



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
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Mr. Stephen P. Smith
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Mr. Andrew Greenberg
Secretary 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, October 3, 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 September 5th, 2025 Meeting Minutes—Approved

III. Items for Discussion

- a. Acquisition Strategy for Redevelopment & Inclusive Growth—Tiffany Wills
- b. Economic Development Update – Sunny Anderson

In attendance:

Committee members: Cornell McBride, Commissioner Robert Patrick, Dr. Devon Horton

Other Board members: None

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

Other: none

Call to Order

The October 3rd, 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 October 3rd, 2025 Minutes

Motion by Commissioner Patrick to approve. Seconded by Dr. Devin Horton. Approved unanimously.

Items for Discussion

a. Acquisition Strategy for Redevelopment & Inclusive Growth .

Tiffany Wills, VP of Redevelopment, presented an overview of the acquisition strategy, explaining that the purpose will be to be proactive in the real estate market in DeKalb County by leveraging existing incentives while also aiming at future financial incentives, ultimately to acquire properties with a public private partnership. Ms. Wills shared that the vision is to ultimately create an equitable, sustainable, and market-responsive redevelopment strategy for the County—subsequently filling in gaps in the market. Ms. Wills shares that the Authority currently utilizes existing tools such as the Brownfields revolving loan funds, TADs, Property Tax Incentive Program, and Bonds which will all be perpetuated throughout the strategy. New tools explored during the acquisition strategy include New Market Tax Credits (NMTC), C-PACE Financing, and Housing Opportunity Bonds. Ms. Wills displayed the Acquisition and Development Process as follows: (1) an initial request for qualifications, (2) Site selection identifying acquisition opportunities, (3) Feasibility and due diligence, (4) Staff will negotiate purchase and sale agreements and present to Board for Approval, (5) Upon Board approval the staff will proceed with closing and issue an

RFP to help minimize procurement process, (6) Upon selection of developer, staff will return to Board for applicable items, (7) Planning and design entitlements, (8) Final closing, construction, and redevelopment. Ms. Wills goes on to explicitly highlight the role of the DDDA staff and Board in acquisitions and possible disposition strategies, completing the high-level summary of the strategy.

Commissioner Patrick stated this is a fantastic opportunity to redevelop blighted sites in the County. Ms. Wills confirms that this will indeed be a communal effort for the developer to engage the community to ensure needs are met. Commissioner Patrick mentions that the Board and the CEO's office is working on the idea of a blight tax and that the strategy works in tandem with the blight tax framework. Dr. Devin Horton asks if there will be an opportunity for District and County staff to get an incentive to purchase homes to work towards affordability. Ms. Wills responds that this will be done through our residential development strategy with TADs funds that a downpayment assistance program can provide additional assistance for County employees. Dr. Horton also asks if there is a potential financial impact to the District. Ms. Wills shares that there will be an opportunity for strategic acquisition aside from blight for better use that will be a part of the strategy. Commissioner Patrick responds that District 1 is struggling with occupancy rate in certain parts of the district and that this strategy can help mitigate these issues. Commissioner Patrick asks for next steps, and Ms. Wills states that after Board presentation, DDDA will refine the strategy and issue an RFQ for consultants and developers for site selection.

b. Economic Development Update

Sunny Anderson details the SEDP Summit and explains that the economic development staff attend IEDC conference and GEDA in September for professional development efforts.

There being no additional business to discuss, the meeting was adjourned at 9:58am.