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

Board Members
Officers

Mr. Cornell McBride
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: September 10th, 2026
Time: 11:30 AM
Location: Decide DeKalb
1 W court Sq. Suite 550
Decatur, Ga 30030

Board Members Present:
Cornell McBride, Vice Chair
Andrew Greenberg, Secretary
Dr. Triscilla Weaver, Board Member
Stephen Smith, Treasurer
Rhonda Briggins, Board Member
Glianny Fagundo, Board Member

Board Members Absent:
Chakira Johnson, Board Member

Legal Counsel Present
Ansly Moyer, Arnall Golden Gregory LLP

Staff Members Present
Dorian DeBarr, President & CEO
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

Others Present
Ken Neighbors, McGuire Woods
Kyndall Smith, McGuire Woods
Tyler Refenacht, Gorman & Company
Matt Hodges, Balsam Green
Jenn Wilkinson, Housing Development Corp
Paige Mitchell, DeKalb County
Cecelia Leal, HIDC
Chase Cain, Balsam Green
Banks Collier, Ulysses Development
Dyana Bagby, Decaturish
Chad Sutton, The Quattro Capital
Dr. Alan Ferguson, DeKalb County
Jan Dunaway, DeKalb County Resident
Coral McIntosh, DeKalb County Resident

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The September meeting of the Decide DeKalb Development Authority was called to order at 11:56am on Thursday, September 10th, 2026, at Decide DeKalb Office at 1 W Court Sq. Suite 550 Decatur, Ga 30030 and virtually via Zoom teleconference.

I. CALL TO ORDER

Vice-Chair McBride presided.

II. ITEMS FOR DECISION

A. Resolution Confirming Election of Officers:

The board approved a resolution confirming Vice Chair McBride as the new chair following Chair Hanlon's departure to serve on a statewide agency.

Secretary Greenberg made a motion to approve the resolution Confirming Election of Officers. Treasurer Smith seconded the motion, which was unanimously approved.

B. Approval of July Board Meeting Minutes:

Secretary Greenberg made a motion to approve the July Board Meeting Minutes. Ms. Briggins seconded the motion, which was unanimously approved.

C. Approval of June Financials:

Ms. McAbee presented the June 2026 financials.

Current assets are as follows: Cash $1.28m, Total investments $2.1m, Accounts Receivable $5.92m.

The financials showed year-to-date revenues and expenses largely aligned with a net loss of $230,000 against budget.

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

D. Approval of Budget Reforecast:

Ms. McAbee presented the budget reforecast. The reforecast showed a shift from a $300,000 loss to a $400,000 loss primarily driven by headcount increases, role changes, and programs including the HIB program, DEC, redevelopment projects, and workforce initiatives.

Ms. McAbee also reconciled the reserve requirements, explaining that while the proposed budget would reduce reserves, it would still maintain the required 6-month operational reserve.

The Finance & Audit committee recommended approval.

Treasurer Smith made a motion to the 2026 budget reforecast. Ms. Briggins seconded the motion which was unanimously agreed upon.

E. Approval of Forty15 Apartments Housing Catalyst Multifamily Gap Financing Loan Award:

The board approved the Housing Catalyst Multifamily Gap Financing Loan Award for the renovation of 4015 Apartments, located on Covington Highway in Decatur, with a $2.5 million funding request from Quattro Capital.

The approval is contingent on Fannie Mae removing its receivership, and the project includes renovations for unrenovated units, exterior improvements, and security enhancements. The funding will be dispersed after resolving Fannie Mae issues, with a 120-day contingency period included in the plan.

Chad Sutton of Quattro Capital and Ken Neighbors of McGuire Woods addressed the board and responded to questions.

Ms. Fagundo made a motion to approve the Forty15 Apartments Housing Catalyst Multifamily Gap Financing Loan Award. Secretary Greenberg seconded the motion, which was unanimously approved.

F. Approval of 84 Perimeter Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award:

The board discussed the 84 Perimeter Housing Catalyst Multifamily Gap Financing Loan Award, contingent on a 4% LIHTC 2026 award. Ms. Wills presented details about the project, which involves redeveloping a former bank into 157 senior housing units across from Perimeter Mall, with a $75.6 million development budget and a 43-year loan term at approximately 4.5% interest.

The board discussed affordability requirements and tenant outreach plans, with the developer confirming they would reach beyond the perimeter area for applications throughout DeKalb County.

Treasurer Smith made a motion to approve the 84 Perimeter Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award. Ms. Briggins seconded the motion, which was unanimously approved.

G. Approval of 141 Sams Street Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award:

Ms. Wills presented the 141 Sam Street project, a 116-unit multifamily development by Gorman located near the DeKalb County Government Center, which received board approval contingent on the same LIHTC award.

The board discussed potential outreach to county employees and residents for the Sam Street project, with Dr. Alan Ferguson offering to collaborate on this effort.

Secretary Greenberg made a motion to approve 141 Sams Street Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award. Treasurer Smith seconded the motion, which was unanimously approved.

H. Approval of Orchard Walk Apartments Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award:

The board approved the Orchard Walk Apartment Housing Catalyst Multifamily Gap Financing Loan Award, contingent on a 4% LIHTC 2026 award. Ms. Wills presented details about the renovation of the existing 204-unit development, which will become 100% affordable with income averaging at various AMI levels.

The loan includes a $2.5 million award with a 2% interest rate during construction and permanent financing over a 40-year term, with the Housing Authority of DeKalb County acting as co-developer and property owner.

Ms. Briggins made a motion to approve 141 Sams Street Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award. Treasurer Smith seconded the motion, which was unanimously approved.

I. Approval of Red Rose Silos Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award:

The board approved the Red Road Silos Housing Catalyst Multifamily Gap Finance Loan Award, contingent on a 4% LIHTC 2026 Award. Ms. Wills presented the project details, noting that the borrower entity changed to BJS Red Rose Silos LP, with the developer remaining Balsam Green.

The development will be a 178-unit, 4-story affordable housing project located near Chambly Marta Station, with a total development cost of $65.2 million and a requested authorization of $2.5 million at a 2.25% interest rate for an 18-year term.

Ms. Weaver made a motion to approve the Red Rose Silos Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award. Treasurer Smith seconded the motion, which was unanimously approved.

J. Approval of Buford Pointe Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award:

Ms. Wills presented the Buford Point Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award requesting authorization for a $2.1 million award to support the construction of a 120-unit, 8-story multifamily rental development in Brookhaven. The project, developed in partnership with the City of Brookhaven, will reserve 100% of units for households earning up to 80% AMI, with an estimated total development cost of $64.7 million.

Secretary Greenberg made a motion to approve the Buford Pointe Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award. Ms. Briggins seconded the motion, which was unanimously approved, with the exception of Ms. Fagundo who recused herself from the vote.

K. Approval of Ashford Parkside Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award:

Ms. Wills presented the final application for a Housing Development Corporation renovating an existing 149-unit property in Brookhaven, seeking $2.1 million in loan funds with a 3% interest rate for a 23-year term.

Ms. Briggins made a motion to approve the Ashford Parkside Housing Catalyst Multifamily Gap Financing Loan Award, contingent on 4% LIHTC 2026 award. Treasurer Smith seconded the motion, which was unanimously approved, with the exception of Ms. Fagundo who recused herself from the vote.

III. DISCUSSION:

A. President's Report:

Mr. DeBarr commended Ms. Wills and Dr. Alan Ferguson for their efforts to advance the housing program awards. He also recognized former Chair Hanlon for her leadership and dedication to DeKalb and wished her well in her future endeavors.

The board discussed future meeting times and agreed to begin meetings at 10:00 a.m.

There being no further business to discuss, the meeting was adjourned at approximately 12:44 p.m.

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