



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
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: Thursday, March 14th, 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
Miranda Mack McKenzie, Secretary
Andrew Greenberg, Board Member
Sai Reddy, Board Member
Rebekah Coblentz, Board Member

Board Members Absent:

Kim Adams, 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:

Stan Wall, HR&A Advisors
Alex Stokes, HR&A Advisors
Matthew Oppenheimer, Halpern Enterprises
Larry Callahan, Pattillo Industrial Real Estate
Anthony Grant, City of Atlanta

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The March meeting of the Decide DeKalb Development Authority was called to order at 8:44 am on Thursday, March 14th, 2019 at Task Force for Global Health, 325 Swanton Way, Decatur, GA 30030.

I. CALL TO ORDER

Chairman Don Bolia presided.

II. ITEMS FOR DECISION

A. Approval of Board Meeting Minutes:

March Board Meeting Minutes

Ms. Miranda McKenzie made a motion to approve the February 14th, 2019 board meeting minutes of the Development Authority of DeKalb County. Mr. Greenberg seconded the motion, which was unanimously approved.

B. Approval of February 2019 Financials:

Mr. DeBarr presented the February 2019 financial statements.

Ms. Coblenz made a motion to approve the February 2019 financials. Mr. Greenberg seconded the motion, which was unanimously approved.

C. Appointment of Treasurer:

Mr. Bolia discussed the vacant Treasurer position for the Authority and recommended Mr. Sai Reddy as the treasurer.

Mr. Greenberg made a motion to approve the appointment of Mr. Sai Reddy as Treasurer. Ms. Miranda Mack McKenzie seconded the motion, which was unanimously approved.

D. Approval of First Amendment to Lease Agreement for Decatur Apartments, LLC:

Ms. Moyer noted that in accordance with the original lease agreement with the Authority that Decatur Apartments, LLC will divide its project and sell a retail condominium to North Decatur Square. This is accomplished by a First Amendment to the original lease which will include slight changes to the legal description. There will be no impact on workforce housing requirements.

Mr. Reddy made a motion to approve the First Amendment to Lease Agreement for Decatur Apartments, LLC. Ms. Miranda Mack McKenzie seconded the motion, which was unanimously approved.

E. Approval of Amendment to Rental Agreement with North Decatur Square:

Ms. Moyer noted that this amendment is tied to the Decatur Apartments, LLC transaction previously noted and will include in the project the retail condominium developed by Decatur Apartments, LLC. This will not have any effect on the workforce housing requirements.

Mr. Greenberg made a motion to approve the amendment to the Rental Agreement with North Decatur Square. Ms. Coblenz seconded the motion, which was unanimously approved.



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F. Approval of 2019 Goals & Objectives:

Following the February work session, DDDA staff have reviewed and updated the 2019 goals and objectives. Interim President Mr. DeBarr reviewed some of the significant changes for board.

Mr. Greenberg made a motion to approve the 2019 Goals & Objectives. Ms. Miranda McKenzie seconded the motion, which was unanimously approved.

III. Discussions/Presentations:

- A. **HR&A TAD Report:** Representatives from HR&A Advisors presented the TAD Assessments and Recommendations report.

A copy of the presentation is in the meeting file.

B. President’s Report:

Mr. DeBarr presented a brief President’s Report. A copy of the full President’s Report is included in the meeting file.

The DeKalb Development Authority Board Meeting adjourned at 10:01 a.m.

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

(Signature of Presiding Officer)