



**Development Authority of DeKalb County
d.b.a.
Decide DeKalb Development Authority**

**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

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

Mr. Stephen P. Smith
Board Member of the
Authority
BD Law

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

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING

Date: October 9th, 2025
Time: 11:30 AM
Location: Decide DeKalb Office

Board Members Present:

Ann Hanlon, Chair
Cornell McBride, Board Member
Andrew Greenberg, Board Member
Jim Durrett, Board Member
Glianny Fagundo, Board Member
Robert Patrick, Board Member
Stephen Smith, Board Member

Board Members Absent:

Devon Horton, 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, Director, ED
Katelin McClure, ED Coordinator
Courtney Haynes, Executive Assistant
Tiffany Wills, VP, Redevelopment
Shelbia Jackson, Director, DEC

Others Present

Mellanda Reese, ATL Vibes & Views
Fred Bozzuto, Prudential
Jim Bass, Decaturish
Beth Ganga, BOC
James Bence, Mauldin & Jenkins
Heloise Ahoure, IRC
Jessica Rodrigues, IRC
Phillip York, IRC

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The September meeting of the Decide DeKalb Development Authority was called to order at 11:34am on Thursday, October 9th, 2025, at Decide DeKalb Office 1 W Court Sq. Suite 460, Decatur, Ga 30030.

I. CALL TO ORDER

Chair Hanlon presided.

II. ITEMS FOR DECISION

A. Welcome and Swearing in of Mr. Stephen P. Smith:

Mr. Stephen P. Smith is introduced as a new member of the Development Authority of DeKalb County board. He takes the oath of office, administered by Ms. Moyer, Legal Counsel.

The appointment was confirmed by the Board of Commissioners, and his service officially begins with the taking of the oath.

B. Resolution Confirming Election of Officers:

The board considered a resolution to appoint several members for vacant officer positions, as follows:

Mr. Cornell McBride, Vice-Chair
Mr. Andrew Greenberg, Secretary
Mr. Stephen P. Smith, Treasurer

Mr. Durrett made a motion to approve the Resolution Confirming Election of Officers. Mr. Patrick seconded the motion which was unanimously approved.

C. Approval of September Board Meeting Minutes:

Mr. Durrett made a motion to approve the September Board Meeting Minutes. Mr. Greenberg seconded the motion which was unanimously approved.

D. Approval of August 2025 Financials:

Ms. McAbee presented the August 2025 financials.

Current assets are as follows: Cash \$1.5m, Total investments \$2.3m, Accounts Receivable \$597k.

Ms. McAbee explained variance is largely due to unallocated funds for TADs.

Mr. Durrett made a motion to approve the August 2025 Financials. Mr. McBride seconded the motion which was unanimously approved.

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E. Approval of 2024 Audit:

Mr. James Bence, Mauldin & Jenkins presented the report for the 2024 financial Audit.

The Authority received a clean audit report for 2024, with no material weaknesses identified. The auditors noted consistent financial trends and highlighted the management team's proactive approach to compliance and training in accordance with governmental accounting standards.

Mr. DeBarr noted that the Authority has received a clean audit for 9 years in a row and commends the team for their hard work.

Mr. Durrett made a motion to accept the 2024 Audit. Mr. Smith seconded the motion which was unanimously approved.

F. Approval to terminate the Simple IRA and replace with 401(a) & 457 plan:

The board discussed upcoming changes to the retirement plan, including the termination of the current Simple IRA and the implementation of a 401(a) plan for social security replacement and a 457(b) plan for employee contributions.

The new retirement plan that will replace the current simple IRA will allow employees to roll over their IRA money into the new 457(b) plan or direct it to their own IRA. Fred Bazzuto, Prudential explained that the 401(a) plan will require a 7.5% employer contribution, and the employer can choose to increase this contribution up to a current cap of 15%, making it an attractive option for recruitment and retention.

Ms. McAbee stated that the plan documents for the 401(a) and 457(b) plans were still under review by Decide DeKalb staff and legal counsel to confirm certain plan details and features, and asked for a motion to authorize termination of the existing SIMPLE IRA plan effective at the end of 2025 and approval of the 401(a) and 457(b) plans as presented, with further delegation to the Personnel Committee to approve any changes to the new plans or related documents as may be necessary or desirable.

Mr. Greenberg made a motion to approve the termination of the Simple IRA and approval of the 401(a) & 457(b) plans as presented, with delegation to the Personnel Committee to approve any changes to the new plans or related documents as may be necessary or desirable. Mr. McBride seconded the motion which was unanimously approved.

G. Approval of Consulting Agreement with the International Rescue Committee for Business Technical Assistance Services:

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Ms. Sunny Anderson, Director, ED introduced a new partnership with the International Rescue Committee (IRC) to implement a comprehensive strategy for immigrant businesses in DeKalb County. The plan includes providing technical assistance and convening a stakeholder committee to gather feedback on business needs. The program will be funded through monthly payments over a 12-month period, with reporting on various metrics such as businesses served and loans granted.

The IRC team members introduced themselves and answered questions from the board. Mr. Patrick requested to defer the item until the November meeting in order to address a few questions prior to the approval of the item. Staff and Chair Hanlon agreed.

Mr. Patrick made a motion to defer the Consulting Agreement with the International Rescue Committee for Business Technical Assistance Services to the November meeting. Mr. Durrett seconded the motion which was unanimously approved.

H. Approval of Consulting Agreement with Cornerstone Government Affairs, Inc.:

Decide DeKalb Development Authority is seeking assistance with building relationships and enhancing visibility for its programs and services. Cornerstone Government Affairs, led by Jerry Dear has a strong track record of helping local development authorities navigate Georgia's legislative landscape, secure targeted resources and strengthen their relationships with state policymakers.

Through this consulting contract Cornerstone will: develop and execute a comprehensive government relations strategy to elevate DDDA's profile and standing among state agencies and policymakers in Georgia, monitor and report on legislation and budget matters impacting economic development, incentives, infrastructure and related policy areas impacting DDDA, facilitate communications with state legislators and key agency officials to advocate for DDDA's goals, and more.

Mr. Patrick made a motion to approve Consulting Agreement with Cornerstone Government Affairs, Inc. Mr. Durrett seconded the motion which was unanimously approved.

III. DISCUSSION:

A. President's Report:

President DeBarr presented the President's Report highlighting DDDA's current standing: 928 new and retained jobs, \$21.4m in investment and 92 BRE visits.

Mr. DeBarr highlighted the organization's success in redevelopment efforts, particularly in South DeKalb, and the highest level of engagement ever recorded. He discussed ongoing projects, including the Strategic Economic Development Plan, the Creative District Strategic Plan for Southwest DeKalb, and an office move to accommodate growth. President DeBarr also mentioned

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the success of recent economic development summits and the oversubscription of the DeKalb County Small Business Loan Fund, which received \$2.5 million in seed capital from the county government.

There being no further business to discuss, the meeting was adjourned at approximately 12:57 p.m.