



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

Decide DeKalb Development Authority

Board Members Officers

Mr. Don Bolia
Chair of the Authority
Partner
Peachtree Government
Relations

Mr. Kevin Gooch, Esq.
Vice-Chair of the Authority
Partner
Holland & Knight 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
VP, Engagement, Inclusion &
Diversity at Papa John's

Sai Reddy
Treasurer of the Authority

Rebekah Coblenz
Board Member of the Authority
Senior Property Manager
NAI Brannen Goddard

Mr. Robert Patrick
Board Member of the Authority
District 1 DeKalb County
Commissioner

Mr. James P. Monacell, Esq.
Counsel to the Authority
Smith, Gambrell & Russell,
LLP

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING

Date: Thursday, October 21st, 2021
Time: 8:30 AM
Location: Zoom

Board Members Present:

Don Bolia, Chair
Andrew Greenberg, Board Member
Robert Patrick, Board Member
Kevin Gooch, Vice Chair
Miranda Mack McKenzie, Secretary
Kim Adams, Board Member

Board Members Absent:

Rebekah Coblenz, Board Member
Sai Reddy, Treasurer

Legal Counsel Present

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

Staff Members Present

Dorian DeBarr, President
Randi Mason, Vice President, Economic Development
Terra Washington, Director, Marketing & Communication
Shelbia Jackson, Director, DeKalb Entertainment Commission
Imani Beckles, Business Retention Manager
Jenee Williams, Office Manager
Jen Hagler, Manager, Redevelopment & Strategic Initiatives
Deondai Colquitt, Marketing Manager
Amanda McAbee, Director, Accounting & Finance
Justice Obiaya, Social Media Manager

Others Present

Nicholas Frank, Trammel Crow
Jay Gill, Eaton Vance
Gary LeFave, Eaton Vance
John Gornall, Arnall Golden Gregory
Jeff Rader, BOC
Kwasi Obeng, BOC

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The October meeting of the Decide DeKalb Development Authority was called to order at 8:48 am on Thursday, October 21st, 2021 via zoom telemeeting.

I. CALL TO ORDER

Chairman Bolia presided.

II. ITEMS FOR DECISION

A. Approval of September 9th, 2021 Board Meeting Minutes:

Mr. Greenberg made a motion to approve the August 25th, 2021 Board Meeting Minutes. Mr. Greenberg seconded the motion which was unanimously approved.

B. Approval of September 2021 Financials:

Ms. McAbee presented the financial dashboard for the first time.

Mr. Bolia requested that at the January board retreat a graph showing the variance from the original budget in comparison to the mid-year budget be presented for review.

Board Member, Mr. Greenberg requested receiving notification of the addition of documents to Dropbox at least two days prior to the meeting to ensure more time to review documents.

Mr. Patrick made a motion to approve the September 2021 financials. Ms. Adams seconded the motion which was unanimously approved.

C. Approval of Assignment of the DeKalb/TC Stonecrest Venture LLC Project Series 2020 Bond, related lease agreement and other documents to Bel Depot LLC:

In September, TC Stonecrest received a tax revenue bond for a Home Depot facility to serve as flatbed and bulk distribution center in Stonecrest. TC Stonecrest was approached by a company to sell the land and distribution center and is requesting to sign over the bond agreement and all corresponding documents to Bel Depot LLC. Legal counsel has reviewed the sale documents and they present no cause for concern.

Jay Gill, Eaton Vance spoke to the board and expressed that there will be no changes to the structure of the agreement.

TC Stonecrest has no other plans to expand at the moment.

Mr. Gooch made a motion to approve the Assignment of the DeKalb/TC Stonecrest Venture LLC Project Series 2020 Bond, related lease agreement and other documents to Bel Depot LLC. Mr. Patrick seconded the motion which was unanimously approved.

III. Discussion:

A. President's Report:

Mr. DeBarr presented the October president's report highlighting DDDA's current standing: 1,566 new and expanded jobs, 13 projects, 355.2m in investment and 50 BRE visits.

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In Business Development, the team continues to participate in conferences and events to further relationships in the community. Randi, Sunny, and Imani all attended the annual GEDA conference in Savannah this year where Randi spoke on a panel about DeKalb’s food processing industry. Imani continues to support small businesses and met with various companies at PDK to learn about their business needs.

Advance DeKalb had their Q3 investors meeting and received updates from WorkSource DeKalb and Planning and Sustainability.

Several of the county Commissioners went on a site visit to Pittsburg Yards, the revitalized Brownfield that has been turned into a co-working space.

DEC generated \$16k in revenue for the month, with 19 productions filming and 27 applications submitted. The film strike was avoided with a mutual agreement reached however, DEC was not involved in the negotiations.

In Marketing several publications went out this month including a feature in Ga Trend magazine with President Mr. DeBarr and Director of DEC, Ms. Shelbia Jackson. Focus Atlanta interviewed Mr. DeBarr about DDDA’s impact post pandemic, and the new hit TV show filmed in DeKalb “The Wonder Years” was featured in the AJC.

Mr. Bolia requested board members be sent copies of publications DDDA and staff members are featured.

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

The DeKalb Development Authority Board Meeting adjourned at 9:17 a.m.

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

(Signature of Presiding Officer)