



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,
LLP

Date: Thursday, November 8th, 2018

Time: 8:00 am

Location: The Chamblee Civic Center
3540 Broad St.
Chamblee, GA 30341

Board Members Present:

Don Bolia, Chair
Andrew Greenberg, Board Member
Kimberly Adams, Board Member
Rebekah Coblentz, Board Member
Sai Reddy, Board Member

Board Members Absent:

Kevin Gooch, Vice Chair
Baoky Vu, Treasurer
Miranda Mack McKenzie, Secretary

Legal Counsel Present:

Jim Monacell, Smith, Gambrell & Russell, LLP
Michael Tyner, Smith, Gambrell & Russell, LLP

Staff Members Present:

Ray Gilley, President
Dorian DeBarr, Vice President of Finance & Administration
Toyasha Vaughn, Project Manager
Shelbia Jackson, Director of DeKalb Entertainment Commission
Jenee Williams, Office Coordinator
Ed Nelson, Consultant
Jen Yun, Consultant

Others Present:

Luz Borrero, DeKalb County
Commissioner Jeff Rader, District 2
Commissioner Kathie Gannon, District 6
Adam Caskey, Brookhaven Innovation Academy
Thomas Hogan, City of Chamblee
Darren Kusman, City of Chamblee
John Mesa, City of Chamblee
Thomas Hogan, City of Chamblee
Brian Mock, City of Chamblee
Anthony Grant, City of Atlanta
Angela Avery, IFS Securities
Bob Voyles, Seven Oaks
Andrew Roberts, Seven Oaks

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The November meeting of the Decide DeKalb Development Authority was called to order at 8:29 a.m. on Thursday, November 8th, 2018 at The Chamblee Civic Center, 3540 Broad St., Chamblee, Ga 30341.

I. CALL TO ORDER

Chairman Bolia presided and welcomed guests.

II. ITEMS FOR DECISION

A. Approval of merger of Source One Direct, Inc. into Gemalto, Inc. and assumption of 2015 rental agreement and bond transaction by Gemalto, Inc.:

Source One Direct Inc. is preparing to enter into a corporate transaction into Gemalto, Inc. in which they will overtake the bond/lease. The \$30,000,000 bond was issued in 2015 and approval of the new lessee is required. Legal counsel does not have any concerns about the new lessee fulfilling the bond/lease obligations.

Ms. Coblenz made a motion to approve the merger of Source One Direct, Inc. into Gemalto, Inc. and assumption of the 2015 rental agreement and bond transaction. Mr. Greenberg seconded the motion which was unanimously approved.

B. Approval of Final Bond Resolution for Brookhaven Innovation Academy:

The Brookhaven Innovation Academy has chosen a reputable investment company for their bonds, and bond validation is set to adopt in December.

Board Chair Adam Caskey provided an update regarding the school's performance issues which was a concern for board members upon approving the inducement. Caskey revealed that they have observed a dramatic improvement in the school's performance, which indicates that the measures they have implemented are working. They plan to continue to implement these changes, thus further improving their performance.

Mr. Greenberg made a motion to approve the final bond resolution for Brookhaven Innovation Academy. Ms. Coblenz seconded the motion which was unanimously approved.

C. Approval of Minutes:

September Board Meeting Minutes

Ms. Coblenz made a motion to approve the September 19th, 2018 board meeting minutes of the Development Authority of DeKalb County. Ms. Adams seconded the motion, which was unanimously approved.

D. Approval of October 2018 Financials:

Mr. DeBarr presented the October 2018 financial dashboard.

Ms. Coblenz made a motion to approve the October 2018 financials. Mr. Greenberg seconded the motion, which was unanimously approved.

E. Approval of updated 2018 Employee Handbook:

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After the Decide DeKalb Development Authority Employee Handbook was reviewed in the first quarter of 2018, an HR consultant was contracted to provide feedback on the authority policies and assist in revising. Some of the policies that were revised included time-keeping, jury-duty/witness leave, bereavement leave, yearly performance evaluations, PTO changes, and benefits. All changes were presented to the Personnel Committee and were recommended for approval.

Ms. Adams made a motion to approve the updated employee handbook. Mr. Greenberg seconded the motion, which was unanimously approved under the condition that the current internal social media protocols be revised. Additional approval will not be needed.

F. Ratification of Unwinding of 2007 Bond Transaction and Transfer of Assets to Bottling Group, LLC:

In 2007, Bottling Group, LLC was issued a \$60,000,000 taxable bond deal to finance the acquisition, construction and equipping of certain land, facilities and equipment in DeKalb County. The bond is paying off, and all assets will thus be transferred to Bottling Group, LLC.

Because of a possible conflict of interest with PepsiCo that Ms. Coblenz disclosed, with her excluded from the vote, the quorum was broken. Voting for the unwinding of 2007 Bond Transaction and Transfer of Assets to Bottling Group, LLC will be deferred to the December 2018 meeting.

III. Discussions/Presentations:

A. Chamblee Town Center Presentation and Tour:

Chamblee Chairman introduced Bob Voyles of Seven Oaks who provided a presentation demonstrating the growth within Chamblee, new projects, re-development, planning, and upcoming implementation.

A tour of Chamblee viewing several of the sites discussed within the presentation followed the conclusion of the meeting.

B. President's Report:

Mr. Gilley presented the President's Report which included business development highlights, marketing, film & entertainment, and WE DeKalb. Some of the main highlights for the month included: 11 closed projects YTD, the 2nd SEDP Townhall Meeting took place on October 24th, and about 30 community members came out to provide input, the DeKalb Entertainment Commission Expo was a huge success with over 300 attendees and was featured on Fox 5, The Advance DeKalb campaign is still moving forward and several pledges have been made.

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

The DeKalb Development Authority Board Meeting adjourned at 9:01 a.m.



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

(Signature of Presiding Officer)