



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. Stephen P. Smith
Treasurer of the Authority
Beveridge & Diamond PC

Dr. Triscilla Weaver
Board Member of the
Authority
DeKalb County School
District

Commissioner Chakira
Johnson
Board Member of the
Authority
Commissioner District 4

Ms. Rhonda Briggins
Board Member of the
Authority
Pond and Company

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

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING

Date: July 23rd, 2026
Time: 9:30 AM
Location: Teleconference via Zoom

Board Members Present:

Ann Hanlon, Chair
Cornell McBride, Vice Chair
Andrew Greenberg, Secretary
Dr. Triscilla Weaver, Board Member
Stephen Smith, Treasurer
Chakira Johnson, Board Member
Rhonda Briggins, Board Member

Board Members Absent:

Glianny Fagundo, Board Member

Legal Counsel Present

Ansly Moyer, Arnall Golden Gregory LLP

Staff Members Present

Dorian DeBarr, President & CEO
Randi Mason, VP ED, COO
Amanda McAbee, Director, Accounting & Finance
Terra Washington, VP, Marketing
Sunny Anderson, Director, ED
Tiffany Wills, VP, Redevelopment
Diana Pitcher-Williams, Manager, Redevelopment
Jenee Williams, HR Coordinator
Geoffrey Loftin, Equitable ED Manager
Rudi Pangad, Workforce Development Manager
Laura Ramos, Marketing Manager

Others Present

Ken Neighbors, McGuire Woods
Kyndall Smith, McGuire Woods
Dr. Alan Ferguson, DeKalb County
Dyana Bagby, Decaturish
Michael Kazamias, Kutak Rock
Diana Doty, Florida CFO Group
Vickie Curl, Holbrook
Edward Gillespie, Kutak Rock
Beth Ganga, BOC
Jeff Miller, Health Peak

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John Corcoran, HDC
Keith Greene, Resident
Aaron Szarowicz, City of Brookhaven
Derek Flemming, HR&A

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The July meeting of the Decide DeKalb Development Authority was called to order at 9:33am on Thursday, July 23rd, 2026, virtually via Zoom teleconference.

I. CALL TO ORDER

Chair Hanlon presided.

II. ITEMS FOR DECISION

A. Approval of June Board Meeting Minutes:

Secretary Greenberg made a motion to approve the July Board Meeting Minutes. Vice Chair McBride seconded the motion, which was unanimously approved.

B. Approval of May Financials:

Ms. McAbee presented the April 2026 financials.

Current assets are as follows: Cash \$1.3m, Total investments \$2.3m, Accounts Receivable \$460k.

Ms. McAbee presented financial highlights showing year-to-date revenue of \$1,276,020 against a budget of \$1,277,727, with a net loss of \$494,762, while noting that most revenue comes in during latter months of the year.

Treasurer Smith made a motion to approve the May 2026 Financials. Ms. Briggins seconded the motion, which was unanimously approved.

C. Approval of Briarcliff/N Druid Hills TAD Urban Renewal Fund Grant to City of Brookhaven for the I-85 Pedestrian Bridge:

The board approved a \$588,000 grant from the Briarcliff North Druid Hills TAD Urban Renewal Fund to support the City of Brookhaven's pedestrian bridge over I-85 project.

Ms. Tiffany Wills presented the request, explaining that the \$18 million total project will include a 14-foot-wide multi-use path with an elevator and ADA-compliant ramp, connecting to the Peachtree Creek Greenway and eventually the Beltline.

Secretary Greenberg noted that the PIR committee had previously recommended approval.

Commissioner Johnson made a motion to approve the Briarcliff/N Druid Hills TAD Urban Renewal Fund Grant to City of Brookhaven for the I-85 Pedestrian Bridge. Secretary Greenberg seconded the motion which was unanimously agreed upon.

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D. Approval of DeKalb County Housing Investment Bond Program and Sub-Program Administration Agreement:

The meeting focused on the approval of a subprogram administration agreement with the Housing Authority of DeKalb County to support the Housing Investment Bond Program. Ms. Tiffany Wills, Redevelopment and Strategic Initiatives presented details of the \$155 million bond program, which includes six subprograms to be administered by Decide to Cab, with the Housing Catalyst Multifamily Gap Financing Fund being the first to launch with \$25 million in funding.

The board approved the program and subprogram administration agreement, with Dr. Alan Ferguson from DeKalb County and other stakeholders expressing gratitude for the collaborative effort to address housing needs in the county.

Secretary Greenberg made a motion to approve DeKalb County Housing Investment Bond Program and Sub-Program Administration Agreement. Commissioner Johnson seconded the motion, which was unanimously approved.

E. Approval of Assignment of Solomon-Decatur, LLC Project (Holbrook Decatur) to Decatur PropCo 1, LLC:

The board approved the transfer of ownership of Solomon Decatur (Holbrook Decatur) senior living community from the previous owner to DeKalb Prop Co 1 LLC, a California-based publicly traded company. The project achieved 99% compliance with affordability requirements in 2025, including offering \$8,000 in monthly discounts to lower-income residents.

Secretary Greenberg made a motion to approve the Assignment of Solomon-Decatur, LLC Project (Holbrook Decatur) to Decatur PropCo 1, LLC. Vice Chair McBride seconded the motion, which was unanimously approved.

III. DISCUSSION:

A. President's Report:

Mr. DeBarr provided a comprehensive update on development progress across DeKalb County, highlighting major projects including Lula Hills, Candler Crossing, and various retail developments, while also announcing upcoming initiatives including Developer's Day on September 23rd and workforce development programming.

There being no further business to discuss, the meeting was adjourned at approximately 10:23 a.m.

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