



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,

Date: Thursday, March 8, 2018
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
Baoky Vu, Treasurer
Miranda Mack McKenzie, Secretary
Andrew Greenberg, Board Member
Kim Adams, Board Member
Rebekah Coblentz, Board Member

Board Members Absent:

Sai Reddy, Board Member

Legal Counsel Present:

Jim Monacell, Smith, Gambrell & Russell, LLP

Staff Members Present:

Ray Gilley, President
TJ Filipowicz, Director, Marketing & Communications
Toyasha Vaughn, Project Manager
Ed Nelson, EAN International Consulting, Inc.
Jenee Williams, Office Coordinator

Others Present:

Steve Bradshaw, Dekalb County
Luz Borrero, DeKalb County
Andrew Pearson, Seven Oaks
Amity Farrar, POWER 10
Sean Mikula, POWER 10
Daphne Simmons, City of Lithonia
John Manson, DeKalb County
Ken Pollock, Butler Snow, LLP



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The March meeting of the Decide DeKalb Development Authority was called to order at 8:33 am on Thursday, March 8, 2018 at Task Force for Global Health, 325 Swanton Way, Decatur, GA 30030.

I. CALL TO ORDER

Chairman Don Bolia presided and welcomed guests.

II. ITEMS FOR DECISION

A. Approval of Minutes:

March Board Meeting Minutes

Mr. Greenberg made a motion to approve the February 8, 2018 minutes of the Development Authority of DeKalb County. Ms. Adams seconded the motion, which was unanimously approved.

B. Approval of 2018 Decide DeKalb Development Authority Budget:

Mr. Vu presented the February financials in Mr. DeBarr's absence. The financial position of Decide DeKalb is favorable. Salaries are under budget due to employee departures and a few of these responsibilities and their expenses will be replaced with consultants. Consultants will supplement the Development Authority during the transition period. Funds have been allocated for recruiting and referrals are being received from economic development partners and the Georgia Department of Economic Development.

Ms. Mack McKenzie made a motion to approve the February financials. Ms. Coblenz seconded the motion, which was unanimously approved.

C. Approval of Final Bond Resolution for 20 Perimeter Summit, LLC (Northside Hospital Parking Deck) and 20 Perimeter Summit, LLC (1001 Perimeter Summit for Northside Hospital):

In January, the Development Authority adopted inducements for two projects for Northside Hospital. The first was for an office building in which Northside will occupy initially a 34% portion of the building space for their administrative functions and the second was a parking deck structure that will be built exclusively for their employees. Northside will be receiving a less incentive than it would be if they were occupying the entire building. For procedural and administrative fee purposes the office building bond will be treated as a \$35,107,928 (34.6% of \$101,468,000) issues, and the parking deck bond will be treated as a \$12,000,000 issue. There are no other changes from what was set forth in the original application.

Mr. Gooch made a motion to approve the Final Bond Resolution for 20 Perimeter Summit, LLC (Northside Hospital Parking Deck) and 20 Perimeter Summit, LLC (1001 Perimeter Summit for Northside Hospital). Mr. Vu seconded the motion, which was unanimously approved.

D. Approval of Underground easement to Georgia Power for North Decatur Square Project:

In 2017, the Authority issued a tax revenue bond to North Decatur Square, LLC. The company has requested the Authority to execute an Underground Easement in favor of Georgia Power Company. This is a routine matter for the development anchored by Whole Foods, which is under construction.

Mr. Vu made a motion to approve the Underground Easement to Georgia for North Decatur Square, LLC. Mr. Gooch seconded the motion, which was unanimously approved.

E. Approval of Contract for ED Support Services Consultant:



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Ed Nelson will consult on behalf of the Authority while it continues its search for either a Vice President or Director of Business Development. Mr. Nelson has many years of experience in economic development serving as the DeKalb Chamber President and Volunteer Chair of the International Economic Development Council by which he was selected by peers across the globe. Mr. Nelson will assist the Authority on a short-term basis.

Mr. Vu moved the Contract for ED Support Services Consultant. Mr. Greenberg seconded the motion, which was unanimously approved.

F. Power 10 Feasibility Study Report Presentation and Approval of Phase II Implementation:

The Power 10 Feasibility Study Report was presented to the Personnel Committee on March 7th, 2018. Ms. Amity Farrar provided a brief review of the report. Power 10 conducted 47 personal confidential interviews with 52 community leaders, and they received substantial input regarding the Decide DeKalb proposed initiative. The main goals of the initiative focused on growing jobs, investment, business and our brand, attracting, retaining and aligning talent with workforce needs and renewing and strengthening our community. Next steps for the campaign per recommendation from Power 10: Formalize a campaign management services agreement, schedule program refinement and prospect evaluation meeting, prepare economic impact analysis of initiative and develop campaign ask package.

A motion was made by Mr. Vu, to authorize the Finance Committee to continue negotiations as to the scope, content and cost of Phase II of the Campaign, and if it concludes such negotiations successfully, the President or Chair will be authorized to execute the contract for Phase II. 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 & entertainment, and WE DeKalb. Mr. Gilley announced the promotion of Ms. Shelbia Jackson who will serve as the new Director for the DeKalb Entertainment Film Commission. A copy of the President’s Report is included in the meeting file.

The DeKalb Development Authority Board Meeting adjourned at 9:22 a.m.

Adopted by the Board in the meeting

of _____,
(Date of Meeting)

(Signature of Presiding Officer)



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