



Development Authority of DeKalb County
d.b.a.

Decide DeKalb Development Authority

PROJECT INCENTIVES REVIEW COMMITTEE MEETING

MINUTES

Board Members
Officers

Mr. Don Bolia
Chair of the Authority
Partner
Peachtree Government Relations

Mr. Kevin Gooch, Esq.
Vice Chair of the Authority
Partner
Holland & Knight LLP

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

Ms. Rebekah Coblenz
Board Member of the Authority
Senior Property Manager
NAI Brannen Goddard

Mr. Robert Patrick
Board Member of the Authority
District 1 DeKalb County
Commissioner

Ms. Ann Hanlon
Board Member of the Authority
Perimeter CID

Mr. Alan Ferguson
Board Member of the Authority
Habitat for Humanity

Mr. David Moody
Board Member of the Authority
CD Moody Construction

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

Date: Friday, March 7, 2025

Time: 9:30 am

Location: Zoom

<https://us06web.zoom.us/j/81949969562?pwd=ey8ClgF3VYam6Vk8e6C08V0fErGS4x.1>

I. Call to Order – Kevin Gooch, Chair

II. Items for Approval

- a. Approval of December 6, 2024 Meeting Minutes – Approved

III. Items for Review

- a. Resolution Authorizing First Loan Amendment for SL Covington, requesting a principal balance of \$174,814.78 for 5 years with a 3.5% interest rate. –Tiffany Wills–Approved
b. Request for 2nd Loan Amendment for Atomic Entertainment Brownfield, for \$829, 958.22 for 5 years remaining at 3.6% interest rate–Tiffany Wills–Approved

IV. Items for Discussion

- a. Economic Development Update- Sunny Anderson

In attendance:

Committee members: Kevin Gooch, Comm. Patrick, Andrew Greenberg, Rebekah Coblentz, David Moody

Other Board members: None

Staff: Randi Mason, Diana Pitcher Williams, Sunny Anderson, Katelin McClure, Geoffrey Loftin, Tiffany Wills

Other: Ansly Moyer, Blake Dodd, Kate Russell, Tom Harold, Bruce McCall, Dan Fitzpatrick, Michael Hoath

Call to Order

The December 6, 2024, meeting of the Project Incentives Review Committee of the Decide DeKalb Development Authority Board was called to order at 9:35 am.

Items for Approval

a. Approval of the November 2023 Minutes

Motion by Mr. Greenberg to approve. Seconded by Rebekah Coblentz . Approved unanimously.

Items for Review

a. Inducement resolution for Brand Properties, Inc. Project in an amount not to exceed \$80,000,000 (Address: 1800 Century Boulevard, Chamblee, Georgia 30345)

Ms. Anderson presented the Fact Sheet.

Blake from City of Chamblee shared a few words on behalf of City of Chamblee explaining that Century center area is a place of interest by the City to redevelop the area and mentions that Chamblee is in favor of the project as they cannot target the area with their DDDA

Attorneys Bruce McCall and Tom Harold with Miller Martin

Michael and Dan with Brand properties, Michael explains that this asset was constructed in the 70s and is unique in that it is a steel construction which lends itself well to conversion. Eggleston CHOA facility will benefit from this housing conversion as well. 286 units and 94.4 million investment total

Randi Mason confirms that this fact sheet was provided to Commissioner Ted Terry and Commissioner Robert Project Commissioner Patrick requested the time frame, Sunny explains the inducement today is valid for 12 months with Brand explaining their ideal close is the end of 2025, Patrick asked for permitting for animal shelter and requested the information from Blake Dodd.

Andrew Greenberg discusses affordable and workforce housing components, explaining the commitment to not only affordable housing but the sizing and amount of affordable units. 58 affordable units will exist in addition to 228 market units. Ansly clarifies that our policy states that the developer can do 20% of affordable units out of 80% AMI. Greenberg asks if 75 new jobs are from retail component or facility hires, Michael mentions there will be 10 new jobs to residential component and Bruce explains the rest will be retail hires.

Greenberg asks about if the Amphitheater will be accessible through hotel, Michael explains that there is control of site plan through 2058, and amenities will be available to all the public.

No further questions.

Motion to approve the Inducement of Brand Properties 1800 Century Conversion was approved initially by Commissioner Patrick with a second from Rebekah Coblentz.

Commissioner Patrick asks for confirmation of timeline, Tom explains the need to lock in the financing with would effect the contingency of timeline.

a. Interim Housing Compliance Report

Kate Russell from Mauldin & Jenkins presents the results of the 2024 Interim Compliance Review

Andrew Greenberg asks if we have a policy, we recommend for how this should be presented in marketing strategies
Kate said that they have not made policy recommendations, but they have discussed different programs to determine what works for Holbrook, Holbrook is doing reviews with residents and are working with additional senior resources through DeKalb County.

Chair, Kevin Gooch recommends sending the report to the full Board for the next meeting.

Items for Discussion

Decide DeKalb Small Business Revolving Loan Fund and Technical Assistance Program – Geoffrey Loften

Geoffrey Loften provides background of the Revolving Loan Fund and anticipates the start in Q1 2025 which will be going to the Board for approval

Andrew Greenberg asks if this is separate from the DeKalb Chamber program, Randi and Geoffrey explains that this is specifically exclusive to Decide DeKalb

Randi Mason gave an update on the Economic Development team.

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