



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

Decide DeKalb Development Authority

PROJECT INCENTIVES REVIEW COMMITTEE MEETING

MINUTES

Board Members
Officers

Mr. Don Bolia
Chair of the Authority
Partner
Peachtree Government Relations

Date: Monday, November 6, 2023

Mr. Kevin Gooch, Esq.
Vice-Chair of the Authority
Partner
Holland & Knight LLP

Time: 1:00 pm

Location: Zoom

Ms. Miranda Mack McKenzie
Secretary of the Authority

<https://us06web.zoom.us/j/87140307278?pwd=ZjmFCgxYQ1buMDgTHWcmtdbP5yFPdM.1>

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

Meeting ID: 871 4030 7278

Passcode: 311245

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

I. Call to Order – Kevin Gooch, Chair

II. Discussions/Presentations

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

- a. Approval of October 6, 2023 Meeting Minutes – Kevin Gooch, Chair - Approved
- b. Recommendation of Approval of Market Square Tax Allocation District Pay as You Go Program for Lulah Hills– Yvette Humphries – Approved, pending receipt of requested budget information
- c. Recommendation of Approval of a Redevelopment Plan for the Proposed Southwest DeKalb Tax Allocation District – Yvette Humphries – Approved

Ms. Ann Hanlon
Board Member of the Authority
Perimeter CID

Mr. Alan Ferguson
Board Member of the Authority
Habitat for Humanity

Mr. David Moody
Board Member of the Authority
CD Moody Construction

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

In attendance:

Committee members: Kevin Gooch, Comm. Patrick, Andrew Greenberg, Rebekah Coblenz, David Moody

Other Board members: None

Staff: Dorian DeBarr, Randi Mason, Yvette Humphries, Sunny Anderson

Other: Ansly Moyer, Arnall Golden Gregory LLP, Counsel to Authority; Doug Selby, Hunton; Steve Labovitz, Dentons; Herbert Ames, EDENS; Jules Hislop, EDENS; Tyrone Rachal, Urban Key Capital; Jonathan Gelber, KB Advisory Group; Comm. Spears, District 2; Andy Schneggenburger, District 2; Caroline Enloe, District 2; Comm. Terry, Super District 6; Greg Worthy, Bryan Cave

I. Call to Order

The November 6, 2023 meeting of the Project Incentives Review Committee of the Decide DeKalb Development Authority Board was called to order at 1:04pm.

II. Discussions/ Presentations

a. Approval of the October 2023 Minutes

Motion by Ms. Coblenz to approve. Seconded by Comm. Patrick. Approved unanimously.

b. Recommendation of Approval of Market Square Tax Allocation District Pay as You Go Program for Lulah Hills

Ms. Humphries presented the Fact Sheet. This request is for Phase I of the development.

Mr. Greenberg asked for clarification on the “Pay as you go” program process. Mr. Rachal explained the mechanism by which “Pay as you go” works. The developer outlays the initial cost for the project, and is reimbursed for eligible expenses (as defined by statute) from the TAD’s increment. This mechanism incurs the least risk to the county. A brief discussion of cost verification followed.

Comm. Spears asked if any of DeKalb’s TADs have been “pay as you go.” Ms. Humphries and Mr. Rachal confirmed no. Comm. Spears asked if this payment structure is the least risk to the county. Ms. Humphries confirmed that it is.

Ms. Coblenz asked where in the process of selecting development and retail partners is EDENS. Mr. Ames said he would address this in the presentation.

Mr. Ames presented with a slide deck.

Comm. Patrick asked for clarification of what Phase I of the project will entail.

Mr. Ames responded that Phase I will include roughly \$200MM investment in costs for infrastructure, demo, asbestos abatement, etc. There will also be mixed-use buildings which will receive traditional financing. EDENS is working with developers on townhomes and hotel.

Comm. Patrick asked if EDENS will carry the costs of the development, followed by a reimbursement for eligible expenses. Mr. Ames confirmed yes, and that this is the least risk to the county. EDENS does not receive reimbursement until they receive a CO. A brief code enforcement discussion followed.

Mr. Greenberg asked for a breakdown of the \$35MM identified in the Fact Sheet. Mr. Ames listed some of the items including demo, sanitary sewer commitment, street network construction, etc. Mr. Greenberg requested a physical list.

Mr. Greenberg asked if the retail incubator will have expert mentors or a partner. Mr. Ames responded that they are in discussions with resources recommended by Comm. Terry.

Comm. Spears said there is a great deal of support from the community for the trail, but said that there is also opposition against trails around Emory. Comm. Spears asked if Emory has given support for the trail connected with the project. Mr. Ames said he is not aware of Emory opposing the trail but that support the project. A brief discussion of the trail system continued. Comm. Spears said District 2 does not have a rec center. She will send Mr. Ames information from the Parks director about the rec center request. A brief discussion of the rec center continued. DeKalb County will build it if they can get land for it.

Comm. Terry spoke in support of the project.

Mr. Greenberg recommended the motion include “pending receipt of list of projects” which is included in the \$35MM figure. A discussion followed about clarifying what this language means for the motion, and for duties of the Board and staff.

Mr. Gooch asked for a motion to recommend approval to the full Board for the pay as you go TAD mechanism for the Lulah Hills Phase I expenses, subject to receipt of the budget for the expected eligible expenses. Comm. Patrick moved and Mr. Greenberg seconded. Approved unanimously. After the vote, Mr. Selby confirmed that the agreement would be memorialized into a developer agreement, which is standard for projects of this size.

c. Recommendation of Approval of a Redevelopment Plan for the Proposed Southwest DeKalb Tax Allocation District

Ms. Humphries presented the Fact Sheet.

Mr. Gelber spoke about the key areas of the TAD which include industrial sites, South DeKalb Mall, Moreland Blvd, Candler Rd, and Shadowbox Studios.

Mr. Gooch asked if Panola area was considered. Mr. Gelber said that this TAD is focused on these projects, and a TAD can be created specific to a project in that area. Mr. Rachal said DeKalb County still has room under its 10% cap for TAD area. A brief discussion about the boundaries followed.

Mr. Greenberg asked what feedback has been received from property owners in regards to being included in the TAD. Mr. Gelber said that residential property is excluded unless there is a redevelopment effort such as aging apartments. KB Advisory also met with county commissioners. Mr. Greenberg wanted to make sure large landowners are not opposed. Mr. Gelber said that no property owner has ever minded being in a TAD, since it means more opportunities for funding in their area. A brief discussion about opportunities followed. Mr. Greenberg asked what the role of McNair high school is in the TAD. Mr. Gelber said the TAD was drawn to include as many schools in the area as possible so they can benefit from the opportunities.

Mr. Gooch asked if there was a motion for recommendation of Approval of a Redevelopment Plan for the Proposed Southwest DeKalb Tax Allocation District. Mr. Greenberg moved and Comm Patrick seconded. Approved unanimously.

The meeting was adjourned at 2:15 pm.