



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 AND BOARD RETREAT

Date: Saturday, January 13, 2024
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
Rebekah Coblentz, Board Member
David Moody, Board Member
Alan Ferguson, Board Member

Board Members Absent

Robert Patrick, Board Member
Ann Hanlon, Board Member
Miranda Mack McKenzie, Secretary

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
Jene Williams, HR Coordinator/Office Manager
Sunny Anderson, Senior Business Attraction Manager
Yvette Humphries, Manager, Redevelopment & Strategic Initiatives

Others Present

Michelle Long-Spears, BOC
Beth Ganga, BOC
Anila Yoganathan, Decaturish
Amanda Shailendra, Pendleton Group

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

The January meeting of the Decide DeKalb Development Authority was called to order at 8:44am on Saturday, January 13th, 2024, 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. Swearing in Ceremony Alan Ferguson and C. David Moody Jr.:

Chair Bolia administered the oath of office for the two new board members. Once complete Mr. Ferguson and Mr. Moody were photographed and congratulated by fellow board members and staff on becoming the newest members of the Authority's board.

B. Approval of November 2023 Board Meeting Minutes:

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

C. Approval of October 2023 Financials:

Ms. McAbee presented the October 2023 financials.

Current assets are as follows: Cash \$1.8m, Total investments \$833k, Accounts Receivable \$436k.

Mr. Moody made a motion to approve the October 2023 financials. Vice Chair Gooch seconded the motion which was unanimously approved.

D. Approval of Amended Procurement Policy:

Ms. Mason presented the amended procurement to the board. The amended procurement policy was first brought to the board for discussion in July 2023. The 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 proposed changes from the existing policy include 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).

The updated policy has been reviewed by the legal team at AGG and has been brought to the Board for final approval.

Mr. Greenberg made a motion to approve the procurement policy. Ms. Coblenz seconded the motion which was unanimously approved.

III. Discussion:

A. President's Report:

Development Authority of DeKalb County, Georgia

d.b.a.

Decide DeKalb Development Authority

Mr. DeBarr presented the President's Report highlighting DDDA's current standing: 1201 new jobs, \$1.05m in investment and 85 BRE visits.

In Business Development, Ms. Anderson hosted the Q4 cities & partners lunch with City of Tucker, - Other events included the 4th industry council, The Inaugural Healthcare Life Sciences Council, and several team members attended the 2nd annual spirit of DeKalb Awards Gala hosted by Commissioner Cochran Johnson and the DeKalb Chamber.

In redevelopment, the Southwest DeKalb TAD's were approved.

The staff welcomed newcomer Katelin McClure to the team as the new Economic Development Coordinator.

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

IV. Board Retreat:

A. Retreat Overview & Objectives:

Ms. Amanda Shailendra, Pendleton Group introduced herself and provided the Board with an overview of the retreat.

B. Department Updates:

Each department head (Ms. Randi Mason, Ms. Terra Washinton, Ms. Yvette Humphries, and Ms. Amanda McAbee) provided the Board with an overview of their department to include past year and present year goals and objectives.

C. Leadership Overview:

Mr. DeBarr gave a leadership overview and offered comments on 2023 accomplishments, 2024 goals and objectives and the objective to focus on staff development for 2024 which will include quarterly lunch and learn series and emphasis on professional development.

D. 2024 Budget

Ms. McAbee presented the 2024 proposed budget outlining the departmental allocations and expenses. The budget also included an overview of FY23 actual budget in comparison to the FY24 proposed budget along with changes.

E. Presentation on Economic Development Trends and Market Forecast:

Ms. Shailendra, Pendleton Group, provided the Board with current economic development trends and updates as to where the market may be headed in 2024.

F. Call to Action & Next Steps:

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

Chair Bolia concluded the retreat with a call to action for Board members and staff.

The Decide DeKalb Development Authority Board Meeting and Retreat adjourned at approximately 11:15 a.m.