



**Decide DeKalb**  
Development Authority

# 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 Summary

**Date:** Thursday, March 9, 2023

**Time:** 9:30 am

**Location:** One West Court Square, Ste 460, Decatur, GA 30030

#### I. **Call to Order** – Commissioner Patrick, acting Chair

#### II. **Discussion/Presentations**

- a. Approval of March 3, 2023 Meeting Minutes – Comm. Patrick, acting Chair - approved
- b. Presentation of Manor Druid Hills Project by Related Group - Sunny Anderson – approved (with modifications)

The March 9, 2023 Project Incentives Review Committee meeting of the Decide DeKalb Development Authority Board was called to order at 9:32 a.m.

**In attendance**

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

Staff: Dorian DeBarr, Randi Mason, Sunny Anderson

Other: Ansly Moyer, Arnall Golden Gregory LLP, Counsel to Authority; Doug Selby, Hunton AK, Daniel Harari, Related Group; Ed Allen, Related Group; Tom Harrold, Miller & Martin, Lorie Smith, Paramount Consulting Group, Beverly Echols, Rudhil Companies

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.

Comm. Patrick called the meeting to order.

II. Items for Approval

- a. Approval of March 3, 2023 minutes. Mr. Greenberg made the motion. Ms. Coblentz seconded. Approved unanimously.
- b. Presentation of Manor Druid Hills Project by Related Group

Ms. Anderson reviewed the following with the committee:

Under the Board policy, the project would have a 20% set-aside at 80% AMI and public service households may qualify at 120% of the applicable AMI. However, the developer has requested the Board consider approving a deviation from Board policy, specifically that the project have a 20% set-aside at either 80% AMI or 120% AMI for public service households (the public service households at 120% AMI not to exceed one-half of the total 20% set-aside). The Board policy states that households counted in the set-aside must not be required to pay more than 30% of the applicable AMI for rent. The developer has requested for purposes of these rent calculations the applicable AMI for public service household units be 120% AMI.

Ms. Anderson reviewed the data which was requested by the committee at the previous meeting, which shows which job categories at which median annual incomes would qualify or not qualify based on the requested change in policy.

Comm. Patrick opened up the floor for questions.

Mr. Allen reviewed the developer's request and proposed makeup of the affordable units with the committee.

Mr. Greenberg expects that higher-income folks would be looking for a house. Mr. Greenberg thinks this change would push some of these jobs categories out of the running for the affordable units. He continues that he is concerned that the difference in the policy of 38 units causing the project to fail or succeed.

Ms. Coblenz asked what the dollar impact would be to the company. Mr. Harari responded it would be about a \$200k/ year difference in rent revenue. A discussion about the financing values continues.

Mr. Greenberg asked to clarify – that on \$180MM capex project, with the components listed, with the value of the incentive, the project can't move forward with the \$200k/ a year additional revenue. Mr. Allen confirms that it does make or break the project.

Ms. Coblenz confirmed that this was not an issue when the project first started. Mr. Allen confirms that the market conditions have changed.

Comm. Patrick asked if the company had considered a proposal from Comm. Ted Terry, which would be to set aside some of the units at 60% of AMI. A discussion about Comm. Terry's proposal followed.

Comm. Patrick called for a motion that conditional approval of the developer request (restated: the Board consider approving a deviation from Board policy, specifically that the project have a 20% set-aside at either 80% AMI or 120% AMI for public service households (the public service households at 120% AMI not to exceed one-half of the total 20% set-aside). The Board policy states that households counted in the set-aside must not be required to pay more than 30% of the applicable AMI for rent. The developer has requested for purposes of these rent calculations the applicable AMI for public service household units be 120% AMI) be recommended to the Board for approval, which would allow the project to move forward with a bond resolution, if the developer agrees that 4 of the affordable units be 60% of AMI, 3 of which will come from the 80% AMI units and be studio apartments, 1 of which will be from the 120% AMI units and will be a 2 bedroom apartment.

Ms. Coblenz made the motion, Comm. Patrick seconded the motion. Ms. Coblenz and Comm. Patrick voted for the recommendation (with the stated conditions), and Mr. Greenberg voted against.

Meeting adjourned at approximately 10:00 am.