



# Development Authority of DeKalb County d.b.a.

## Decide DeKalb Development Authority

### PROJECT INCENTIVES REVIEW COMMITTEE MEETING MINUTES

#### Board Members Officers

Ms. Ann Hanlon  
Chair of the Authority  
Partner  
Perimeter CID

Mr. Cornell McBride  
Board Member of the Authority  
McBride Research Labs

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

Dr. Devon Horton  
Board Member of the Authority  
DeKalb County School District

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

Ms. Glianny Fagundo  
Board Member of the Authority  
Thompson Hine LLP

Mr. Jim Durrett  
Board Member of the Authority  
Buckhead CID

Ms. Ansly Moyer, Esq.  
Counsel to the Authority  
Arnall Golden Gregory LLP

**Date:** Friday, September 5<sup>th</sup>, 2025

**Time:** 9:30 am

**Location:** Zoom

Join the Zoom Meeting:

<https://us06web.zoom.us/j/81949969562?pwd=ey8ClgF3VYam6Vk8e6C08V0fErGS4x.1>

Meeting ID: 819 4996 9562

Passcode: 847628

#### **I. Call to Order – Cornell McBride, Chair**

#### **II. Items for Approval**

- a. Approval of March 7, 2025 Meeting Minutes

#### **III. Items for Discussion**

- a. Economic Development Update – Sunny Anderson
- b. 2024 Affordable Housing Compliance Review – Kate Russell, M&J
- c. Tax Allocation Districts Overview – Tiffany Wills

#### **IV. Items for Review**

- a. RED-1 A Resolution Authorizing a Southwest DeKalb Tax Allocation District Pay As You Go Grant Award to VSI Ventures, LLC for the “Candler Crossing” Redevelopment - Tiffany Wills
- b. RED-2 A Resolution Authorizing an Avondale Mall/Columbia Drive Tax Allocation District Urban Renewal Loan, Grant, and Forgivable Loan to the Housing Development Corporation of DeKalb and MicroLife Institute, Inc for the “Cottages at Midway” Redevelopment - Tiffany Wills

In attendance:

Committee members: Cornell McBride, Andrew Greenberg, Commissioner Robert Patrick

Committee members absent: Dr. Devon Horton

Other Board members: None

Staff: Diana Pitcher Williams, Sunny Anderson, Katelin McClure, Tiffany Wills, Randi Mason, Dorian DeBarr and Ansly Moyer, legal counsel

Other: Will Johnston, Devin Vermeulen, Pete Walker, Keri Taylor-Spann, Kate Russell, Evan Conder, Yeji Moon, Sara Beresford

### **Call to Order**

The September 5<sup>th</sup>, 2025 meeting of the Project Incentives Review Committee of the Decide DeKalb Development Authority Board was called to order at 9:32 am.

### **Items for Approval**

#### **a. Approval of the March 6<sup>th</sup>, 2025 Minutes**

Motion by Mr. Greenberg to approve. Seconded by Commissioner Patrick. Approved unanimously.

### **Items for Discussion**

**a. Economic Development Update.** The economic development update from Ms. Anderson was deferred to the end of the meeting in the interest of time.

#### **b. 2024 Affordable Housing Compliance Review**

Ms. Kate Russell from Mauldin and Jenkins presented on the 2024 affordable housing compliance review, including the scope and approach used by M&J, and compliance updates on the four projects currently in the compliance period: Solomon Decatur, LLC (The Holbrook Decatur) , Northlake Pkwy Owner LLC (The Reid), , Avondale Apartments LLC (Icon Avondale) and Equity Residential (The Baxter Decatur). All properties have been shown to be generally compliant or to have made significant improvements. M&J recommended that Decide DeKalb work with The Reid, Icon Avondale and The Baxter Decatur on the timing requirements of the tenant eligibility review process.

Mr. Greenberg asks what the procedures are for ensuring the communication reminders being recommended by M&J. Ms. Mason states that she works with Ms. Russell on communications with property managers and will work with Ms. Russell on additional communication recommendations.

Mr. Greenberg inquires about the unit mix at The Reid, and Ms. Russell responds that she has been told there is not much interest or demand in 2-bedroom units at that property. Ms. Mason confirms that the project is subject to the older Decide DeKalb affordability set-aside policy, and the current policy requires a unit mix.

Mr. Greenberg states the concern about residents at The Icon being able to stay in units with changing management. Ms. Russell states that it has not been specifically examined but that the Authority has 5-years of tenant data from compliance testing that could be reviewed. Mr. Greenberg suggests that this would be helpful for the new Chief Housing Officer.

Mr. Greenberg asks about Solomon Decatur's improvement. Ms. Russell states that they have improved their marketing for the program.

Commissioner Patrick acknowledged improvements.

### **c. Tax Allocation Districts Overview**

VP Wills begins to give a review of Tax Allocation Districts (TADs), and highlights the 5 TADs in DeKalb County: Avondale, Briarcliff, Kensington, Market Square and Southwest DeKalb. Ms. Wills reviews the 5 TAD funding programs: Predevelopment Loan Fund, Urban Renewal Fund, Pay As You Go Grant, Small Business Property Improvement Grant, and TAD Bonds. Ms. Wills reviews generally applicant eligibility and affordability requirements. Lulah Hills is used as the example of a successful TAD, \$850 M total development cost with a \$70 M TAD Pay as You Go Grant, with \$9M in benefits, 10% multifamily units are reserved for earning 60-120% AMI with a 15-year affordability term.

Mr. Greenberg thanks Ms. Wills for the presentation and asks for status on TAD Advisory Boards. Ms. Wills states that DDDA has been working with the Board of Commissioners to build out the structure and defers to Mr. DeBarr. Mr. DeBarr states that a TAD advisory committee is being discussed with Madam CEO's administration for best cohesion and the work is ongoing, with the timeline for final resolution uncertain.

## **Items for Review**

### **a. RED-1 A Resolution Authorizing a Southwest DeKalb Tax Allocation District Pay As You Go Grant Award to VSI Ventures, LLC for the “Candler Crossing” Redevelopment - Tiffany Wills**

Ms. Wills states that the property is located at 1816 Candler Road will be redeveloped into a multitenant grocery anchored shopping center. The proposed development includes a grocery store, detached ancillary building, surface parking, walking trail, plaza and greenspace with critical life and safety improvements. Among the public benefits the overall development of the site is reflective of the overall goal of DeKalb County, improving the Candler-Glenwood corridor and meeting the standards of the I-20 overlay district. The project will include approximately 20% of the multi-tenant space reserved as Affordable Commercial Space for a 10-year period of affordability. Total project cost to be \$28,910,670, with TAD funding request being \$3,820,000. Construction will create 100 new jobs with 183 net new permanent jobs. Mr. DeBarr mentions that he spoke to the Administration and the District Commissioners and all were supportive.

Mr. Greenberg expresses his support for the thoughtful ramp-up on affordability and for the other community benefits. Mr. Greenberg asks for the developer to explain what types of business would be going into the vacant spaces.

Mr. Conder explains that they envision two restaurants to go on the bookend of the development, with service style retail tenants within the interior of the development. Local and regional restaurants will also take occupancy.

Mr. Greenberg makes a motion to recommend approval to the Board, with Commissioner Patrick seconding. Approved unanimously.

### **b. RED-2 A Resolution Authorizing an Avondale Mall/Columbia Drive Tax Allocation District Urban Renewal Loan, Grant, and Forgivable Loan to the Housing Development Corporation of DeKalb and MicroLife Institute, Inc for the “Cottages at Midway” Redevelopment - Tiffany Wills**

Ms. Wills begins by stating the redevelopment will take 2 residential parcels into a single family cottage community, with 66% of the 18-unit development reserved for Missing Middle homebuyers, 6 units reserved for homebuyers earning up to 80% of the area median income and 6

reserved for homebuyers earning up to 120% AMI. The TAD Forgivable Loan will support the Missing Middle Units. The Missing Middle Units homes will be required to remain owner-occupied for at least 10 years. The total development cost is \$6.8 million with the total TAD request not to exceed \$2,25,004 (33% of total cost).

Mr. Greenberg asks who is monitoring the 10-year residency. Ms. Wills states this will be done through the HOA and the Land Use Agreement and that there has been discussion of restriction on a portion of the market rate and missing middle units. Mr. Greenberg asks what will happen in the event of the death of a homeowner prior to the end of the 10 year residency period, and Ms. Wills says this will be discussed internally and with counsel. Mr. Greenberg asks how MicroLife markets itself to get a mixed group of tenants. Mr. Johnston states that social media appeals to a diverse group of prospective tenants and that HouseATL also serves as a platform. Mr. Vermeulen mentions the churches in the area are a good source as well.

Mr. Greenberg makes a motion to recommend approval to the Board, with Commissioner Patrick seconding. Approved unanimously.

Sunny Anderson gave an update on the Economic Development team.

There being no additional business to discuss, the meeting was adjourned at 10:39 am.