



**City of East Point
Monthly Meeting Summary
Business and Industrial Development Authority**

Thursday, August 1, 2019
3121 Norman Berry Drive
East Point, GA 30344
6:30 pmgra

I. Call to order

Chairperson, Ms. Dharman, established a Call to Order of the East Point Business and Industrial Development Authority (BIDA) meeting at 6:40 pm.

Board Members Present: Tina Dharman (Chairperson), Joseph Johnson (Vice-Chairperson), Margaret McClure, Brittany Byrom, and Norman Urquhart.

Others Present: Maceo Rogers (City of East point Economic Development Director), Kirby Glaze (Legal Counsel), Nyomi Haynes (Recording Secretary), Regina Scott-Carter (Secretary-Treasurer)

II. Adoption of Agenda

Mr. Johnson motioned to approve the adoption of the agenda. Mr.Urquhart seconded the motion. **Approved unanimously, the motion carried.**

III. Approval of the Meeting Summary from the following meeting: *July 11th 2019 summary.* Mr.Urquhart motioned to approve the synopsis. **Approved unanimously, the motion carried.**

IV. Chairperson's Report

Ms.Dharman shared that the City manager for East Point, Mr. Frederick D. Gardiner is trying to schedule a meeting with DDA (Downtown Development Authority), city council & BIDA to work on the city's current incentive policies. Mr. Gardiner anticipates that the meeting will be approximately two hours long and Ms.Dharman told him she would have to check with the board first, suggested the meeting be at BIDA's September meeting.

Ms. McClure wanted to know why DDA wanted BIDA to share information with them that Mr. Maceo Rogers has already shared and Mr. Johnson suggested it is probably because they have have almost all new appointees.

Mrs. McClure asserted that educating the DDA is a staff function that be performed by city employees and not BIDA's board members.

As such the chairwoman instructed the board not to shift our schedule to have the meeting but have the meeting at our regularly scheduled meeting.

Ms. McClure then repeated her question of does the board to be involved in this proposed retreat?

Ms. Byrom inquired as to why it was being labeled a retreat? Legal counsel answered that this meeting is called a retreat because there are three public bodies – BIDA, DDA, & City Council are meeting. Mr. Glaze then explained the board would have to give notice, have an agenda, post it and still have to keep minutes, etc. Or BIDA can be guests at DDA meeting or another exception to the open meetings act, either DDA or BIDA can have a retreat or meeting once no business is going to be enacted. Furthermore, BIDA can cancel its regular meeting and host them or do your regular meeting and then adjourn and meet with them. But BIDA needs to clarify their wants so you can be informed on what type of discussion to have and what steps have to be followed.

Ms. Dharman recommended the board do our regular meeting at 6:30 pm and then do the DDA retreat at 7pm. Mrs. McClure I opposed that notion since there are no concrete details about the exact purpose of this meeting. Ms. Dharman then asked the board do we just meet to decide what the DDA want to meet about.

Ms. Byrom countered can BIDA get a proposed agenda and then the board can make its decision please.

After some more discussion, Mr. Glaze volunteered to meet with DDA on BIDA's behalf to explain BIDA's past reasons for how they distribute different incentives to various projects, and that BIDA awards incentives based off what is asked, recommended by the city's directors and is competitive as compared to other cities.

Ms. Dharman told Mr. Glaze to share if city council likes they can do away with bonds altogether if they are unhappy or to set up a specific bond schedule. Mr. Rogers contributed that the city of East Point is becoming a hot pocket. As that happens, some people will feel businesses will come regardless of an incentives.

Mrs. McClure motioned to decline the meeting, and refer them to economic development . **No second, and the motion died on the floor.**

Mr. Glaze instructed the board that now someone needs to make an alternative motion.

Mr. Johnson motioned to meet with DDA, and council for commercial, industrial and retail development, business retention, and attraction, to occur after our regular meeting has adjourned in September or October. Once we receive a formal agenda from council and DDA. **Mr.Urqhart seconded. Everyone but Mrs. McClure voted in favor of the motion and the motioned failed.**

V. Secretary/Treasurer Report

A. Bank Reconciliation

Mrs. Carter entered the bank statement entered into record.

VI. Legal Report

Legal counsel declared that The Duke reality project, bond validation has taken place. There will be a meeting with the tax assessors, and it scheduled close on the 13th.

Ms.Dharman inquired if Porsche award to Duke's request and Mr. Glaze responded yes.

VII. Old Business

None

VIII. New Business

Mr. Rogers announced that Project BOSS, generate 350 plus jobs, and it's multi-million dollar project, and we are competing against other three other communities the site they want is in the TAD, and bond financing is very important to them. Whether or not you would consider inducing the project should they select us, the city is also invested in this as they considering waiving permit fees.Would the board consider approving the project with an expired TAD, they want to start with the TAD and then come an get inducement when that expires in 2024.

Ms.Dharman asked Mr.Rogers if the leaders of the project want this in writing and Mr. Maceo Rogers replied yes; so Ms.Dharman and Mrs.McClure expressed their discomfort with doing so with so little details and in the current political climate.

Mr. Maceo Rogers responded that this practice has been done before but he needs to give them an answer soon. Mrs. Dharman reaffirmed the board's position that it will wait until they need the incentive to listen and process their request.

Mr. Glaze stated the authority could do a traditional deal with tax abatement, but they would lose the abatement for the first part of the TAD (3-4 years). That would require closing the bonds.

Mr. Maceo Rogers added they have no plans to add jobs by the time the TAD expires, but they are willing to partner and sponsor in other areas such as building money bars for the kids on a designated playground.

Ms. Dharman repeated that they needed more details.

Mr. Maceo Rogers shared the project leaders need to make a decision by September the latest and would BIDA consider a special called meeting.

Ms. Dharman expressed her hesitation with that idea and as a compromise the Board give authorization to Mr. Maceo Rogers to negotiate something and bring it to them.

Mr. Maceo Rogers shared the city wants get the Owens O & O acquisition but will have to do that through this board through bonds and investments. They want to decommission the site and sell it but it is under NDA (Non-Disclosure Agreement).

Mr. Glaze added the authority would enter into a contract with , and issues bonds, and enter into an intergovernmental agreement with the City of East Point.

Ms. Dharman insisted on having a inter-governmental agreement prepared by council or their staff since they are the ones demanding the property and then have it presented to BIDA for them to sign.

IX. Executive Session

Adjournment

Having no further business, the meeting properly adjourned at 7:45 pm following a unanimous adoption of a motion made by Ms. McClure, seconded by Ms. Byrom.

Approved unanimously, the motion carried.