



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. 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
Treasurer of the Authority

Rebekah Coblenz
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: Tuesday, June 18th, 2019
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
Andrew Greenberg, Board Member
Rebekah Coblenz, Board Member
Kimberly Adams, Board Member
Miranda Mack McKenzie, Secretary

Board Members Absent:

Sai Reddy, Board Member

Legal Counsel Present:

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

Staff Members Present:

Dorian DeBarr, Interim President
TJ Filipowicz, Director Marketing & Communications
Toyasha Vaughn, Project Manager
Shelbia Jackson, Director DeKalb Entertainment Commission
Jen Yun, Project Manager
Ed Nelson, Consultant

Others Present:

Rhea Johnson, NDHCP
Tom Brems, CHOA
David Tatum, CHOA
Maria Balais, Leadership DeKalb
Bill Coates, Weingarten Realty
Michael Diamond, Seyfarth Shaw
Anthony Grant, City of Atlanta
Amity Farrar, POWER 10

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The June meeting of the Decide DeKalb Development Authority was called to order at 8:47 a.m. on Tuesday, June 18th, 2019 at 127 Center St. Avondale Estates, Ga 30002.

I. CALL TO ORDER

Chairman Bolia presided.

II. ITEMS FOR DECISION

A. Ratification of May 9th Board Meeting Approvals: (i) March 2019 Minutes, (ii) April 2019 Financials, (iii) Proposed FY 2020 Operation and Maintenance Budget for the Atlanta VA Regional Office and (iv) Consulting Agreement for Accounting Duties:

Ms. Coblenz made a motion to ratify the May 9th, 2019 board meeting approvals. Ms. Adams seconded the motion, which was unanimously approved.

B. Approval of Board Meeting Minutes:

May Board Meeting Minutes

Mr. Greenberg made a motion to approve the May 9th, 2019 board meeting minutes of the Development Authority of DeKalb County. Ms. Coblenz seconded the motion, which was unanimously approved.

C. Approval of May 2019 Financials:

Mr. DeBarr presented the May 2019 financial statements. A copy of the report is listed in the meeting file.

Ms. Coblenz made a motion to approve the May 2019 financials. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

D. Approval of the Leadership DeKalb Sponsorship Grant:

Maria Balais, Leadership DeKalb presented for the board. Leadership DeKalb's mission is to make better community leaders through their 10-month program. The sponsorship grant assists with funding economic development day, and supports various activities of the program.

Decide DeKalb will be recognized on all material for events and programs and provided complimentary tickets to events.

Ms. Coblenz made a motion to approve the Leadership DeKalb Sponsorship Grant. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

E. Ratification of the Right of Way Dedication to City of Tucker for Northlake Project:

The Authority and Fairfield Northlake, LLC, DJ Tucker Investor, LLC and DJ Tucker, LLC have previously entered into bond transactions and are requesting to execute right-of-way dedication along Northlake Parkway to enable sidewalk and streetscape improvements. The ROW dedication will not impair business or security of the project. The Authority must ratify to approve the execution of authorized documents.

Ms. Mack McKenzie made a motion to ratify the Right of Way Dedication to City of Tucker Northlake Project. Ms. Adams seconded the motion, which was unanimously approved.

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F. Approval of Administrative Services and Organizational Costs Agreement with Advance DeKalb:

As consulting services with POWER 10 come to an end, ARC, Inc. will acquire managing all Advance DeKalb matters including, maintaining pending and prospective pledges, managing all communications, leading logistics on the victory celebration, etc.

The consultant will be contracted for 4 months.

Ms. Coblentz made a motion to approve the administrative services and organizational cost agreement with Advance DeKalb. Ms. Adams seconded the motion, which was unanimously approved.

G. Assignment of the North Decatur Square shopping center to WRI North Decatur, LLC (an affiliate of Weingarten Realty):

WRI North Decatur, LLC desires to purchase the shopping center “North Decatur Square”, and will acquire the existing taxable revenue bond issued in 2017. All bond documents will be assigned to WRI North Decatur, LLC. There will be no additional changes to the project.

Mr. Greenberg made a motion to approve the assignment of the North Decatur Square shopping center to WRI North Decatur, LLC (an affiliate of Weingarten Realty). Ms. Adams seconded the motion, which was unanimously approved.

III. Discussions/Presentations:

A. Advance DeKalb Presentation:

Amity Farrar, POWER 10 presented the campaign close out report for the board. The report includes, a data summary, prospect/investor list, follow-up responsibilities, and recommendations going forward. Mr. Bolia thanked POWER 10 for their service and hard work.

A copy of the presentation is in the meeting file.

B. President’s Report:

Mr. DeBarr presented a new and updated President’s Report. The board commended the team for the update and new look.

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

The DeKalb Development Authority Board Meeting adjourned at 9:37 a.m.

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



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(Signature of Presiding Officer)