



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: Wednesday, July 26th, 2023
Time: 11:30 AM
Location: Decide DeKalb Office
1 W Court Sq Suite #460
Decatur, Ga 30030

Board Members Present:

Don Bolia, Chair
Kevin Gooch, Vice- Chair
Robert Patrick, Board Member
Rebekah Coblentz, Board Member
Ann Hanlon, Board Member

Board Members Absent

Miranda Mack McKenzie, Secretary
Andrew Greenberg, Board Member

Legal Counsel Present

Ansly Moyer, AGG

Staff Members Present

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

Others Present

Ted Terry, BOC
Michelle Long-Spears, BOC
James Bence, Mauldin & Jenkins
Sara Amis, Decaturish
Denise Clayton-Purvis, Globe Academy
Drew Reynolds, Globe Academy
Blake Sharpton, Butler Snow

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

The July meeting of the Decide DeKalb Development Authority was called to order at 11:40am on Wednesday, July 26th, 2023, at the Decide DeKalb Office, 1 W Court Square, Suite #460 Decatur, Ga 30030.

I. CALL TO ORDER

Chair Bolia presided.

II. ITEMS FOR DECISION

A. Approval of June 2023 Board Meeting Minutes:

A quorum of the Board was not present. The vote was deferred to the next meeting.

B. Approval of the May 2023 Financials:

Ms. McAbee presented the May 2023 financials.

Current assets are as follows: Cash \$1.4m, Total investments \$1.5m, Accounts Receivable \$301k.

A quorum of the Board was not present. The vote was deferred to the next meeting.

C. Approval of 2022 Financial Audit:

Mr. James Bence, Mauldin & Jenkins presented to the board. The Authority was presented with an unmodified (“clean”) opinion on basic financial statements and M&J received full cooperation from the DDDA staff.

One change going forward that was proposed was to start the audit process earlier for report to be issued in May.

The board commended staff on being issued a clean opinion for 6 years in a row.

Mr. Patrick made a motion approve the 2022 financial audit. Ms. Coblenz seconded the motion which was unanimously approved.

D. Approval of 2022 Incentive Compensation:

Decide DeKalb Development Authority Annual Employee Incentive Policy is based on the organization’s yearly performance metrics. Awards are based on both financial and organizational goals.

All goals in 2022 were met and exceeded by 128%.

The personnel committee met in June and recommended for approval.

Chair Bolia commended the work and success of the staff.

Ms. Coblenz made a motion to approve the 2022 Incentive Compensation. Mr. Patrick seconded the motion which was unanimously approved.

E. 2023 Budget Reforecast:

Ms. McAbee presented the budget reforecast.

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

Some of the most significant operating changes include TAD allocation decreasing by 39%, We DeKalb decreasing by 25% due to low program traction and interest income decreasing by 254% due to increase of CD's closing out.

In expenses, salaries decreased by 5% due to deferral of hiring a Redevelopment VP, benefits increased by 31%, and sponsorships increased by 51%.

Overall, the budget decreased from \$3.6m to \$3.3m.

A quorum of the Board was not present. The vote was deferred to the next meeting.

F. Approval of Bond Resolution for Not to Exceed \$25,000,000 Development Authority of DeKalb County Revenue Bonds (The GLOBE Academy, Inc. Project):

The GLOBE Academy is a non-profit public charter school located in DeKalb County that has been in operation since 2013. GLOBE has received two 5-year maximum charter renewals (2018 and 2023) and is currently authorized through 2028. GLOBE is a Dual Language Immersion school offering Spanish, French and Mandarin in grades K-8. Current enrollment is approximately 1,040 with a waiting list of over 700 students. Academics are strong and the school serves a diverse student body.

The Project is requesting assistance from Decide DeKalb in borrowing tax-exempt and taxable debt in the amount of up to \$25MM, for the primary purpose of purchasing and improving land and facilities for a new Lower Campus. This is expected to be a material upgrade compared to the currently leased site. The debt may also be used to pay certain costs of the bonds. Decide DeKalb will be acting as a conduit issuer for the financing with no potential liability being imposed on DeKalb County or Decide DeKalb.

Ms. Hanlon joined the meeting at approximately 11:54 am.

Ms. Coblenz made a motion to approve the Bond Resolution for Not to Exceed \$25,000,000 Development Authority of DeKalb County Revenue Bonds (The GLOBE Academy, Inc. Project). Mr. Gooch seconded the motion which was unanimously approved.

Chair Bolia asked the Board to return to Item II. C. for a vote. Mr. Patrick made a motion approve the 2022 financial audit. Ms. Coblenz seconded the motion, which was unanimously approved.*

Chair Bolia asked the Board to return to Item II. D. for a vote. Ms. Coblenz made a motion to approve the 2022 Incentive Compensation. Mr. Gooch seconded the motion, which was unanimously approved.*

*Ms. Hanlon joined the meeting at approximately 11:54 am. All votes occurred with Chair Bolia, Vice Chair Gooch, Commissioner Patrick, Ms. Hanlon and Ms. Coblenz present. Commissioner Patrick departed the meeting at approximately 12:02 pm and was not present for the following discussion items.

III. Discussion:

A. Amended Procurement Policy:

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

The procurement policy establishes a financial process by which expenditures for services or goods are acquired from a qualified and competent vendor through a competitive process and are properly obtained, monitored, and controlled.

The main updates being proposed in the policy are increasing threshold amounts for the written quote and RFP requirements and adding vendor E-verification and other process requirements. Board approval would be required for purchases over \$10k (unbudgeted) or \$50k (budgeted).

As part of the policy review process, staff created a process document that identified each step of the process and updated the request to procure form,

Chair Bolia recommended the policy be as closely aligned with DeKalb County's policy as possible, including DBE, FBE and MBE participation.

The policy will be revised based on Board input and brought forward at a future meeting for approval.

B. President's Report:

Mr. DeBarr presented the President's Report highlighting DDDA's current standing: 335 new jobs, \$185.5m in investment and 45 BRE visits.

In Business Development, the team hosted 2nd quarter Planning and Sustainability and Manufacturing/Logistic council events. DDDA's very own Sunny Anderson graduated from Leadership DeKalb.

In entertainment, 11 applications and 8 permits were filled. Due to the writer's strike, productions are at a standstill.

Marcom's is planning for 3 events during black business month, working hard on the DEC website and brand redesign and recapped Made In DeKalb.

The team also welcomed Yvette Humphries, the new Manager, Redevelopment & Strategic Initiatives.

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 12:27 a.m.