



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

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

Ms. Ansly Moyer
Counsel to the Authority
Arnall Golden Gregory, LLP

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING

Date: Thursday, November 10th, 2022
Time: 8:30 AM
Location: Decide DeKalb Office
1 W Court Sq Suite #460
Decatur, Ga 30030

Board Members Present:

Don Bolia, Chair
Kevin Gooch, Vice- Chair
Andrew Greenberg, Board Member
Robert Patrick, Board Member
Rebekah Coblentz, Board Member
Miranda Mack McKenzie, Secretary

Board Members Absent:

Sai Reddy, Treasurer
Kim Adams, Board Members

Legal Counsel Present

Ansly Moyer, AGG

Staff Members Present

Dorian DeBarr, President
Randi Mason, Vice President, Economic Development
Terra Washington, Vice President, Marketing & Communication
Amanda McAbee, Director, Accounting & Finance
Sunny Anderson, Senior Business Attraction Manager
Jen Hagler, Manager, Redevelopment & Strategic Initiatives
Shelbia Jackson, Director, DeKalb Entertainment Commission
Jenee Williams, HR Coordinator/Office Manager
Holly Smith, Executive Assistant
Laura Ramos, Marketing Manager

Others Present

Octavais Walton, CERM
Dustin Heizer, CERM
Sharon Douglas, CERM
Allison Dyer, Holland & Knight LLP
Laura Dunn, Spear Street Capital

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The November meeting of the Decide DeKalb Development Authority was called to order at 8:32 am on Thursday, November 10th, 2022, at the offices of Decide DeKalb Development Authority 1 West Court Square Decatur, Ga 30030.

I. CALL TO ORDER

Chair Bolia presided.

II. ITEMS FOR DECISION

A. Approval of October 13, 2022, Board Meeting Minutes:

Mr. Greenberg made a motion to approve the October 13, 2022, Board Meeting minutes as presented. Mr. Gooch seconded the motion which was unanimously approved.

B. Approval of the September 2022 Financials:

Ms. McAbee presented the September financials.

Current assets are as follows: Cash \$1.2m, Total investments \$582k, Accounts Receivable \$1m.

Chair Bolia asked if such a high cash balance is necessary. Mr. DeBarr responded that the Authority is spending more and relies on the cash balance. Chair Bolia requested the board be notified when the team has found ways to invest some of the idle cash balance.

Mr. Gooch made a motion to approve the September 2022 Financials. Ms. Mack McKenzie seconded the motion which was unanimously approved.

C. Approval of separate Assignments of Bond, Lease and Other Bond Documents related to (i) Development Authority of DeKalb County Taxable Revenue Bonds (Perimeter Summit Parcel 4 Project), Series 2015, (ii) Development Authority of DeKalb County Taxable Revenue Bonds (Perimeter Summit 1001 Project), Series 2018, and (iii) Development Authority of DeKalb County Taxable Revenue Bonds (Perimeter Summit 9009 Project), Series 2018, to SSC VI Investor, LLC or an affiliate thereof:

Mr. Gooch recused himself from the vote and left the meeting to avoid potential conflict.

Perimeter Summit is an office park in Brookhaven, GA which consists of three relevant projects, referred to as PerimeterSummit1001, Perimeter Summit4004 (or Parcel 4 Project), and Perimeter Summit 9009. In October 2015, a property tax incentive was approved by the Board of Decide DeKalb for Perimeter Summit 4004 (Class-A office building), and an extension was granted in 2017. In 2018, the Board approved a property tax incentive for Perimeter Summit 1001 (Class-A office building) and Perimeter Summit 9009 (related parking garage) for the benefit of Northside Hospital as a tenant. 1001 and 9009 mature in 2028, and 4004 matures in 2032. SSC VI Investor, LLC (or an affiliate or designee thereof) proposes to acquire 1001,4004, and 9009, and is requesting to assume the lease, which will remain unchanged after the assignment. Equity for SSC VI Investor is provided by an investment fund.

Ms. Allison Dyer, Holland & Knight LLP addressed the board. She stated that there are no expected changes to tenants after the sale.

Legal counsel has reviewed the legal documents and they are in customary form. Closing is expected within the next few weeks.

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Commissioner Patrick made a motion to approve the separate Assignments of Bond, Lease and Other Bond Documents related to (i) Development Authority of DeKalb County Taxable Revenue Bonds (Perimeter Summit Parcel 4 Project), Series 2015, (ii) Development Authority of DeKalb County Taxable Revenue Bonds (Perimeter Summit 1001 Project), Series 2018, and (iii) Development Authority of DeKalb County Taxable Revenue Bonds (Perimeter Summit 9009 Project), Series 2018, to SSC VI Investor, LLC or an affiliate thereof. Mr. Greenberg seconded the motion which was unanimously approved.

Mr. Gooch rejoined the meeting following the discussion and vote.

D. Approval of Contract with Corporate Environmental Risk Management, LLC (CERM) for Brownfields Qualified Environmental Professional Services:

Staff is seeking approval of CERM as Decide DeKalb's QEP to provide grant writing, GIS assistance, single audit assistance, environmental and engineering consulting services, and reuse planning for the brownfields program. If approved, the contract will start in January 2023 for a five-year term with two (2) two-year options for renewal.

The scope of work will include grant application preparation and administration, property identification, site assessment activities, community involvement assistance and clean-up and reuse planning.

Fees range hourly from \$248.00 for a principal-in-charge to \$86.00 for an environmental scientist.

Commissioner Patrick made a motion to approve the Contract with Corporate Environmental Risk Management, LLC (CERM) for Brownfields Qualified Environmental Professional Services. Mr. Greenberg seconded the motion which was unanimously approved.

III. Discussion:

A. President's Report:

Mr. DeBarr presented the President's Report highlighting DDDA's current standing: 6,348 new and 605 retained jobs, \$705m in investment and 72 BRE visits.

In Economic Development, the BD team attended several events including Tucker Manufacturing Day, ARC's State of the Region, and an Area Development Conference. The teams also in partnership with Clarkston and Ga Power hosted the quarterly city and partners meeting.

The Executive Committee for Advance DeKalb held a mini retreat to lay out the goals for 2023 and onboarded two new board members, Ann Hanlon and Tai Roberson.

DEC in partnership with DCS took 23 students to the SCAD Savannah Film Festival which was a huge success.

In marketing, the team held a workshop to update the DD Mission and Vision for 2023 and planned and executed a promo video shoot for DDDA and Advance DeKalb featuring President DeBarr and Advance DeKalb Treasurer Trey Ragsdale.

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A copy of the full President’s Report and all Fact Sheets presented to the Board are included in the meeting file.

The DeKalb Development Authority Board Meeting adjourned at 9:13 a.m.

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

(Signature of Presiding Officer)