



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

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

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: September 11th, 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

Board Members Absent:

Devon Horton, Board Member

Legal Counsel Present

Ansly Moyer, Arnall Golden Gregory LLP
Lauren Daniels, Arnall Golden Gregory LLP

Staff Members Present

Dorian DeBarr, President
Amanda McAbee, Director, Accounting & Finance
Terra Washington, VP, Marketing
Sunny Anderson, Director, ED
Jenee Williams, HR Coordinator/Office Manager
Courtney Haynes, Executive Assistant
Tiffany Wills, VP, Redevelopment
Shelbia Jackson, Director, DEC
Geoffrey Loften, Equitable ED Manager
Diana Pitcher-Williams, Manager, Redevelopment
Rudi Pangad, Workforce Program Manager
Bronwyn Stallcup, Production Manager

Others Present

Dan Whisnet, Decaturish
Evan Conder, VSI
Pete Walker, DHA
Richard Stephens, DCSD
Frida Flores, DCSD
Thomas Springfield, DCSD

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

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I. CALL TO ORDER

Chair Hanlon presided.

II. ITEMS FOR DECISION

A. Welcome and Swearing in Jim Durrett and Cornell McBride:

Mr. Jim Durrett and Mr. Cornell McBride are introduced as new members of the Development Authority of DeKalb County board. They both take the oath of office, administered by Ms. Daniels, Legal Counsel.

Both appointments were confirmed by the Board of Commissioners, and their service officially begins with the taking of the oath.

B. Approval of June Regular Board Meeting and July Special Called Meeting Minutes:

Mr. Greenberg made a motion to approve the June Regular Board Meeting and July Special Called Meeting Minutes. Ms. Patrick seconded the motion which was unanimously approved.

C. Approval of July 2025 Financials:

Ms. McAbee Presented the July 2025 financials.

Current assets are as follows: Cash \$1.7m, Total investments \$1.8m, Accounts Receivable \$1.1m.

Ms. McAbee explained variances in accounts receivable, investments, and expenses due to one-time consulting expenses and the upcoming office move.

Mr. Durrett made a motion to approve the July 2025 Financials. Ms. Patrick seconded the motion which was unanimously approved.

D. Approval of Resolution Authorizing a Southwest DeKalb Tax Allocation District Pay As You Go Grant Award to VSI Ventures, LLC for the “Candler Crossing” Redevelopment:

Ms. Tiffany Wills, VP, Redevelopment presented the \$3.8m TAD Pay As You Go grant award redevelopment project.

The project entails a redevelopment of a 7.26-acre property into a grocery-anchored shopping center with an additional detached ancillary multi-tenant retail building, community-focused enhancements, and approximately 20% of the multi-tenant space reserved as Affordable Commercial Space for a 10-year term of affordability.

The project will include a grocery store, retail building, surface parking, plaza and greenspace and walking trail and is estimated to open in 2027 providing 283 estimated new jobs.

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The PIR committee has recommended for approval.

Mr. Patrick made a motion to approve the Resolution Authorizing a Southwest DeKalb Tax Allocation District Pay As You Go Grant Award to VSI Ventures, LLC for the “Candler Crossing” Redevelopment. Mr. Durrett seconded the motion which was unanimously approved.

E. Approval of 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:

Ms. Wills

Ms. Tiffany Wills, VP, Redevelopment again presented.

Cottages at Midway is the redevelopment of a 2.12-acre property into an 18-unit for-sale single-family cottage community with community green space and courtyard, 36 parking spaces, and approximately 66% of the homes reserved for Missing Middle home buyers, restricting sales prices to 80% and 120% AMI, with a ten (10) year term of affordability.

The total proposed cost is \$6.8m and the proposed TAD award is \$2.25m.

Ms. Wills introduced Pete Walker, HDC who addressed and answered questions from the board.

The PIR committee has recommended for approval.

Ms. Fagundo made a motion to approve the 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. 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 also highlighted the success of the 4th South DeKalb pop-up incubator at New Life Church with over 200 attendees and 30+ partnering organizations. The team also hosted “The Business of Us” event where Mr. DeBarr and entrepreneurs, business leaders, and community partners came together to celebrate Black Business Month in DeKalb County.

The Decide DeKalb team also learned life-saving skills during CPR training to be better prepared to support our colleagues and community.

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There being no further business to discuss, the meeting was adjourned at approximately 12:34 p.m.