



# 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, September 12<sup>th</sup>, 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

#### Others Present:

Jim Kelly, Trinity Development  
Stacy Brooks, Trinity Development  
Mitch Dyke, BOC

# 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 8:36 a.m. on Thursday, September 12th, 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 July 18<sup>th</sup>, 2019 Board Meeting Minutes:**

Ms. Coblentz made a motion to approve the July 18<sup>th</sup>, 2019 board meeting minutes. Mr. Greenberg seconded the motion, which was unanimously approved.

### **B. Approval of August 2019 Financials:**

Mr. DeBarr presented the August 2019 financial statements. The board requested to have a better review of the monthly expenses for the month specified opposed to a full review of the year to date. A copy of the report is listed in the meeting file.

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

### **C. Approval of Amendments to the bylaws for DDDA, DPHA, RCFEA:**

An update of the Authority bylaws was proposed at the July board meeting, and the board was asked to review and provide recommendations. The board was presented with a copy of the bylaws redlined to reflect the changes made. No additional changes were proposed, and solely the DDDA bylaws were updated at this time.

Ms. Coblentz made a motion to approve the amendment to the bylaws for DDDA. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

### **D. Approval of Bond Inducement for Trinity-Chamblee Project:**

Project Manager, Ms. Toyasha Vaughn briefed the board on the Trinity-Chamblee project before introducing Jim Kelly of Trinity Development. The Trinity Chamblee Station Manager, LLC is requesting a taxable revenue bond in the amount of \$24,355,000 for improvement and expansion of the Chamblee Plaza Shopping Center. The new bond will replace the Series 2012 Bond outstanding. Funds will be used to renovate and improve the shopping center and streetscape including the planning, design, and construction. The project will provide approximately 455 jobs with 70% being full-time positions. No current vendors will be displaced and new vendors will be added post construction. Mr. Kelly presented renderings of the improvements to the board. The PIR Committee has recommended for approval.

Ms. Mack McKenzie made a motion to approve the bond inducement for the Trinity-Chamblee Project. Mr. Greenberg seconded the motion, which was unanimously approved.

### **E. Approval of contract with WorkSource DeKalb:**

As one of the Advance DeKalb initiatives, Decide DeKalb in partnership with WorkSource DeKalb will be hiring a consultant to assist in facilitating workforce development strategy. The position, Business Retention Specialist will be funded by WorkSource and Advance DeKalb. The Business Retention

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Specialist will poll county and community organizations and businesses and ask what positions are needed and in response evaluate and create a plan of action. The position is estimated to be posted within the next two months and filled by December 2019. The Business Retention Specialist will be an employee of WorkSource DeKalb and under immediate direction of Decide DeKalb.

Mr. Greenberg made a motion to approve the contract with WorkSource DeKalb. Ms. Coblenz seconded the motion, which was unanimously approved.

#### **F. Approval of Contractual Services Agreement with Economic Impact Group, LLC:**

The current contract with Economic Impact Group, LLC (Robert Lann) has expired. The Economic Impact Group, LLC provides fiscal impact analysis reports for all Authority projects. A renewal with the existing terms has been proposed. The sole change proposed will be implementing an auto renew so no board action will be required going forward.

Ms. Mack McKenzie made a motion to approve the contractual services agreement with Economic Impact Group, LLC. Ms. Coblenz seconded the motion which was unanimously approved.

#### **G. Approval of Contract with Qualtrics:**

Qualtrics, will construct and implement a business survey tool that will gather information from the “Top 100” businesses, analyze the data and prepare a comprehensive report. The data will help the county identify needs and priorities for existing businesses within DeKalb County. The estimated cost will be \$20,000 and will be funded by Advance DeKalb. The survey is expected to be released within the next two months with a full analysis report expected in December.

Mr. Greenberg made a motion to approve the contract with Qualtrics. Ms. Coblenz seconded the motion which was unanimously approved.

#### **H. Approval of Contract with Obelisk Strategies, LLC:**

The 2018 Annual report will be releasing in the upcoming months and Interim President, Dorian DeBarr has hired a consultant to assist with the execution. Saba Long, Obelisk Strategies services may include bolstering framework for the report, rewriting, proofreading, providing design recommendations, etc. Services for the contract will be paid based on an hourly fee, not to exceed 30 hours.

Ms. Coblenz made a motion to approve the contract with Obelisk Strategies, LLC. Mr. Greenberg seconded the motion which was unanimously approved.

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

#### **A. President’s Report:**

Mr. DeBarr presented the President’s Report. Highlights from his report included: 5 landed projects, a brief recap of the Economic Roundtable event hosted with DeKalb cities, and updates from each department.

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

The DeKalb Development Authority Board Meeting adjourned at 9:23 a.m.



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

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