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

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DeKalb County School District

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

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

PROJECT INCENTIVES REVIEW COMMITTEE MEETING MINUTES

Date: Friday, October 2, 2026
Time: 9:30 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 – Mr. Cornell McBride, Chair

II. Items for Approval

a. Approval of September 2026 Meeting Minutes – Mr. Cornell McBride, Chair

III. Items for Review

a. Approval of the Property Redevelopment Accelerator (PRAx) Program Guidelines – Ms. Tiffany Wills, Chief Real Estate Investments Officer

b. Approval of Assignment of Manor Druid Hills Project – Housing Portion from RD Druid Hills Owner, LLC to Manor Druid Hills, LLC – Ms. Sunny Anderson, Director, Economic Development

IV. Items for Discussion

a. Economic Development Updates – Ms. Sunny Anderson, Director, Economic Development

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In attendance:

PIR Committee: Cornell McBride, Jr.; Andrew Greenberg

Legal Counsel & Advisors: Ansly Moyer, Arnall Golden Gregory LLP; Ken Neighbors, McGuireWoods LLP

Decide DeKalb staff: Dorian DeBarr; Randi Mason; Tiffany Wills; Sunny Anderson

Guests: Charlie Humphries, Ed Allen, Related Companies; Bruce McCall, Miller & Martin

I. Call to Order – Cornell McBride, Committee Chair

The October 2, 2026 meeting of the Project Incentives Review Committee of the Decide DeKalb Development Authority was called to order at 9:34 a.m. by Committee Chair Cornell McBride, Jr.

II. Items for Approval

a. Approval of September 2026 Meeting Minutes

Upon a motion by Mr. Greenberg and second by Chair McBride, the committee unanimously approved the September 2026 meeting minutes.

III. Items for Review

a. Approval of the Property Redevelopment Accelerator (PRAx) Program Guidelines – Tiffany Wills

Ms. Wills presented the proposed PRAx Program, which would provide technical assistance and predevelopment support to advance strategically important, underutilized properties. Participating owners would contribute 20% of predevelopment costs, with the remainder anticipated from applicable tax allocation districts or other county resources.

Mr. Greenberg asked whether the program would be self-sustaining and requested clarification on funding, rights of first refusal, and the Authority's role if it acquired a property. Staff explained that acquisition funds could come from a TAD, county resources, or an intergovernmental partnership, and that the Authority would competitively select a development partner rather than retain property long term.

Mr. Greenberg also asked how TAD advisory committees would participate, how program performance would be measured, and how the public would be notified of community meetings. Staff stated that the advisory committees would make recommendations, while final approval would remain with the Board; quarterly reporting would track applications, awards, predevelopment progress, and implementation; and staff would consider adding a public-notice requirement. Staff agreed to provide a summary fact sheet and revised guidelines for the full Board.

Upon a motion by Mr. Greenberg and second by Chair McBride, the committee unanimously approved a recommendation to the full Board to authorize the PRAx Program Guidelines.

b. Approval of Assignment of Manor Druid Hills Project, Housing Portion, from RD Druid Hills Owner, LLC to Manor Druid Hills, LLC – Sunny Anderson

Ms. Anderson presented a request to assign the approximately $130 million housing portion of the Manor Druid Hills mixed-use development to a new special-purpose entity. Related Development would remain involved as the primary contact and property manager, and the existing business terms, housing commitments, indemnification obligations, land use restriction agreement, and fee letter would remain in place. The project is in permitting, with civil construction anticipated to begin by the end of 2026, initial units expected in 2028, and completion of the multifamily component anticipated in 2029.

Mr. Greenberg questioned the revised construction timeline and the resulting timing of payments in lieu of taxes to the DeKalb County School District. Project representatives attributed the delay to probate and closing issues involving the prior ownership, followed by difficult interest-rate and commercial real estate capital market conditions, and reported that financing had been secured with Northwestern Mutual. Staff and counsel explained that the school payments are tied to the certificate of occupancy schedule established in the fee letter.

Mr. Greenberg also asked how the project-specific affordable housing commitments compare with the Authority's current housing policy and whether the relevant district commissioners had been notified of the assignment. Staff agreed to add a comparison of the affordability requirements to the full Board fact sheet. Mr. DeBarr stated that the assignment was administrative because no material project terms were changing.

Mr. Greenberg moved to recommend that the assignment not be approved until the project was aligned with the Authority's regular housing requirements through an amendment to the land use restriction agreement. The motion did not receive a second. The committee made no recommendation regarding this item.

IV. Items for Discussion

a. Economic Development Updates – Sunny Anderson

Ms. Anderson reported that Decide DeKalb's Business Retention and Expansion and Workforce Development teams received a CareerRise workforce partnership award for the McNair cluster STEM initiative. She briefly noted the upcoming Buford Highway Business Pop-Up Incubator, multilingual outreach planning, and upcoming business development travel. Ms. Mason summarized the Perimeter Chamber and Leadership Perimeter Washington, D.C. fly-in, and staff noted technology recruitment activity associated with Boston Tech Week.

There being no additional business to discuss, the meeting was adjourned at 10:16 a.m.