



Development Authority of DeKalb County, Georgia

d.b.a.

Decide DeKalb Development Authority

PROJECT INCENTIVES REVIEW COMMITTEE MEETING AGENDA

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

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

Date: Friday, April 8, 2022
Time: 9:30 am
Location: Zoom – see next page for details

I. Call to Order – Kevin Gooch, Chair

II. Discussion/Presentations

- a. Approval of March 2022 Meeting Minutes – Kevin Gooch, Chair
- b. TAD Funding Request – Jen Hagler
- c. Approval of Inducement Resolution for Not to Exceed \$406 Million Development Authority of DeKalb County Taxable Revenue Bonds (Project Common) – Sunny Anderson
- d. Economic Development Updates – Randi Mason, VP of Economic Development

In attendance:

PIR Committee: Mr. Kevin Gooch (Chair), Commissioner Robert Patrick, Mr. Andrew Greenberg, Ms. Rebekah Coblenz, Ms. Kim Adams, Ansly Moyer (Counsel)

Other Board Members: none

Staff: Dorian DeBarr, Randi Mason, Amanda McAbee, Terra Washington, Sunny Anderson, Jen Hagler

Others present: David Moret, Steve Labowitz, Jeff Weber, Ken Pollock, Peter Rumbold, Jack Stillman, Anne Lerner

The April 2022 Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:35 a.m. on Friday, April 8, 2022 via Zoom.

I. CALL TO ORDER

Mr. Gooch called the meeting to order at 9:35 a.m. when a quorum was present.

II. ITEMS FOR APPROVAL

A. Approval of March 2022 Meeting Minutes:

Mr. Greenberg made a motion to approve, Ms. Coblenz seconded – approved unanimously

B. TAD Funding Request

Jen Hagler presented two TAD funding requests for façade improvement and security improvements for a new Burlington Coat Factory on Memorial Drive, as detailed on the two related Fact Sheets. Ms. Coblenz made a motion to approve moving the TAD funding request to the full board and Commissioner Patrick seconded. The motion was unanimously approved.

C. Approval of Inducement Resolution for Not to Exceed \$406 Million Development Authority of DeKalb County Taxable Revenue Bonds (Project Common)

Sunny Anderson presented the Inducement Resolution for Project Common, which is Blackhall Studios owned by Commonwealth, Inc. Ms. Anderson gave an overview of the three components of the project, including the Economic and Community Benefits and Fiscal Impact, as presented on the Fact Sheet. Ms. Anderson also explained that the deal will be unwound if the property changes use to something other than a film studio.

Blackhall's team gave the committee a presentation overview of the project. Blackhall wants the 2,400 jobs to be for people here, not LA, and want to help build up a workforce by working with DeKalb County Schools, trade schools, DeKalb WorkSource. They can provide leadership by working with studios and unions on building crew talent here.

The site has development challenges, including needed two bridges to create access to the parcel. Commissioner Patrick asked about the construction time frame and when CO would be issued. Blackhall says it will be a 30-month project, opening in the beginning of 2025.

Mr. Greenberg made note that the 2,400 jobs are mostly hired by the productions, and asked what the direct employees of the studio will be. He also asked how much of the Georgia production tax credit will go to Blackhall. Blackhall states that they will have 50-100 direct employees, and don't receive the production tax credit, which only goes to the production companies leasing the facility. Mr. Weber notes that if the production incentives cease, he expects productions to leave Georgia, but thinks building out the work force pipeline and building on the assets here will be a defense against this. Mr. Weber says the equipment will be cutting edge, including better lighting.

Mr. Greenberg wants to confirm that the land swap land is not involved in this transaction. Blackhall confirms it is not.

Ms. Adams asks how Blackhall will tap into diverse vendors and suppliers. Mr. Weber states their contractor will ensure at least 25% of the subs are minority companies. Mr. Gooch wants to know plans for other D&I initiatives within productions. Mr. Weber says they can encourage the productions to hire diverse staff but don't ultimately have control over who is hired. Mr. Greenberg states that the DeKalb Entertainment Commission can provide a list of vendors.

Ms. Anderson recapped with a summary of the project benefits to the county.

Mr. Greenberg made the motion to recommend the inducement to the full board, pending receipt of the inducement resolution. Commissioner Patrick seconded. Motion passed unanimously.

D. Economic Development Updates

Discussion item.

The meeting was adjourned by Mr. Gooch at 10:46