



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. 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. Ann Hanlon
Perimeter CID

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

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING

Date: Thursday, March 9th, 2023
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
Ann Hanlon, Board Member

Board Members Absent:

Miranda Mack McKenzie, Secretary

Legal Counsel Present

Ansly Moyer, AGG

Staff Members Present

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

Others Present

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The March meeting of the Decide DeKalb Development Authority was called to order at 8:36 am on Thursday, March 9th, 2023, 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. Swearing In Ceremony for Ann Hanlon:

New Board Member Ann Hanlon took her oath and was sworn in.

Chair Bolia made a request that staff send a gift to honor the board members who have recently departed.

B. Approval of February 9th, 2023 Board Meeting Minutes:

Mr. Greenberg made a motion to approve the February 9th, 2023 Board Meeting minutes as presented. Mr. Patrick seconded the motion which was unanimously approved.

C. Approval of the January 2023 Financials:

Ms. McAbee presented the January financials.

Current assets are as follows: Cash \$2.3m, Total investments \$82k, Accounts Receivable \$855k.

Ms. Coblenz made a motion to approve the January 2023 Financials. Mr. Gooch seconded the motion which was unanimously approved.

D. Approval of CSI Leasing Contract:

In 2020 the Development Authority entered a contract with CSI Leasing for the leasing of AV equipment and office furniture associated with the office move. With the Authority's continued expansion, the need for additional office workstations has arisen. The addition of new furniture and the term end of the contract coming in October, provided an opportunity for the review and refinancing of the current contract.

Financing allows the Authority to evenly disburse cash-flow over a period not to exceed 36 months at a low cost.

The new lease schedule (issued under an existing master lease) will be a 36-month buyout and includes the new and existing furniture. At the end of the term the Authority will then own all the furniture. The monthly cost will be \$3,854.

Mr. Greenberg made a motion to approve the CSI Leasing Contract as presented. Ms. Coblenz seconded the motion which was unanimously approved.

E. Approval of the 2023 Budget:

At the March meeting Ms. McAbee presented the board with the 2023 operating budget for review. Since the presentation, Ms. McAbee updated a few items to ensure all funds are being allocated appropriately. One of the main updates is the furniture lease, where the allocation was decreased due to the monthly rate decreasing in the new contract.

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The County approved the additional \$1.7m in the Authority’s budget and is expected to be collected by the end of the year.

Ms. Coblentz made a motion to approve the 2023 budget. Mr. Gooch seconded the motion which was unanimously approved.

III. Discussion:

A. Legislative Update:

Ms. Mason provided the board with an update regarding Legislative Bills 171 and 26. Legislative bill 171 regarding board members expired terms did not make it. Legislative Bill 26 regarding virtual meetings has moved forward and is currently being reviewed by the House. Zoom meetings may be approved in the next session.

B. President’s Report:

Mr. DeBarr presented the President’s Report highlighting DDDA’s current standing: 200 new jobs, \$4m in investment and 20 BRE visits.

In Business Development, the team attended several partner meetings including GEDA monthly luncheon, MAC Lunch n’ Learn, Atlanta Black Chambers South Metro Networking Mixer. The team also hosted the second Technology Advisory Council meeting. The Made In DeKalb program is returning and applications will be going out by June.

Mr. DeBarr hosted the first fireside chat where a local DeKalb Business was highlighted.

Advance DeKalb was approved for a \$65k grant.

The WeDeKalb program is gearing up to make a return and the website will be updated with new information. The interest rates will be from 3-7%.

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

The Decide DeKalb Development Authority Board Meeting adjourned at 9:07 a.m.

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

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(Signature of Presiding Officer)