



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

**Board Members
Officers**

Mr. Don Bolia
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Partner
Peachtree Government Relations

Mr. Kevin Gooch, Esq.
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Mr. Andrew Greenberg
Board Member of the Authority
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Georgia Game Developers
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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

**PROJECT INCENTIVES REVIEW COMMITTEE MEETING
AGENDA**

Date: Friday, May 6, 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 April 2022 Meeting Minutes – approved
- b. 2021 Affordable Housing Program Compliance Review – discussion item
- c. Bond Guidelines Update – approved
- d. Discussion of meeting policy – discussion item
- e. Economic Development Updates – discussion item

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, Sunny Anderson

Others present: Kate Russell, Mauldin & Jenkins

The May 2022 Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:37 a.m. on Friday, May 6, 2022 via Zoom.

I. CALL TO ORDER

Mr. Gooch called the meeting to order at 9:37 a.m. when a quorum was present.

II. ITEMS FOR APPROVAL

A. Approval of April 2022 Meeting Minutes:

The draft of the April 2022 minutes was missing a few details regarding who made and seconded certain motions, which the Committee was able to address during its discussion. Mr. Greenberg made a motion to approve the minutes with the correct details, Ms. Coblentz seconded – approved unanimously.

B. 2021 Affordable Housing Program Compliance Review

Kate Russell of Mauldin & Jenkins presented the draft of the affordable housing compliance review for 2021. This was a non-voting discussion item. The 4 multi-family assets which are currently subject to Decide DeKalb's affordable housing guidelines were audited for compliance. Two properties were found to be non-compliant, Holbrook Decatur and Icon Avondale, and one property, Baxter, found to be needing additional education on how to document their compliance correctly. PIR recommended that the full Board consider authorizing an interim audit of the non-compliant properties.

Comm. Patrick asked how the units were advertised. Ms. Moyer advised that it is on the individual properties to advertise the affordable units, but Decide DeKalb or the DeKalb Housing Authority could consider advertising the units as well. Comm. Patrick asked what is the consequence for non-compliance. Ms. Moyer stated that after a cure period provided in each lease, the Authority can typically decide to terminate the incentive. Comm. Patrick asked if other municipalities do compliance. Mr. DeBarr stated that Invest Atlanta has a 5-6 person staff for this purpose.

Mr. Greenberg feels this audit is a great use of Decide DeKalb funds and would like to see more leadership on a coordinated effort with the DeKalb Housing Authority. Mr. Greenberg also questioned whether Decide DeKalb should be doing housing deals at all. He supported the interim audits on the non-compliant properties.

There was some discussion as to the procedure for authorizing the interim audit checks. Mr. Gooch stated that staff ought to be able to approve the expense, if the amount is at or below the amount the President has the authority to approve.

C. Bond Guidelines Update

Mr. DeBarr requested PIR to approve a revision to the Bond Guidelines to more closely align with the new IGA approved in January 2022, which would strike the requirement to request a letter of support from the DeKalb Business Alliance for certain large projects.

Comm. Patrick made the motion to recommend this change to the full board. Ms. Coblentz seconded. Motion passed unanimously.

D. Discussion of meeting policy

The Committee discussed returning to meet in person. The Committee feels that a virtual meeting is more accessible and transparent. Comm. Patrick notes that civic participation and engagement has increased with the DeKalb BOC use of zoom. Mr. Greenberg asked whether there was any movement in the Georgia legislature to include virtual meetings in GA Open Meetings law. Ms. Moyer is not aware of any at this time. No vote required.

The meeting was adjourned by Mr. Gooch.