



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

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
Counsel to the Authority
Arnall Golden Gregory, LLP

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING

Date: Thursday, November 9, 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
Andrew Greenberg, Board Member
Robert Patrick, Board Member
Rebekah Coblentz, Board Member
Ann Hanlon, Board Member

Board Members Absent

Miranda Mack McKenzie, Secretary
David Moody, Board Member
Alan Ferguson, Board Member

Legal Counsel Present

Ansly Moyer, Arnall Golden Gregory LLP

Staff Members Present

Dorian DeBarr, President
Randi Mason, VP, Economic Development
Terra Washington, Vice President, Marketing & Communication
Amanda McAbee, Director, Accounting & Finance
Shelbia Jackson, Director, DeKalb Entertainment Commission
Jenee Williams, HR Coordinator/Office Manager
Yvette Humphries, Manager, Redevelopment & Strategic Initiatives
Courtney Haynes, Executive Assistant
Joshua Williams, Business Relations Specialist

Others Present

CEO Michael Thurmond, DeKalb County
Delores Crowell, DeKalb County
Douglass Selby, Hunton Andrews Kurth LLP
Ted Terry, BOC
Michelle Long-Spears, BOC
Beth Ganga, BOC
Jules Hislop, Edens
Areti Saurine, Edens
Herbert Ames, Edens
Sara Amis, Decaturish
Steve Labovitz, Denton
Jonathan Gelber, KBA Group

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

Tyrone Rachel, Urban Key Capital
Andy Scheffenberger, BOC

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

The November meeting of the Decide DeKalb Development Authority was called to order at 11:37am on Thursday, November 9th, 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 and July 2023 Board Meeting Minutes:

Mr. Greenberg made a motion to approve the June and July Board Meeting Minutes. Ms. Coblenz seconded the motion which was unanimously approved.

B. Approval of May-September 2023 Financials:

Ms. McAbee presented the May-September 2023 financials.

Current assets are as follows: Cash \$837k, Total investments \$1.5m, Accounts Receivable \$847.

Mr. Gooch made a motion to approve the May-September 2023 financials. Ms. Coblenz seconded the motion which was unanimously approved.

C. Approval of Bond Resolution Authorizing the Issuance of \$10,600,000 in Development Authority of DeKalb County Revenue Bonds for the Benefit of Young Men's Christian Association of Metropolitan Atlanta, Inc.:

In 2013, Decide DeKalb issued bonds on behalf of the Y related to their facilities in Decatur and Dunwoody. During the pandemic, the Y's lender consolidated these bonds and those issued by a small handful of other counties in the region into a single taxable loan facility with a short final maturity. That facility was extended through 2023 but the Y is working to refinance it into a longer-term transaction.

The Y is requesting that Decide DeKalb again issue bonds on the Y's behalf related to the Decatur and Cowart facilities.

Decide DeKalb will be acting as a conduit issuer with no potential liability being imposed on DeKalb County or Decide DeKalb.

The PIR Committee has recommended board approval.

Ms. Coblenz made a motion to approve the Bond Resolution Authorizing the Issuance of \$10,600,000 in Development Authority of DeKalb County Revenue Bonds for the Benefit of Young Men's Christian Association of Metropolitan Atlanta, Inc. Mr. Greenberg seconded the motion which was unanimously approved.

D. Approval of EDENS Redevelopment Proposal:

Lulah Hills is a 76.1-acre, \$842.6 million mixed-use redevelopment totaling 2.5million square feet. Lulah Hills reimagines the presently defunct North DeKalb Mall into a new walkable mixed-use ecosystem. At completion, Lulah Hills will host a direct connection point to South Peachtree Creek Trail providing a direct extension to Emory University, Medlock Park, and surrounding neighborhoods. Upon full buildout, Lulah Hills will be comprised of 320,000 square feet of retail, 1,700 multifamily units, 100 townhomes, and 150 hotel keys.

Development Authority of DeKalb County, Georgia

d.b.a.

Decide DeKalb Development Authority

Mr. Herbert Ames, EDENS addressed the board and commended staff for their support with the project. Mr. Ames advised the full project timeline is expected to span over 8 years, however the first phase of mall demolition is expected to start within the next 60 days. The first wave of funding will cover streetscape and the remaining funds will be applied towards mall demolition, storm water system, and a parking deck.

The PIR Committee has recommended board approval.

CEO Thurmond attended and provided remarks. He thanked Decide DeKalb and President DeBarr for all of the contributions the organization makes towards developing DeKalb County.

Mr. Patrick made a motion to approve EDENS Redevelopment Proposal. Mr. Gooch seconded the motion which was unanimously approved.

E. Acknowledgment of Southwest DeKalb TAD's Redevelopment Plan:

DeKalb County, Decide DeKalb, and their public and private partners have built a thorough base of planning and visioning for the redevelopment of certain portions of Southwest DeKalb County and its adjacent commercial corridors. Decide DeKalb is seeking acknowledgement of the redevelopment plan for the Southwest DeKalb TAD (Districts 3, 6 and 7).

While DeKalb County has seen strong growth in recent years, the area around Southwest DeKalb has seen limited value growth, quality development, economic development, or high-quality infrastructure. Some ways the Southwest DeKalb TAD could catalyze positive change and redevelopment in southwest DeKalb County include supporting the prospective redevelopment of the under-utilized Gallery at South DeKalb Mall into a vital, mixed-use town center as envisioned in the DeKalb County 2050 Unified Plan; Development of important segments of the South River Trail, linking local schools and trails together as well as integrating this part of Southwest DeKalb with the Atlanta Beltline; Redevelopment of the under developed vacant structures and parcels along Candler Road; Improved transportation infrastructure, sidewalks, and streetscapes and more.

Jonathan Gelber, KBA Group reviewed the plan boundaries with the board.

Commissioner Terry commented that he appreciates the TAD moving forward and helping reinvest in a community he feels is forgotten.

The PIR Committee has recommended board approval.

Mr. Greenberg made a motion to approve the Acknowledgment of Southwest DeKalb TAD's Redevelopment Plan. Mr. Gooch seconded the motion which was unanimously approved.

III. Discussion:

A. DEC Strategic Plan Update:

Ms. Shelbia Jackson happily reported that the writer's strike has ended, and productions should ramp back up. Ms. Jackson also reported that the DEC 5-year strategic plan has been approved by their advisory board. The plan includes 12 goals that focus on 3 areas.

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

In order to implement this new plan, the DEC team is finalizing the new website that will assist with funneling through inquiries.

B. President's Report:

Mr. DeBarr presented the President's Report highlighting DDDA's current standing: 367 new jobs, \$241m in investment and 78 BRE visits.

In Business Development, the team hosted Leadership DeKalb's Economic Development Day and the team continues to attend several partner meetings including ICSC's Southeastern Conference, Advocate Community Council Meeting, and ULI Atlanta's Center for Leadership Economic Development Day.

In entertainment, 132 applications and 17 permits were filled. The writer's strike is over and productions area waiting for the official sign off.

In Marcom, Decide DeKalb was featured in Georgia Trend magazine and President DeBarr was featured in Fortune 500.

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 1:09 p.m.