

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

Decide DeKalb Development Authority
Board Meeting Minutes

Board Members
Officers

Mr. Tyrone Rachal
Chair of the Authority
President
Urban Key Capital Partners

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

Mr. Kevin Gooch
Secretary of the Authority
Partner
Alston & Bird LLP

Mr. Baoky Vu
Treasurer of the Authority

Ms. Miranda Mack McKenzie
Board Member of the Authority

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

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

Date: Thursday, February 9, 2017
Time: 8:30 am
Location: Task Force for Global Health
325 Swanton Way
Decatur, GA 30030

Board Members Present:

Tyrone Rachal, Chair
Don Bolia, Vice Chair
Kevin Gooch, Secretary
Baoky Vu, Treasurer
Andrew Greenberg, Board Member

Board Members Absent:

Miranda Mack McKenzie, 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
T.J. Filipowicz, Senior Manager, Marketing & Communications
Mechel McKinley, Senior Project Manager
Toyasha Vaughn, Project Coordinator
Shelbia Jackson, Project Coordinator

Others Present:

Natalia Pearson-Ferrer, Smith, Gambrell & Russell, LLP
Erik Burton, DeKalb County
Gary Patterson, Fiscal Doctor
Thomas Rowe, S.J. Collins
Luz Borrero, DeKalb County
Rhea Johnson, NDHCP
Mark Niesse, Atlanta Journal Constitution
Jordan Williams, City of Atlanta
John Manson, DeKalb County
Jeff Rader, DeKalb Board of Commissioners

The February meeting of the Decide DeKalb Development Authority was called to order at 8:34 a.m. on Thursday, February 9, 2017 at Taskforce for Global Health, 325 Swanton Way, Decatur, GA 30030.

I. CALL TO ORDER

Chairman Tyrone Rachal presided and welcomed guests.

II. ITEMS FOR DECISION

A. Minutes:

January 21, 2017 Board Meeting & Work Session Minutes:

The Board meeting and work session minutes were listed separately on the agenda but combined during the Board meeting. Mr. Greenberg asked that the Board meeting and work session minutes be revised to capture more detail. Mr. Greenberg also asked that the minutes reflect a charge the Board Chairman made to have Board documents submitted in a timely manner. The Board asked staff to streamline a process for document submissions.

Mr. Greenburg made a motion to recommend the minutes be revised to reflect more detail. Mr. Gooch seconded the motion, which was unanimously approved.

B. FY 2017 Budget for Decide DeKalb Development Authority:

The Finance and Audit committee met with staff to review the 2017 budget and recommended it for Board approval. Mr. DeBarr presented the 2017 financial performance dashboard to the full Board. The Board cautioned staff to become more diverse and self-sufficient in developing funding sources due to uncertainty of IGA extension with the County.

Mr. Bolia made a motion to approve the FY 2017 Budget for Decide DeKalb Development Authority. Mr. Greenberg seconded the motion, which was unanimously approved.

C. Approval of 2017 Goals & Objectives:

Staff provided an overview of 2017 goals and objectives during the Board Work Session. The Board asked staff to revisit goals and objectives to further review and rationalize key metrics. Staff set an aggressive goal for 2017 to generate \$400M in capital investment and 3,000 jobs. The PIR committee members would like staff to present existing capital investment and job numbers quarterly during PIR committee meetings to determine feasibility.

Mr. Greenberg made a motion to approve the 2017 Goals & Objectives. Mr. Vu seconded the motion, which was unanimously approved.

D. Incentive Compensation Policy:

The compensation policy was created to reward staff for their work based on the organization's yearly performance. Awards are based on both financial and organizational goals.

Mr. Greenberg made a motion to approve the Incentive Policy. Mr. Vu seconded the motion, which was unanimously approved.

E. 2015 Incentive Compensation:

Incentive compensation for FY 2015 was calculated to not exceed \$113K. Compensation was calculated based on maximum incentive amount, goal completion and availability of net positive revenue. The President has discretion to offer incentive compensation based on the efficacy and fidelity of staff’s work plans and consistency of organization’s goals, achievement and growth. Mr. Greenberg asked to see a breakdown of staff’s compensation. Once the 2016 audit is complete, staff can advance the 2016 awards for board approval.

Mr. Bolia made a motion to approve the 2015 incentive compensation award. Mr. Greenberg seconded the motion, which was unanimously approved.

F. Final Bond Resolution for North Decatur Square, LLC:

North Decatur Square is expected to be a vibrant retail “lifestyle” shopping center anchored by an organic grocery and will be integrated with the separate Decatur Apartments Project. Bond validation is scheduled for March 7, 2017, with a possible closing March 15, 2017. The PIR committee recommended approval to the full Board after receipt of complete documentation. Full documentation was included with the board materials.

Mr. Greenberg made a motion to approve the Final Bond Resolution for North Decatur Square, LLC. Mr. Gooch 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 and WE DeKalb. The Board Chair asked the Board to assist with social media and share information. A copy of the President’s Report is included in the meeting file.

Mr. Greenberg moved to adjourn the DDDA February Board meeting. Mr. Bolia seconded the motion. Mr. Rachal adjourned the meeting at 9:35 a.m.

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

(Signature of Presiding Officer)