



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

Decide DeKalb Development Authority

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING DRAFT 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

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: Saturday, January 20, 2018
Time: 8:30 am
Location: The Integral Group, LLC
191 Peachtree Street, NE Suite 4100
Atlanta, GA 30303

Board Members Present:

Don Bolia, Chair
Miranda Mack McKenzie, Secretary
Baoky Vu, Treasurer
Andrew Greenberg, Board Member
Sai Reddy, Board Member
Rebekah Coblentz, Board Member
Kimberly Adams, Board Member

Board Members Absent:

Kevin Gooch, Vice-Chair

Legal Counsel Present:

Jim Monacell, Smith, Gambrell & Russell, LLP

Staff Members Present:

Ray Gilley, President
Dorian DeBarr, Vice President of Finance & Administration
TJ Filipowicz, Director, Marketing & Communications
Kara Cooper, Project Manager
Toyasha Vaughn, Project Coordinator
Shelbia Jackson, Project Coordinator

Others Present:

Woody Vaughan, Holland & Knight
Craig Flanagan, Realty Trust Group
Doug McDonald, Northside Hospital
Ken Pollack, Butler Snow, LLP
Randy Holmes, Seven Oaks
Andrew Pearson, Seven Oaks
Jeff Rader, DeKalb County, BOC



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The January Board Meeting of the Decide DeKalb Development Authority was called to order at 8:39 a.m. on Saturday, January 20, 2018 at the Integral Group, LLC, 191 Peachtree Street, NW. #4100, Atlanta, GA 30303.

I. CALL TO ORDER

Chairman Don Bolia presided and welcomed guest.

II. ITEMS FOR DECISION

A. Oath of Office of Rebekah Coblenz:

Mr. Bolia thanked staff for a successful 2017 and welcomed Ms. Coblenz aboard. Ms. Coblenz signed the oaths for Dekalb Development Authority and DeKalb Private Hospital Authority.

B. Minutes:

December Minutes

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

C. Financial Report:

December Financials

Mr. DeBarr presented the December 2017 financial performance dashboard. Mr. Vu recommended Mr. DeBarr to create a year over year metric to determine financial performance next year. Mr. Bolia agreed and thought it would provide accuracy for standard budgeted expenses versus actual calculations.

Mr. Vu made a motion to approve the December financials. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

C. Approval of Inducement Resolution for 20 Perimeter Summit, LLC (Northside Hospital Parking Deck) and Inducement Resolution for Brian Realty Company (1001 Perimeter Summit for Northside Hospital):

Northside Hospital is relocating a substantial portion of its administration and ancillary operations to DeKalb County. Northside has identified commercial office space to lease at 1001 Perimeter Summit in the City of Brookhaven, consisting of approximately 34% of the rentable space of the building valued at \$101,468,000 and owned by 20 Perimeter Summit, LLC. In addition to the office space, Bryan Realty Corporation or an affiliate will construct a parking deck adjacent to the building space for the exclusive use of Northside Hospital employees at a cost of approximately \$12M. Northside will create approximately 1,100 full-time jobs and 760 of these jobs will be filled with current employees of Northside from administrative offices located in Cobb and Fulton counties and approximately 340 of those jobs are newly created for Northside Hospital. The proposal is in order to induce the relocation to provide standard tax incentive to the parking deck and to provide 34% of the usual tax incentive to 1001 Perimeter Summit. The PIR Committee recommended full approval to the Board.

Ms. Miranda Mack McKenzie made a motion to approve the Inducement Resolution for 20 Perimeter Summit, LLC (Northside Hospital Parking Deck) and Inducement Resolution for Brian Realty Company (1001 Perimeter Summit for Northside Hospital). Mr. Greenberg seconded the motion, which was unanimously approved.

D. Auditor Selection:



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In accordance with the Procurement Policy, Decide DeKalb submitted an RFP to the AJC and two other outlets over a three-week period. One proposal was received by the Authority. Mauldin & Jenkins was the sole respondent to the RFP and their submission was for three years with a discounted rate for all three years. Mr. DeBarr shared that the shrinking market place is locking down longer contract terms. The Authority can cancel every year without penalty. The Finance & Audit Committee recommended approval to the Board.

Mr. Vu made a motion to approve the auditor selection. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

The DeKalb Development Authority Board Meeting adjourned at 9:08 a.m. to convene to the DeKalb Private Hospital Authority.

Adopted by the Board in the meeting

of _____,
(Date of Meeting)

(Signature of Presiding Officer)