**PROJECT INCENTIVES REVIEW COMMITTEE MEETING**

**AGENDA**

**Date:** Friday, March 5, 2021

**Time:** 9:30 am

**Location:** Conference Call

1. **Call to Order** – Kevin Gooch, Chair
2. **Discussion/Presentations**
3. Approval of February Meeting Minutes – Kevin Gooch, Chair
4. Inducement Resolution for Taxable Revenue Bonds for Druid Hills Manor Project - Sunny Anderson
5. Economic Development Updates – Randi Mason, VP of Economic Development

The March Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:35 a.m. on Friday, March 5, 2021 via conference call.

In attendance:

PIR Committee: Kevin Gooch (PIR Committee Chair), Andrew Greenberg, Rebekah Coblentz

Other Board members: Don Bolia (Board Chair)

Authority Counsel: Jim Monacell & Ansly Moyer (SGR Law), Doug Selby, Isaac Yilma (Hunton)

Staff: Dorian DeBarr, Randi Mason, Sunny Anderson

Company representatives: Ed Allen (Sr Vice President of Development at The Related Group), Daniel Harari (Director of Acquisitions at The Related Group), Tom Harrold, Bruce McCall & David Dietrichs (Miller Martin)

Others: none

1. **CALL TO ORDER**

Mr. Gooch called the meeting to order at 9:35 a.m.

1. **ITEMS FOR APPROVAL**
2. **Approval of October Meeting Minutes:**

Mr. Greenberg made a motion to approve the February meeting minutes. Ms. Coblentz seconded the motion, and it was unanimously passed.

1. **Inducement Resolution for Taxable Revenue Bonds for Druid Hills Manor Project:**

* Sunny Anderson gave an overview of the project; details can be viewed on the project Fact Sheet which is part of the PIR Committee documents found on Dropbox. No project details have changed from the February PIR meeting.
* Staff pulled together a document which laid out Extraordinary Circumstances for this project. This document is available in the meeting documents folder.
* Discussion:
  + Why this project is requesting an incentive. Ed Allen and Tom Harrold spoke on behalf of the Applicant: the site is a brownfield; current use is not highest and best use; there are traffic improvements needed; constructions costs have gone up; the affordable housing will be advertised toward first responders; the hotel is for families of people staying at hospital; the project is not financially feasible without the abatement; company argues that development would not happen here without an incentive; affordable housing adds additional burdens to obtaining financing.
  + Community Development Housing Analysis. Staff has provided all the information we have for the analysis. We have not received the analysis yet.
  + The office is intended to be a medical office to support CHOA/ Emory and DeKalb’s healthcare & life sciences ecosystem, and will be built on spec. Related is working with a group that works frequently with the medical system.
  + Mr. Greenberg wants to revisit the scoring sheet to better identify jobs that are committed vs those that are not.
* Mr. Gooch made a motion to abstain on voting on the project and let it move to the full board meeting on March 11. Mr. Greenberg seconded the motion, which was unanimously approved.
* Mr. Monacell proposed that the Board make a motion to approve the extraordinary circumstances for this project before voting on the project. He also proposed that the PIR Committee consider applying special conditions to this inducement. A typical inducement does have some conditions such as zoning conflicts or substantial opposition from government or community. Dorian recommends we not include additional conditions because the usual conditions give us enough coverage.

1. Mr. Gooch called on Randi to provide the Economic Development update

* We have a strong pipeline of projects, especially in manufacturing and logistics.
* Randi met with site selectors through the ARC’s event.
* We have an open position.

Mr. Gooch moved to adjourn the PIR Committee meeting at 10:23 a.m. Ms. Coblentz seconded and the motion was approved.

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

(Date of Meeting)

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(Signature of Presiding Officer)