**Decide DeKalb Development Authority**

**Projects Incentives Review Committee Meeting Minutes**

**Date:** Friday, May 8, 2020

**Time:** 9:30 a.m.

**Location:** Conference Call

**Board Members Present:**

Kevin Gooch, Chair

Rebekah Coblentz, Board Member

Andrew Greenberg, Board Member

Kimberly Adams, Board Member

**Legal Counsel Present:**

James Monacell, Esq., Counsel to the Authority

Ansly Moyer, Smith, Gambrell & Russell

**Staff Members Present:**

Dorian DeBarr, Interim President

Randi Mason, VP Economic Development

Sunny Anderson, Business Attraction Manager

Toyasha Vaughn, Business Retention Manager

Jen Yun, Project Manager

**Others Present:**

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The May Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:38 a.m. on Friday, May 8, 2020 via conference call.

1. **CALL TO ORDER**

Mr. Gooch called the meeting to order at 9:38 a.m.

1. **ITEMS FOR APPROVAL**
2. **Approval of October4, 2019 Meeting Minutes:**

Mr. Greenberg made a motion to approve the October meeting minutes. Ms. Adams seconded the motion and it was unanimously passed.

1. **Amendments to Property Tax Incentive Guidelines for Multifamily Housing:**

In 2019, Decide DeKalb saw an opportunity to review and revise its tax incentive policy as it relates to multi-family housing developments and multi-family reconstruction or restoral projects. As a result of efforts, a committee was convened and Doug Selby, Hunton Andrews Kurth LLP was enlisted to advise on an affordable housing policy for Decide DeKalb. The recommended changes for multi-family projects receiving property tax incentives require that a developer must agree to either a set aside 10% of housing units for households with income that does not exceed 60% of the area median income or set aside 20% for households with income that does not exceed 80% of area median income for the Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area as determined by HUD, and adjusted for family size. Units will also qualify if rented to DeKalb public safety employees as well as teachers within DeKalb County public schools if their income does not exceed 120% of the applicable adjusted AMI percentage. All eligible households in set-aside units must not be required to pay more than 30% of the applicable adjusted AMI for rent. Incumbent tenants whose income exceeds the current applicable income will be allowed to remain in their units if the tenant’s income does not exceed 120% of the limit. All multi-family housing projects are subject to an annual compliance fee of $7,500 payable to Decide DeKalb. Committee members have concerns surrounding the proposal for qualifying tenants not being required to pay more than 30% of the applicable AMI for rent. Randi Mason, Jim Monacell, Ansly Moyer and Doug Selby will work on modifying this language.

Mr. Greenberg made a motion to recommend for approval to full Board pending a more in-depth conversation subject to review and modification of the requirement for qualifying households not being required to pay more than 30% of applicable AMI for rent. Ms. Adams seconded the motion which was unanimously approved.

1. **Project Updates:**

Staff gave an update on project activity and welcomed new staff member Sunny Anderson, Business Attraction Manager to the team.

Mr. Gooch moved to adjourn the PIR Committee meeting at 10:01 a.m.

 Adopted by the Board in the meeting of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

 (Date of Meeting)

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 (Signature of Presiding Officer)