



**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  
Vice-Chair of the Authority  
McBride Research Labs

Mr. Stephen P. Smith  
Treasurer of the Authority

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

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

**Date:** Friday, December 12, 2025  
**Time:** 10:00 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 November 7<sup>th</sup>, 2025 Meeting Minutes—Approved

**III. Items for Review**

- a. .RED-1 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 - Tiffany Wills—Approved

**IV. Items for Discussion**

- a. Economic Development Update – Sunny Anderson

In attendance:

Committee members: Cornell McBride, Andrew Greenberg, Ann Hanlon

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

Other: Latrice Morgan, Yeji Moon, Keri Taylor-Spann, Dustin Heizer, Darryl Edler

### **Call to Order**

The December 12<sup>th</sup> 2025 meeting of the Project Incentives Review Committee of the Decide DeKalb Development Authority Board was called to order at 10:00 am.

### **Items for Approval**

**a. Approval of the November 7th, 2025 Minutes**

Motion by Andrew Greenberg to approve. Seconded by Ann Hanlon. Approved unanimously.

### **Items for Review**

**a. RED-1 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 - Tiffany Wills—Approved to move to full Board**

Ms. Wills presented the fact sheet for Willow Branch, explaining that the Housing Authority of DeKalb County is proposing the acquisition, asbestos abatement and renovation of an existing 186-unit multifamily apartment complex known as “Willow Branch Apartments” and has requested funding from Decide DeKalb’s brownfield program in an aggregate amount of not to exceed \$1,193,944.. The estimated duration

of the asbestos remediation will be approximately 20 months, and the development will also include capital improvements such as new flooring, windows, paint, appliances, etc. with an estimated completion around mid-2028. Ms. Wills states that Decide DeKalb recommends approving \$1,193,994 in Brownfield Revolving Loan Funds to support the remediation and abatement of asbestos-related environmental contaminants detected in the residential buildings and office building. Mr. Greenberg noted for the minutes that Decide DeKalb should not have liability for any injuries on the project site or if the remediation is not completed. Ms. Wills explains that the EPA requires a site specific project plan and guidelines during the duration of the remediation with frequent check-ins, and that she will work with legal counsel on the loan documents for customary lender protections. Mr. Greenberg asks if there is an option to extend the deadlines on the forgivable loan if problems present in completing the remediation on time, and Ms. Wills responds that there will be flexibility.

Mr. Greenberg motions for recommended approval to full Board, seconded by Ann Hanlon. Approved unanimously for Board approval.

**a. Economic Development Update**

Sunny Anderson details the familiarization tour done earlier at the top of month in collaboration with Brookhaven, Dunwoody, Chamblee and Georgia Power to highlight site vacancies in DeKalb.

There being no additional business to discuss, the meeting was adjourned at 10:21am.