



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
Atlanta Housing

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: October 10th, 2024
Time: 11:30 AM
Location: Teleconference via Zoom
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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
Ann Hanlon, Treasurer
Robert Patrick, Board Member

Legal Counsel Present

Ansly Moyer, Arnall Golden Gregory LLP

Staff Members Present

Dorian DeBarr, President
Randi Mason, VP, Economic Development
Sunny Anderson, Senior Business Attraction Manager
Amanda McAbee, Director, Accounting & Finance
Terra Washington, VP, Marketing
Jenee Williams, HR Coordinator/Office Manager
Shelbia Jackson, Director, DeKalb Entertainment Commission
Mr. Geoffrey Loftin, Equitable Economic Development Program Manager
Courtney Haynes, Executive Assistant
Laura Ramos, Marketing Manager
Tiffany Wills, VP, Redevelopment
Diana Pitcher-Williams, Manager, Redevelopment

Others Present

Beth Ganga, BOC
Grace Donnelly, Decaturish
Ivan Shamas, Jabian LLC
Koushik Chadhuri, Jabian LLC
Brannon Browner, Jabian LLC
Dan Gordon, Jabian LLC
Sharon Douglas, CERM
Darryl Elder, CERM
London Hornsby, BOC

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The October meeting of the Decide DeKalb Development Authority was called to order at 11:33am on Thursday, October 10th, 2024, by teleconference via Zoom.

I. CALL TO ORDER

Chair Bolia presided.

II. ITEMS FOR DECISION

A. Approval of June 2024 Board Meeting Minutes:

Mr. Moody made a motion to approve the June Board Meeting Minutes as presented. Mr. Greenberg seconded the motion which was unanimously approved.

B. Approval of August 2024 Financials:

Ms. McAbee presented the August 2024 financials.

Current assets are as follows: Cash \$2.5m, Total investments \$1.58m, Accounts Receivable \$596k.

Annual fees and issuer fees were discussed, with the latter being a significant spike in May due to large transactions. The actual expenses are slightly over budget, with the majority of the variance due to timing differences.

The team also discussed their growing space needs, with plans to move to the 5th floor of their current building. The office market conditions were deemed favorable for negotiation, with a hired broker advising to move quickly.

Mr. Patrick made a motion to approve the August 2024 financials as presented. Mr. Moody seconded the motion which was unanimously approved.

C. Approval of CERM Contract for Program Closeout and Administrative Support related to EPA Brownfields 2012 Revolving Loan Fund Grant:

Tiffany Wills, the new Vice President of Redevelopment, presented to the board. Ms. Wills is seeking approval for CERM to provide administrative services to close and manage post-closing reporting for the 2012 Brownfield Revolving Loan Fund (BRLF) Grant and Supplement Grant awards provided by the US Environmental Protection Agency (EPA).

The total project costs were at \$60,000, and these were eligible costs and solely covered by the 2012 BRLF grant program income.

The contract with Stantec, previously Cardno Inc., expired in 2022, and CERM was selected as the QEP for the new 2022 grant. CERM has been assisting with closing out the 2012 BRLF

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beginning January 2023 and the scope of work presented will cover work on the 2012 closeout through September 30th, 2027.

Mr. Greenberg asked about additional opportunities for the County and Decide DeKalb in this area, including future applications to secure more funds. Ms. Wills responded that the next application for the Revolving Loan Fund grant would open in 2026, and Decide DeKalb needs to expend or commit at least 65% of the current 2022 grant award in order to apply. Ms. Wills confirmed Decide DeKalb would work closely with CERM and marketing to deploy the 2022 award.

Mr. Ferguson made a motion for Approval of CERM Contract for Program Closeout and Administrative Support related to EPA Brownfields 2012 Revolving Loan Fund Grant. Mr. Moody seconded the motion which was unanimously approved.

III. Discussion:

A. Welcoming DeKalb Strategic Plan Presentation:

Geoffrey Lofton introduced Brannon Browner, Jabian, who presented the findings from their strategic plan work for Welcoming DeKalb. The plan involved three phases: assessment, design, and planning. The team conducted external research and community engagement, including interviews with 60 business owners and five workshops. The plan includes seven key recommendations for the program, with a focus on stakeholder engagement, partnerships, and cultural importance. The team also identified quick wins to help push the program across the starting line, such as launching a website and social media pages. A roadmap for the program was also developed, outlining dependencies and a timeline for implementation.

In response to questions from Mr. Greenberg and other Board Members, Brannon Browner, Jabian, discussed the need for funding and recommended a two-year funding period, with a potential budget of a few hundred thousand dollars.

Mr. Greenberg inquired about integrating the new loan or grant program for locally owned businesses, to which staff confirmed that the rollout of the Small Business Revolving Loan Fund would start in Q1. The team expressed excitement about the initiative and its potential impact on the community.

B. President's Report:

President DeBarr presented the President's Report highlighting DDDA's current standing: 252 new and retained jobs, \$8m in investment and 84 BRE visits.

In Business Development, the team kicked off the month with the inaugural Entertainment Advisory Council Meeting which was very well attended. The industry- Ready DeKalb Pre-Apprenticeship Program launched and was facilitated by GPTC. Katrina Young coordinated and facilitated Business Resources 101, an event aimed at equipping businesses with essential tools and access to technical assistance and funding.

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In marcom, the team launched Black Business Month with the DeKalb Black Business guide that was so well received it was featured on FOX 5. The 3rd South DeKalb Popup Business Incubator was hosted with over 250 attendees. And finally, DDDA Tik Tok is here! The team officially launched the Decide DeKalb Tik Tok social media page.

President DeBarr reported that the 2 previously vacant positions had now been filled. Tiffany Wills has been hired as VP, Redevelopment position and Diana Pitcher-Williams, Manager, Redevelopment.

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 approximately 12:31 p.m.