



# 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:** Wednesday, September 19, 2018

**Time:** 8:30 am

**Location:** Taskforce for Global Health  
330 W Ponce de Leon  
Decatur, GA 30030

#### Board Members Present:

Don Bolia, Chair  
Kevin Gooch, Vice Chair  
Miranda Mack McKenzie, Secretary  
Rebekah Coblentz, Board Member  
Andrew Greenberg, Board Member

#### Board Members Absent:

Sai Reddy, Board Member  
Kimberly Adams, Board Member  
Baoky Vu, Treasurer

#### Legal Counsel Present:

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

#### Staff Members Present:

Ray Gilley, President  
Dorian DeBarr, Vice President of Finance & Administration  
TJ Filipowicz, Director Marketing & Communications  
Shelbia Jackson, Director DeKalb Entertainment Commission  
Jenee Williams, Office Coordinator  
Ed Nelson, Consultant

#### Others Present:

Luz Borrero, DeKalb County  
Any Snider, DeKalb BOC  
Rhea Johnson, CID

# Development Authority of DeKalb County, Georgia d.b.a. Decide DeKalb Development Authority

The September meeting of the Decide DeKalb Development Authority was called to order at 8:35 am on Wednesday, September 19th, 2018 at Task Force for Global Health, 330 W Ponce de Leon, Decatur, GA 30030.

## **I. CALL TO ORDER**

Chairman Bolia presided and welcomed guests.

## **II. ITEMS FOR DECISION**

### **A. Approval of Minutes:**

#### August Board Meeting Minutes

Ms. Coblentz made a motion to approve the August 9<sup>th</sup>, 2018 board meeting minutes of the Development Authority of DeKalb County. Mr. Gooch seconded the motion, which was unanimously approved.

### **B. Approval of August 2018 Financials:**

Mr. DeBarr presented the August 2018 financial dashboard.

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

### **C. Approval of Contract with Century Solutions Group:**

Eclipse Networks has been Decide DeKalb's IT support provider since 2013. As of recent months, staff has been dissatisfied with the service being provided, and sought other potential providers. After reviewing proposals from 3 companies, the Authority decided on Century Solutions Group ("CSG"). The Authority is seeking approval to ratify a 36-month contract with CSG, saving the authority between \$300-400 monthly. The contract will reflect in next year's budget.

Ms. Coblentz made a motion to approve the contract with CSG. Mr. Gooch seconded the motion, which was unanimously approved.

### **D. 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. Coblentz disclosed she recused herself and left the room. With Ms. Coblentz 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 October 2018 meeting.

## **III. Discussions/Presentations:**

### **A. President's Report:**

Mr. Gilley allowed POWER 10 consultant Demming Bass to brief the board with a campaign update. Highlights from his update included: The campaign is currently in Phase II, or the "Ask" phase. During the Ask phase, 60% of the campaign goals will be raised. To date \$56,000 in pledges have been made and \$600,000 is pending in pledges. Next steps for the campaign include, a campaign cabinet meeting that will be held followed by a small group briefing and continuing Ask meetings.



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Mr. Gilley then presented the President’s Report and emphasized that the Authority has been busy with 11 closed projects to date, and various upcoming events. The next Economic Strategic Plan Town Hall meeting is scheduled to take place in October, and the DeKalb Entertainment Commission Expo is scheduled to take place in November. Mr. Gilley attended the DeKalb Chamber DC Fly-In which participants discussed workforce funding and transportation with state representatives.

Mr. Gooch suggested in lieu of receiving several inquiries and questions that an information page on the Decide DeKalb website for opportunity zones should be created.

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

The DeKalb Development Authority Board Meeting adjourned at 9:16 a.m.

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

\_\_\_\_\_  
(Signature of Presiding Officer)