



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, May 10, 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
Andrew Greenberg, Board Member
Kimberly Adams, Board Member

Board Members Absent:

Miranda Mack McKenzie, Secretary
Sai Reddy, Board Member
Rebekah Coblentz, Board Member

Legal Counsel Present:

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

Staff Members Present:

Ray Gilley, President
Dorian DeBarr, Vice President of Finance & Administration
T.J. Filipowicz, Senior Manager, Marketing & Communications
Toyasha Vaughn, Project Manager
Shelbia Jackson, Director of DeKalb Entertainment Commission
Jenee Williams, Office Coordinator
Ed Nelson, Consultant
Jen Yun, Consultant
Dalethian Murray, Consultant

Others Present:

Luz Borrero, DeKalb County
Ryan Pratt, King & Spalding
Daphne Simmons, City of Lithonia
Anand Patel, Anand Inc.
Steve Bradshaw, DeKalb Co. Commissioner District 4



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The May meeting of the Decide DeKalb Development Authority was called to order at 8:34 am on Thursday, May 8, 2018 at Task Force for Global Health, 325 Swanton Way, Decatur, GA 30030.

I. CALL TO ORDER

Chairman Don Bolia presided and welcomed guest.

II. ITEMS FOR DECISION

A. Approval of Minutes:

April Board Meeting Minutes

Mr. Greenberg made a motion to approve the April Board meeting minutes of the Development Authority of DeKalb County. Mr. Gooch seconded the motion, which was unanimously approved.

B. Approval of April 2018 Financials:

Mr. DeBarr presented the April financials. A copy of the report is provided in the file.

Mr. Vu made a motion to approve the April 2018 financials. Ms. Adams seconded the motion, which was unanimously approved.

C. Approval of \$10,000,000 Final Bond Resolution for Anand, Inc.'s Tru Hotel at Northlake:

Anand Inc. is requesting to increase the bond issue for the Tru Hotel at Northlake project to \$10,000,000, due to cost increases. The fiscal impact analysis has been revised at the higher amount and produces a strong positive benefit. The project is expected to have 98 rooms and provide 525 jobs. Thus far construction has been delayed due to design changes and the addition of an underground parking garage. Groundbreaking is set for the next two weeks, and the opening is estimated for May 2019. The PIR committee recommended full approval.

Mr. Greenberg made a motion to approve the \$10,000,000 Final Bond Resolution for Anand Inc.'s Tru Hotel. Mr. Vu seconded the motion, which was unanimously approved.

D. Approval of Ratification of Amended and Restated Consulting Agreement with Murray Media Production Partners, LLC:

The DEC has established the need to increase consulting services with Murray Media Production Partners, LLC from part-time to full-time, and requested ratification of the contract to reflect the changes. Payments of \$2083 will now be disbursed bi-weekly.

Mr. Greenberg made a motion to approve the Ratification of Amended and Restated Consulting Agreement with Murray Media Production Partners, LLC. Mr. Vu seconded the motion, which was unanimously approved.

E. Approval of Contract with HR&A Advisors, Inc.:

Per the terms of the IGA report, Decide DeKalb is assigned to administer a Tax Allocation District assessment and recommendations study. Mr. DeBarr has been tasked with overseeing the study and steering next steps. The committee received four responses to the RFP seeking a consultant to conduct the study. HR&A Advisors, Inc. was unanimously chosen by the committee, and is a nationally recognized and respected firm. The \$72,000 budget for the study will be funded by Tax Allocation Districts.

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Ms. Adams made a motion to approve the Contract with HR&A Advisors, Inc. Mr. Vu seconded the motion, which was unanimously approved.

F. Approval of Agreement with Georgia Tech Research Corporation for Bouldercrest-Conley Industrial District Plan:

As a task of the strategic plan, Decide DeKalb in partnership with the county must conduct an industrial study. The initial draft was started in January, but more work is to be done. The contract with Georgia Tech Research Corporation will provide understanding of what needs to be done in order to advance the logistics industry in are and promote further economic growth. Potential completion date for the study will be in June 2018 however, may be extended if necessary.

Mr. Vu made a motion to approve the agreement with Georgia Tech Research Corporation for Bouldercrest-Conley Industrial District Plan. Mr. Greenburg seconded the motion, which was unanimously approved.

G. Approval of VBS FY2019 O&M Budget:

The Atlanta Veterans Affairs Regional Office as a yearly condition, proposed their operating and maintenance budget for the fiscal year 2019 for review and approval. Atlanta Veterans Affairs is funded by the V.A. and is of no liability to the authority.

Mr. Gooch made a motion to approve the VBS FY2019 O&M Budget. Mr. Greenburg seconded the motion, which was unanimously approved.

H. Approval of Amendment to 2013 Indenture of Trust for the Benefit of the YMCA:

A \$13,000,000 tax-exempt bond was issued in 2013 to Branch Banking and Trust Company on behalf of the Metro Atlanta YMCA Project. The interest rate will be below 2.6% in the indenture as a result of a recent rate decrease and thus requires approval from the authority.

Mr. Greenburg made a motion to approve the Amendment to 2013 Indenture of Trust for the Benefit of the YMCA. Mr. Gooch seconded the motion, which was unanimously approved.

I. Approval of Execution of Lender Documents for 2200 Atlanta Investors LLC:

A Taxable Industrial Development Revenue Bond was issued in 2008 to JLB Northlake LLC Project in the maximum principal amount not to exceed \$60,000,000 to finance a capital project consisting of approximately 8.7 acres of land, buildings containing approximately 399 rental apartments, a parking structure and related improvements and building fixtures and building equipment for 2200 Atlanta Investors. 2200 Atlanta Investors plan on refinancing the loan associated with the project and are requesting the execution of any lender documents when/if necessary.

There are no costs or liability to the authority associated with refinancing the loan for the project.

Ms. Adams made a motion to approve the Execution of Lender Documents for 2200 Atlanta Investors LLC. Mr. Gooch seconded the motion, which was unanimously approved.

III. Discussions/Presentations:

A. President's Report:



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Mr. Gilley presented the President’s Report which included business development highlights, marketing, film & entertainment, and WE DeKalb. Mr. Gilley announced that to date, the BD team has successfully closed 4 projects for the year totaling approximately \$197.2 million in new capital investment, 2,787 new and retained jobs and have held 8-10 meetings regarding new projects and prospects.

Mr. Gilley praised the execution of the Dream, Girl: Walking in Your Purpose women’s empowerment event for Small Business Week. The screening was hosted by Decide DeKalb in partnership with the DeKalb chamber. First Lady of DeKalb Zola Thurmond was in attendance.

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

The DeKalb Development Authority Board Meeting adjourned at 9:20 a.m.

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

(Signature of Presiding Officer)