



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
Vice Chair of the Authority
McBride Research Labs

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

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
Treasurer of the Authority
Beveridge & Diamond PC

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

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING

Date: December 18th, 2025

Time: 11:30 AM

Location: Zoom

Board Members Present:

Ann Hanlon, Chair
Cornell McBride, Vice Chair
Stephen P. Smith, Treasurer
Andrew Greenberg, Secretary
Jim Durrett, Board Member

Board Members Absent:

Glianny Fagundo, 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
Randi Mason, VP, ED
Courtney Haynes, Executive Assistant
Tiffany Wills, VP, Redevelopment
Shelbia Jackson, Director, DEC
Laura Ramos, Marketing Manager
Geoffrey Loften, Equitable ED Manager
Jenee Williams, HR Coordinator/Office Manager

Others Present

Dr. Triscilla Weaver, DCSD
Keri Taylor-Span, HADC
Latrice Morgan, HADC
Darryl Edler, CERM
Dustin Heizer, CERM
Dan Whisenhunt, Decaturish

The December meeting of the Decide DeKalb Development Authority was called to order at 11:31am on Thursday, Thursday, December 18th, 2025, on teleconference via zoom.

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I. CALL TO ORDER

Chair Hanlon presided.

II. ITEMS FOR DECISION

A. Approval of November Board Meeting Minutes:

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

B. Approval of October Financials:

Ms. McAbee presented the October 2025 financials.

Current assets are as follows: Cash \$1.2m, Total investments \$2.35m, Accounts Receivable \$901k.

Variances in the report were due to all expected TAD activity to be shifted to 2026.

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

C. Authorization of an EPA Brownfield Revolving Loan Fund award to the Housing Authority of DeKalb County to support the abatement and redevelopment of Willow Branch Apartments, and to negotiate all necessary loan documents and execute closing of the loans:

Ms. Wills presented a resolution to provide for the authorization of an EPA Brownfields Revolving Loan Fund Award to the Housing Authority of DeKalb County in an aggregate amount not to exceed \$1,193,944 for the acquisition and redevelopment of Willow Branch Apartments, a 186-unit multifamily development in DeKalb County. The Housing Authority of DeKalb County is proposing to use the BRLF funds for asbestos abatement, which asbestos remediation is expected to take approximately 20 months. The development will also include capital improvements such as new flooring, windows, paint and appliances, with a total development cost of \$58.8 million and an expected completion in mid-2028.

In 2012, the EPA awarded Decide DeKalb Development Authority (Decide DeKalb) a \$900,000BRLF clean up grant with supplemental funding in the amount of \$800,000 totaling \$1,700,000(Cooperative Agreement # BF95498312). An additional supplemental \$2,500,000 grant was awarded in 2022 (Cooperative Agreement # 02D38522). Decide DeKalb awards BRLFs as low-interest loans to private property owners, and subgrants to non-profits, for up to 80% of eligible remediation costs to remediate environmental contamination and prepare for the redevelopment of a brownfield property located in DeKalb County.

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Ms. Wills introduced the CERM and HADC representatives on the call, and confirmed that the Decide DeKalb BRLF funds would be used solely to support the remediation and abatement of asbestos-related environmental contaminants detected in the residential buildings and office building. She also confirmed no displacement of current tenants was expected.

Mr. Greenberg made a motion to Authorize an EPA Brownfield Revolving Loan Fund award to the Housing Authority of DeKalb County to support the abatement and redevelopment of Willow Branch Apartments, and to negotiate all necessary loan documents and execute closing of the loans. Vice Chair McBride 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: 880 new jobs, 864 retained jobs, \$205m in investment and 98 BRE visits.

President DeBarr also highlighted the Authority's achievements for the year, including meeting financial and capital investment goals, launching the Creative District Strategic Plan, and preparing for a new office space move to the fifth floor in Q1 2026.

Ms. Mason shared updates on recent events, including the Technology Advisory Council's STEM Friday program at McNair, quarterly industry advisory council meetings, and partnerships with the City of Chamblee and Stonecrest Business Alliance.

There being no further business to discuss, the meeting was adjourned at approximately 12:03 p.m.