \_\_\_\_\_,  
(Date of Meeting)

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