



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

Mr. Sai Reddy
Treasurer of the Authority

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

Mr. James P. Monacell, Esq.
Counsel to the Authority
Smith, Gambrell & Russell, LLP

**Decide DeKalb Development Authority
DRAFT Projects Incentives Review Committee Meeting Minutes**

Date: Friday, February 5, 2021
Time: 9:30 a.m.
Location: Conference Call

Board Members Present:

Kevin Gooch, Chair
Kim Adams, Board Member
Andrew Greenberg, Board Member

Legal Counsel Present:

James Monacell, Esq., Counsel to the Authority
Ansly Moyer, Smith, Gambrell & Russell

Staff Members Present:

Dorian DeBarr, Interim President
Randi Mason, VP Economic Development
Sunny Anderson, Business Attraction Manager
Toyasha Vaughn, Business Retention Manager

Others Present:

Doug Selby, Hunton Andrews Kurth
Isaac Yilma, Hunton Andrews Kurth

The February Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:33 a.m. on Friday, February 5, 2021 via conference call.

I. CALL TO ORDER

Mr. Gooch called the meeting to order at 9:33 a.m.

II. ITEMS FOR APPROVAL

A. Approval of October Meeting Minutes:

Mr. Greenberg made a motion to approve the October meeting minutes. Ms. Adams seconded the motion, and it was unanimously passed.

B. Inducement Resolution for Taxable Revenue Bonds for Druid Hills Manor Project:

Manor Druid Hills is a proposed project that will include 382 units of class A multi-family units, 55,000 sq. ft., and office building and 140-key hotel. The project includes an affordable housing component that will adhere to Decide DeKalb's bond guidelines and City of Brookhaven's affordable housing ordinance. The project is seeking a property tax incentive to offset the cost of supplying the affordable housing units and public infrastructure improvements. Public infrastructure improvements consist of traffic signal upgrades, sidewalks, erosion control, etc. The developer is seeking a 10-year taxable revenue bond and the project showed a positive fiscal impact to the County, DeKalb Schools and City of Brookhaven. Due to the project being over \$75M and located in a TAD, Decide DeKalb presented to project to the Chamber's Economic Development Committee and they provided a letter of recommendation. The multi-family piece will begin in 2023; the office building in 2024; and the hotel in 2026.

The project resides in a Tax Allocation District (TAD) and therefore extraordinary circumstances must exist for an incentive to be approved per the IGA between the County and Decide DeKalb. The IGA does not specifically define extraordinary circumstances. Randi Mason provided examples of criteria for issuing bonds for projects located within a TAD used at other Development Authorities. Staff asked for guidance from the Committee on what they consider to be extraordinary circumstances. The PIR Committee asked staff to further define extraordinary circumstances to prove project need. The Committee is not inclined to consider a TAD application for this project, but further discussion is needed. The Committee also asked that staff have a discussion with Commissioner Rader to inform him of the project.

Ms. Adams made a motion to table this request until further information is captured around extraordinary circumstances for project justification. Mr. Greenberg seconded the motion, which was unanimously approved.

Mr. Gooch moved to adjourn the PIR Committee meeting at 10:05 a.m.

Adopted by the Board in the meeting of _____,

(Date of Meeting)

(Signature of Presiding Officer)