



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: February 13th, 2025
Time: 9:30 AM
Location: Via Zoom

Board Members Present:

Don Bolia, Chair
Kevin Gooch, Vice Chair
Ann Hanlon, Treasurer
David Moody, Board Member
Andrew Greenberg, Board Member
Alan Ferguson, Secretary

Board Members Absent:

Robert Patrick, Board Member

Legal Counsel Present

Ansly Moyer, Arnall Golden Gregory LLP

Staff Members Present

Dorian DeBarr, President
Amanda McAbee, Director, Accounting & Finance
Terra Washington, VP, Marketing
Sunny Anderson, Senior Attraction Manager
Jenee Williams, HR Coordinator/Office Manager
Courtney Haynes, Executive Assistant
Tiffany Wills, VP, Redevelopment
Shelbia Jackson, Director, DEC
Laura Ramos, Marketing Manager
Diana Pitcher-Williams, Redevelopment Manager

Others Present

Dan Whisnet, Decaturish
Beth Ganga, BOC

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The February meeting of the Decide DeKalb Development Authority was called to order at 9:31am on Thursday, February 13th, 2025, virtually via zoom.

I. CALL TO ORDER

Chair Bolia presided.

II. ITEMS FOR DECISION

A. Approval of January 2025 Board Meeting Minutes

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

B. Approval of December 2024 Financials:

Ms. McAbee presented the December 2024 financials.

Current assets are as follows: Cash \$3.8m, Total investments \$1.3m, Accounts Receivable \$1.2m.

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

C. Approval of 2025 budget:

McAbee presented the proposed budget for 2025 to the board, emphasizing notable variances in both revenue and expenses. The budget reflects an overall increase of 17%, primarily attributed to the anticipated office relocation at the end of the year.

In response, the board recommended utilizing a portion of the Authority's reserves to mitigate the projected net loss.

The Finance and Audit Committee convened to conduct a comprehensive review of the budget and has recommended it for board approval.

Mr. Moody made a motion to approve the 2025 budget as presented. Mr. Ferguson seconded the motion which was unanimously approved.

D. Approval of Incentive Compensation Policy:

President DeBarr presented to the board, detailing the efforts of his team over the past six months, in collaboration with the personnel committee, to simplify the existing policy, which had not been

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updated since 2016. The new plan aims not only to streamline the policy but also to enhance its sustainability for the Authority's future operations.

During the presentation, President DeBarr explained the mechanics of the revised policy and its implementation process, emphasizing that these changes were prompted by the recent compensation study.

When asked about the potential impact of the new policy on job retention, President DeBarr responded that the adjustments should promote greater balance, as employee salaries are now more aligned with market values.

Mr. Ferguson made a motion to approve the Incentive Compensation Policy. Mr. Greenberg seconded the motion which was unanimously approved.

III. Discussion:

A. President's Report:

President DeBarr presented the January President's Report.

His report emphasized "Donuts with Dorian," an event where the media had the opportunity to engage with President DeBarr and pose questions.

The ED team attended the annual meetings of both the Lithonia Chamber and DeKalb Chamber. Notably, Mr. Lofton has been appointed to the 2025 Board of Directors for the Georgia Micro Enterprise Network, which serves as a regional hub for entrepreneurial training programs.

Mr. Gooch and Mr. Greenberg left the meeting at 10:00am.

In DEC, Ms. Jackson informed the board of the upcoming Student Film Festival scheduled for March. Additionally, Ms. Jackson announced that a request for additional funding for DEC has been submitted to the county, and they are currently awaiting a response.

In Marcom, the team has refreshed the website to include a new page dedicated to redevelopment, featuring comprehensive information on brownfields and tax allocation districts. The annual report is also in the final stages of preparation and is expected to be distributed in early spring.

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 10:10 a.m.

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