



**Development Authority of DeKalb County
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. Ann Hanlon
Treasurer of the Authority
Perimeter CID

Mr. Alan Ferguson
Secretary of the Authority
Atlanta Housing

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

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

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: June 12th, 2025
Time: 11:30 AM
Location: Via Zoom

Board Members Present:

Don Bolia, Chair
Kevin Gooch, Vice Chair
Andrew Greenberg, Board Member
Robert Patrick, Board Member
David Moody, Board Member

Board Members Absent

Ann Hanlon, Treasurer
Alan Ferguson, Secretary

Legal Counsel Present

Ansly Moyer, Arnall Golden Gregory LLP

Staff Members Present

Dorian DeBarr, President
Amanda McAbee, Director, Accounting & Finance
Randi Mason, VP, ED
Terra Washington, VP, Marketing
Jenee Williams, HR Coordinator/Office Manager
Courtney Haynes, Executive Assistant
Tiffany Wills, VP, Redevelopment
Shelbia Jackson, Director, DEC
Laura Ramos, Marketing Manager
Geoffrey Loften, Equitable ED Program Manager

Others Present

Dan Whisnet, Decaturish
Delores Crowell,
Allison Shoemaker, Evergreen Workplace
Jamie Sauer, Evergreen Workplace
Ebony Evans, BOC
LaShun Atwater, BOC
Derek Flemming, HR&A
Christina Di Giulio, HR&A
Jacob Vallo, BOC

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The June meeting of the Decide DeKalb Development Authority was called to order at 11:40am on Thursday, June 12th, 2025, virtually via zoom.

I. CALL TO ORDER

Chair Bolia presided.

II. ITEMS FOR DECISION

A. Approval of March 2025 Board Meeting Minutes:

Mr. Greenberg made a motion to approve the April 2025 Board Meeting Minutes. Mr. Patrick seconded the motion which was unanimously approved.

B. Approval of February 2025 Financials:

Ms. McAbee presented the April 2025 financials.

Current assets are as follows: Cash \$4.3m, Total Investments \$1.2m, Accounts Receivable \$427k.

Mr. Patrick made a motion to approve the April 2025 financials as presented. Mr. Moody seconded the motion which was unanimously approved.

C. Approval of FY2026 Operating and Maintenance Budget for the Atlanta VA Regional Office Project:

Ms. Allison Shoemaker of Evergreen Workplace Solutions presented the annual operating budget request for the Atlanta VA Regional Office project to the board for approval. For 2026, the budget shows a 4.7% variance from the previous year, exceeding the 2% target due to the return to office mandate, with a cost per square foot of \$11.79. The trust fund improvements, tied to the lease, are approximately half complete, with Task Order 4 in progress for central plant upgrades, and a potential \$800,000 to \$1.1 million remaining for a generator project in FY26.

Mr. Greenberg made a motion to approve the FY2026 Operating and Maintenance Budget for the Atlanta VA Regional Office Project with a condition that President DeBarr can execute any requested budget documentation if changes are less than 2% from what has been presented to the Board. Mr. Patrick seconded the motion which was unanimously approved.

D. Approval of Termination of Lease Agreements related to 4380 Memorial Drive, Decatur, Georgia:

Ms. Moyer, legal counsel, presented the termination of lease agreements related to 4380 Memorial Drive. The County plans to purchase the property and end the existing lease arrangements and the Authority's execution of lease termination agreements with the master landlord and with the County has been requested as part of the purchase.

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Mr. Patrick made a motion to approve the Termination of Lease Agreements related to 4380 Memorial Drive, Decatur, Georgia. Mr. Greenberg seconded the motion which was unanimously approved.

E. Approval of Budget Reforecast:

Ms. McAbee presented the 2025 budget reforecast. Through her presentation she explained a \$427,000 net loss due to strategic initiatives and plans for future revenue opportunities.

Ms. McAbee outlined \$400,000 in planned expenses for 2025, including a creative district strategic plan, advisory committee setup, office relocation, and economic development strategy, which will be funded from the 2024 reserve. She emphasized that the reserves are still in alignment with the 6-month policy.

Mr. Patrick made a motion to approve the budget reforecast. Mr. Greenberg seconded the motion which was unanimously approved.

F. Approval of HR&A Contract:

Mr. Loften introduced HR&A as the selected partner for the Southwest Dekalb Creative District strategic plan. He outlined the project's aims to create jobs, provide services, support businesses, and improve community quality of life. Derek Fleming, HR&A, and Christina de Giulio, HR&A, introduced themselves and expressed excitement about the project and working with the Decide DeKalb team.

Mr. Greenberg commended the competitive bid process, and Mr. Loften thanked the Selection Committee for their work in choosing HR&A.

Mr. Greenberg made a motion to approve the HR&A Contract. Mr. Patrick seconded the motion which was unanimously approved.

G. Consulting agreement with Crowell Companies Limited Liability Company:

Ms. Randi Mason presented a consulting agreement with Crowell Companies. The Authority is undertaking several new programs and services including the creation of a new Creative District and the formation of a DeKalb Global Sports Committee. Crowell Companies will use their expertise in local government policy and corporate management to advise Decide DeKalb in the creation of these new programs/committees.

The scope of work will include strategic oversight and implementation, stakeholder engagement, project coordination, vendor relationship management, and community involvement.

The fees for the project are not to exceed \$52,500 and will be paid in monthly installments of \$7,500 commencing July 2025.

Mr. Patrick made a motion to approve the Consulting agreement with Crowell Companies Limited Liability Company. Mr. Greenberg seconded the motion which was unanimously approved.

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H. Approval of 2024 Audit:

This item was deferred and will be presented at a future meeting.

III. Discussion:

A. President's Report:

President DeBarr presented the President's Report highlighting DDDA's current standing: 828 new and retained jobs, \$15.4m in investment and 61 BRE visits.

In ED, Ms. Mason highlighted several economic development achievements, including the launch of the CAB Supplier Diversity Academy, formation of manufacturing and distribution advisory councils, and Mr. Loften's election as president of the Urban League of Greater Atlanta young professionals.

Marcom highlighted their efforts in enhancing outreach through social media, PR, and TV appearances.

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

There being no further business to discuss, the meeting was adjourned at approximately 12:31 p.m.