



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

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Mr. Andrew Greenberg
Board Member of the Authority
Executive Director
Georgia Game Developers
Association

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

Ansly Moyer, JD
Counsel to the Authority
AGG, LLP

**PROJECT INCENTIVES REVIEW COMMITTEE MEETING
Minutes**

Date: Friday, October 7, 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 July 2022 Meeting Minutes – Approved
- b. Inducement Resolution for Taxable Revenue Bonds for Druid Hills Manor Project - Approved
- c. Seeking acknowledgement of the redevelopment plans for the Market Square TAD (Districts 2 and 6) – Approved
- d. Economic Development Updates – Randi Mason

The October 2022 Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:35 a.m. on Friday, October 7, 2022 via Zoom.

In attendance

Committee Members: Andrew Greenberg, Commissioner Robert Patrick, Rebekah Coblentz, Kim Adams

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

Other: Ansly Moyer, Arnall Golden Gregory LLP, Counsel to Authority; Geoff Koski, KB Advisory Group; Tyrone Rachal, Urban Key Capital; Daniel Harari, Related Group; Ed Allen, Related Group; Bruce McCall, Miller & Martin; Jonathan Gelber, Bleakly Advisory Group

I. Call to Order

Ms. Moyer called for a motion and second for Commissioner Patrick to Chair the meeting, in the absence of Committee Chair Mr. Gooch. Mr. Greenberg made the motion, and Ms. Coblentz seconded, and the motion was unanimously approved by all committee members present.

Comm. Patrick called the meeting to order.

II. Items for Approval

- a. Approval of July 2022 minutes. Mr. Greenberg made the motion. Ms. Coblentz seconded. Approved unanimously.
- b. Inducement Resolution for Taxable Revenue Bonds for Druid Hills Manor Project.

Ms. Anderson reviewed the fact sheet with the committee.

Mr. Allen spoke to the committee: Related considers itself best-in-class. They did a 39-story tower in Midtown with a Whole Foods at the bottom, and they have a 36-story tower in Buckhead which includes office space. This is not a hi-rise site but will be high quality. They can't show preference in leasing but are committed to housing first responders, etc.

Mr. Allen continued with explaining the infrastructure improvements which include extension of walkways and trails through the property which will allow CHOA's trail system on Briarcliff side to connect and continue to Druid Hills; traffic signal at Kittridge would allow folks to walk across. There is a roadway that would be a cut-through to allow traffic to avoid the Druid Hills/Briarcliff for those headed SB or NB on Druid Hills. They believe there is a need for a new traffic light and will install it at Briarcliff. They have added turn lanes to enhance movement through the area, including right turn off Druid Hills into property, right turn off Briarcliff into property, extension of right turn lane on Briarcliff and left turn lane off Briarcliff (CHOA may do this one depending on need). They will also landscape the spine road through their property.

Mr. Allen continued to explain the project and how it ties into CHOA, including the office and hotel.

Mr. Greenberg asked staff to clarify the changes since the project first came to PIR re: PILOT payments and infrastructure upgrades.

Ms. Anderson responded that the infrastructure upgrades and PILOT have been part of the project. The trail information has been updated.

Mr. Greenberg noted this is still in a TAD, and asked if there are any changes to the requirements with the county that an inducement would require extraordinary circumstances. Ms. Moyer said such requirement is not in the new IGA with the County, but it's in the Authority's own policies. Mr. McCall wanted to know if the TAD is active. Mr. DeBarr confirms the TAD is active.

Mr. Greenberg asked if there's new input from the Commissioners of that district or any other community partners. Comm. Patrick said Dorian has reached out but does not know result of discussions. Mr. Greenberg said there seems not to be an update.

Mr. DeBarr spoke to the TAD piece – IGA doesn't define what is extraordinary, it's up to Decide DeKalb to decide what that is. He recommended staff propose a list of requirements by the end of the year for all TADs. He continued by stating that he had spoken to Commissioners during the project; his goal is to notify affected parties. He has had conversations with DeKalb County Schools and one Board member as recently as this week. Project does not need approval from them but they are aware.

Mr. Greenberg sent an email to staff in Feb 2021 about some of what he considered to be extraordinary circumstances. He will resend to staff.

Ms. Coblenz said she is excited about doing development in DeKalb County.

Comm. Patrick asked about a statement on the fact sheet "units will be marketed towards CHOA employees" but inducement says "public service". He asked staff to clarify. Mr. Harari says it is a "general" effort to market to both. Mr. Allen said that it is a large business in the area. Ms. Anderson said per Fair Housing Act, we must be careful to say "targeting" and staff error. Mr. Allen said that they can't show preference but they can go to businesses and local governments such as fire stations and make them aware of the opportunity, though they are not able to hold units.

Comm. Patrick wanted to know whether discussions are continuing to add some units at 60% of AMI. Mr. Allen confirms there are no units designated at 60% AMI. Ms. Anderson said bond guidelines allow companies to choose 60% or 80% AMI for the set-aside.

Comm. Patrick asked if any of the office space can be set aside for public meeting space or County use. Mr. Allen said they have not been asked that before but can consider it.

Mr. Greenberg said that this lacks extraordinary circumstances. Ms. Anderson said staff analyzed this project based on Invest Atlanta's guidelines for extraordinary circumstances, and can recirculate. Staff found that this met Invest Atlanta's criteria. Ms. Mason said it's if the new taxable value meets a certain threshold. Mr. Greenberg said anything in this area would raise the taxable amount with or without incentives.

Ms. Coblenz motioned to approve. Ms. Adams seconded. Comm. Patrick, Ms. Coblenz and Ms. Adams voted in favor. Mr. Greenberg opposed. Item recommended to go to the Board.

- c. Seeking acknowledgement of the redevelopment plans for the Market Square TAD (Districts 2 and 6).

Ms. Hagler explained the mechanism of a TAD. This TAD is focused on North DeKalb Mall and the surrounding area which has not seen the same growth as the rest of the area. Ms. Hagler reviewed the fact sheets. Redevelopment could include redevelop the mall, increase commercial & retail activity, increase housing options, transportation infrastructure and trail and bike connectivity.

Mr. Greenberg requested more analysis from the authors of the redevelopment plan; where will the funds be utilized, what is the projected growth pattern?

Mr. Gelber showed the boundary of the TAD and discussed “receiving areas” which include tax-exempt parcels which could be eligible for funds, such as parks. Centerpiece of redevelopment is North DeKalb Mall. Mr. Gelber also went over the values; mall would be worth \$624MM in property value vs \$6MM now with an increment of \$243MM. There is additional increment from sympathetic development surrounding the mall. There is \$806MM in new market value and projected increment is \$282MM.

There was a brief discussion about any additional assistance Edens may require.

Mr. Greenberg makes motion to approve. Ms. Coblenz seconded. Passed unanimously.

III. Discussion Items

- d. Ms. Mason gave economic development updates.

Meeting adjourned.