



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 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, October 10th, 2019
Time: 8:30 AM
Location: Taskforce for Global Health
325 Swanton Way
Decatur, GA 30030

Board Members Present:

Don Bolia, Chair
Andrew Greenberg, Board Member
Rebekah Coblentz, Board Member
Miranda Mack McKenzie, Secretary
Sai Reddy, Treasurer

Board Members Absent:

Kevin Gooch, Vice-Chair
Kimberly 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
Randi Mason, VP of Economic Development
Jenee Williams, Office Manager
TJ Filipowicz, Director Marketing & Communications
Toyasha Vaughn, Project Manager
Shelbia Jackson, Director DeKalb Entertainment Commission
Jen Hagler, Project Manager
Ed Nelson, Consultant

Others Present:

James Bence, Mauldin & Jenkins
Anthony Grant, City of Atlanta
Micheal Diamond, Seyfarth Shaw
Mark Dishaw, Trammell Crow Co.
John Gornall, Arnall Golden Gregory LLP
Tyrone Rachal, Urban Key
Mitch Dyke, DeKalb BOC
Rose Burden, EY

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The October meeting of the Decide DeKalb Development Authority was called to order at 8:42 a.m. on Thursday, October 10th, 2019 at Task Force for Global Health 325 Swanton Way Decatur, Ga 30030.

I. CALL TO ORDER

Chairman Bolia presided.

II. ITEMS FOR DECISION

A. Approval of September 12th, 2019 Board Meeting Minutes:

Mr. Greenberg made a motion to approve the September 12th, 2019 board meeting minutes. Ms. Coblenz seconded the motion, which was unanimously approved.

B. Approval of September 2019 Financials:

Mr. DeBarr presented the September 2019 financial statements. The board commended Mr. DeBarr for the new dashboard layout and the monthly breakdown of expenses as requested. A copy of the report is listed in the meeting file.

Mr. Greenberg made a motion to approve the September 2019 financials. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

C. Approval of the 2018 Financial Statement Audit:

Mr. James Bence, Mauldin & Jenkins presented the highlights of the 2018 financial audit. Overall M&J issued an unmodified opinion. One of the main issues auditors found was a segregation of duties among employees. Being that the Authority has a small staff, a solution M&J recommends without hiring additional staff is to implement more board involvement to allow more checks and balances. Another proposed recommendation due to the latest government data breaches, is to implement security breach testing to ensure Authority data is secure.

Mr. Greenberg made a motion to approve the 2018 Financial Statement Audit. Ms. Coblenz seconded the motion, which was unanimously approved.

D. Approval of 2018 Incentive Compensation:

Mr. DeBarr detailed the process of Incentive Compensation and how compensation is measured. For the year 2018 \$60k was available in funds to be spread among staff employed in 2018. Chairman Bolia commended staff on the work done despite being understaffed. Beginning in March 2019 Interim President Mr. DeBarr has implemented Review Snap, where all staff members set yearly goals and track achievement. Going forward Chairman Bolia would like compensation received to reflect each individuals goals met for the year.

The Personnel Committee has reviewed closely and recommended for approval.

Ms. Mack McKenzie made a motion to approve the 2018 Incentive Compensation. Mr. Greenberg seconded the motion, which was unanimously approved.

E. Inducement Resolution for Project Cookie (Real Property):

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d.b.a.

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Project Cookie will receive a taxable revenue bond in the amount of \$60 million for the real estate portion of an E-Commerce distribution Center. This project will create 77 Full-time jobs in operations and management. The distribution center will offer next/same day delivery for several retail stores. Rose Burden, EY and Mark Dishaw, Trammel Crow commended the Authority staff for their unbelievable support throughout the process.

The PIR Committee recommended full approval.

Ms. Coblentz made a motion to approve the Inducement Resolution for Project Cookie (Real Property). Mr. Greenberg seconded the motion, which was unanimously approved.

F. Inducement Resolution for Project Cookie (Personal Property):

Project Cookie will be issued in two separate bond deals, Real Property and Personal Property. \$5 million is the estimated bond amount for personal property.

Ms. Coblentz made a motion to approve the Inducement Resolution for Project Cookie (Personal Property). Ms. Mack McKenzie seconded the motion which was unanimously approved.

G. Approval of Inducement Resolution for Kensington Village Project:

Representatives for this project did not arrive in time to present to the board. The project will be placed on hold until the November meeting.

Mr. Greenberg made a motion to defer the approval of Inducement Resolution for Kensington Village Project. Ms. Miranda Mack McKenzie seconded the motion which was unanimously approved.

III. Discussions/Presentations:

A. NMTC:

Mr. Tyrone Rachal, Urban Key Capital Partners provided a 30 minute presentation of his recommendations and best way to think of NMTC for DeKalb County. Due to the brief presentation Mr. Rachal offered to meet with any board members individually to further discuss the recommendations. The full report with recommendations is included in the meeting file.

B. President's Report:

Due to the lack of time, Mr. DeBarr did not present at this month's meeting.

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

The DeKalb Development Authority Board Meeting adjourned at 9:43 a.m.



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

(Signature of Presiding Officer)