



**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 10<sup>th</sup>, 2020  
**Time:** 8:30 AM  
**Location:** Telemeeting Via Zoom

**Board Members Present:**

Don Bolia, Chair  
Kevin Gooch, Vice-Chair  
Miranda Mack McKenzie, Secretary  
Andrew Greenberg, Board Member  
Kimberly Adams, Board Member  
Rebekah Coblentz, Board Member  
Sai Reddy, Treasurer

**Legal Counsel Present:**

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

**Staff Members Present:**

Dorian DeBarr, Interim President  
Randi Mason, Vice President, Economic Development  
Toyasha Vaughn, Business Retention & Expansion Manager  
Jenee Williams, Office Manager  
Jen Yun, Project Manager  
Sunny Anderson, Business Attraction Manager  
Brandon Ona, Workforce Business Analyst  
Terra Washington, Director, Marketing & Communication

**Others Present:**

Dyana Bagby, Atlanta Business Chronicle  
Trevor Hamilton, EY  
Susan Gornall,  
Drew Frederick, Trammel Crow  
Rosita Burdero, EY  
James Tsismanakis, Discover DeKalb  
Anthony Grant, City of Atlanta



# 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 am on Thursday, September 10th, 2020 via Zoom telemeeting.

## I. CALL TO ORDER

Chairman Bolia presided.

## II. ITEMS FOR DECISION

### A. Approval of August 9<sup>th</sup>, 2020 Board Meeting Minutes:

Mr. Greenberg made a motion to approve the August 9<sup>th</sup>, 2020 board meeting minutes. Mr. Gooch seconded the motion, which was unanimously approved.

### B. Approval of the August 2020 Financials:

Mr. DeBarr presented the financial dashboard. A copy of the full report is listed in the meeting file.

Ms. Coblenz made a motion to approve the August 2020 financials. Mr. Gooch seconded the motion, which was unanimously approved.

### C. Approval of Final Bond Resolution for not to exceed \$60,000,000 Taxable Revenue Bonds (TC Stonecrest Venture, LLC Project), Series 2020:

TC Stonecrest Venture is building-to-suit a flatbed and bulk distribution center in Stonecrest that Home Depot will lease. The facility will serve both professional contractors and DIY with same-day delivery. The project will utilize taxable revenue bonds in the amount of \$60 million for real property and improvements. The project will create 77 full time jobs with an average wage of \$32,338.00.

TC Stonecrest Venture will work directly with a workforce team to host job fairs and fill the open positions.

Ms. Coblenz made a motion to approval of the Final Bond Resolution presented for not to exceed \$60,000,000 Taxable Revenue Bonds (TC Stonecrest Venture, LLC Project), Series 2020. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

### D. Approval of Final Bond Resolution for not to exceed \$5,000,000 Taxable Revenue Bonds (Home Depot U.S.A., Inc. Project), Series 2020:

The Home Depot will create 77 new, full-time jobs in the county's target industry of logistics and distribution at the TC Stonecrest Venture building. Employment benefits will be offered. Additionally, the proposed project would generate revenue for the county through incremental property taxes, sales and use tax on the equipment investment, taxable construction investment, and long-term sales that would be sourced to the facility. The project is also requiring sewer and other utilities to be laid to the site, which will make the rest of the surrounding sites a viable option for attracting other companies. Taxable revenue bonds will finance equipment at the facility

Mr. Greenberg made a motion to approve the Approval of the presented Final Bond Resolution for not to exceed \$5,000,000 Taxable Revenue Bonds (Home Depot U.S.A., Inc. Project), Series 2020. Ms. Coblenz seconded the motion, which was unanimously approved.

### D. Approval of REBA Inducement Resolution for Home Depot U.S.A., Inc. Project:



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This project was worked in partnership with the Georgia Department of Economic Development, Georgia Power, and the City of Stonecrest. The project was part of a competitive 3-warehouse expansion, therefore GDECD offered a REBA grant to win the project.

Mr. Greenberg made a motion to approve the presented REBA Inducement Resolution for Home Depot U.S.A., Inc. Project. Mr. Reddy seconded the motion, which was unanimously approved.

**III. Discussions/Presentations:**

**E. President's Report:**

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

The DeKalb Development Authority Board Meeting adjourned at 9:34 a.m.

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

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