



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 Johns

Sai Reddy
Treasurer of the Authority

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

Ansly Moyer, JD
Counsel to the Authority
Smith, Gambrell & Russell, LLP

PROJECT INCENTIVES REVIEW COMMITTEE MEETING MINUTES

Date: Friday, March 4, 2022

Time: 9:30 am

Location: Zoom

Members Present: Kevin Gooch, Andrew Greenberg, Commissioner Robert Patrick and Rebekah Coblentz

Development Authority Staff Present: Dorian DeBarr, Randi Mason, Terra Washington, Sunny Anderson, Ansly Moyer (Counsel)

Others Present: Pepsi: Skip Vaughn, Andy Lempera, Alison Benton, Mackenzie Minyard, Steve Lezman, Charles Mueller, Shantel McClendon, Kathy Alfano, Patricia Milbery, Brenda Figuero; Jim Woodward, Cait Haygood (GPW Law Firm); Kevin Perry (Georgia Beverage Association); Jackie Moffo (Tucker)

I. Call to Order – Andrew Greenberg, acting Chair: 9:38am

II. Discussion/Presentations

- a. Approval of May 2021 Meeting Minutes – Mr. Greenberg: Mr. Gooch moved, Ms. Coblentz seconded – approved (Commissioner Patrick abstained, as he was not installed as a Board Member for May 2021 meeting)
- b. Taxable Revenue Bond Inducement Resolution for Project Stone (approving Taxable Revenue Bonds in an amount up to \$260,000,000) – Sunny Anderson: Motion by Mr. Greenberg to send to Decide DeKalb full Board, pending receipt of the final inducement resolution documents; moved by Comm. Patrick, seconded by Ms. Coblentz; approved
- c. Economic Development Updates – Randi Mason, VP of Economic Development - discussion
- d. Mr. Greenberg ended the meeting at 10:18am

The March 2022 Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:35 a.m. on Friday, March 4, 2022 via Zoom.

In attendance:

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

Other Board members: none

Authority Counsel: Ansly Moyer (SGR Law)

Staff: Dorian DeBarr, Randi Mason, Terra Washington, Sunny Anderson

Pepsi: Skip Vaughn, Andy Lempera, Alison Benton, Mackenzie Minyard, Steve Lezman, Charles Mueller, Shantel McClendon, Kathy Alfano, Patricia Milbery, Brenda Figuero; Jim Woodward, Cait Haygood (GPW Law Firm); Kevin Perry (Georgia Beverage Association); Jackie Moffo (Tucker)

I. CALL TO ORDER

Mr. Greenberg called the meeting to order at 9:38 a.m. when a quorum was present, as acting chair until Mr. Gooch joined the meeting.

II. ITEMS FOR APPROVAL

A. Approval of May 2021 Meeting Minutes:

Mr. Greenberg: Mr. Gooch moved, Ms. Coblentz seconded – approved (Commissioner Patrick abstained, as he was not installed as a Board Member for May 2021 meeting)

B. Taxable Revenue Bond Inducement Resolution for Project Stone (approving Taxable Revenue Bonds in an amount up to \$260,000,000)

- Ms. Anderson presented the Fact Sheet for Project Stone, which is a competitive expansion of the Bottling Group, LLC facility in Tucker, GA. Kathy Alfano, Pepsi, gave a presentation overview of the project. Alison Benton, Pepsi, gave an overview of the workforce development component of the project, which include working with Georgia QuickStart and Georgia Piedmont Technical College.
- Mr. DeBarr gave remarks about how this project helps meet DeKalb County economic development goals.
- Ms. Moffo (Tucker) gave remarks about Tucker's support of and excitement over the project.
- Ms. Anderson presented the Letter of Support from the DeKalb Chamber of Commerce, as per Decide DeKalb Board Policy.
- Mr. Greenberg asked for elaboration on project timeline. Ms. Alfano stated the project will receive approval and move forward with permitting after inducement, and will be ready in 2024.
- Ms. Alfano also stated that 40% of employees at the Bottling facility live in DeKalb County.

- Commissioner Patrick asked for more information about the relocation of the Sales Group. Ms. Alfano replied that several locations in DeKalb County have been identified, and expect the location to be selected by April 2022.
- Commissioner Patrick asked about factors which shortlisted DeKalb County. Ms. Alfano replied that the team at the facility and available workforce were strong. They are going to upskill their current employees. The project is competitive because it is expensive to retrofit a facility.
- Mr. Gooch expressed excitement for the project.

Mr. Greenberg made a motion to approve moving the inducement to the full board, pending a review of the inducement resolution. The motion was unanimously approved.

C. Economic Development Updates

Discussion item.

The meeting was adjourned by Mr. Greenberg at 10:18am.