



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

Thursday, July 11, 2019
3121 Norman Berry Drive
East Point, GA 30344
6:30 pm

I. Call to order

Chairperson Tina Dharman established a Call to Order of the East Point Business and Industrial Development Authority (BIDA) meeting at 6:32 pm.

Board Members Present:

Tina Dharman (Chairperson), Joseph Johnson (Vice-Chairperson), Margaret McClure, Steven Rodgers, and Norman Urquhart

Others Present:

Maceo Rogers, Kirby Glaze (Legal Counsel), Nyomi Haynes, Regina Scott-Carter (Secretary-Treasurer)

II. Adoption of Agenda

Chairperson Ms. Dharman requested agenda be printed with the said items ask by the board members. Following the request Ms. Dharman requested a motion be made to approve today's agenda. Mr. Joe Johnson made a motion to approve the agenda as printed and Mr. Steven Rodgers seconded the motion. The agenda was approved unanimously, and the motion carried.

**III. Approval of the May 2, 2019 Meeting Summary
Approval of the June 13, 2019 Meeting Summary**

The summaries were not in the package; therefore, the board members did not want to approve the summaries without a physical copy in hand. The members present requested we move the approval to August 1, 2019 meeting.

IV. Chairperson's Report

Ms. Dharman asked if anyone was able to watch the Monday, July 8, 2019 City Council meeting? Unfortunately, no one was able to attend the meeting or had yet to watch the meeting on cable. There were two (2) BIDA Resolution agenda items. Both items were passed with a six (6) to one (1) vote. There were two (2) issues concerning the items. The first was presented by Councilmember Calloway. His concern dealt with giving anyone incentives specifically a tax abatement. The second issue was presented by Madame Mayor.

Her issue was with BIDA negotiating bond transactions, giving away tax abatements and the threshold of the abatements.

Madame Mayor also wanted to have a meeting between BIDA and City Council to discuss our giving away these abatements. Chairperson Dharman did not feel it was appropriate to give Council any push back to say that BIDA is an authority financing tool for the City of East Point as well as other authorities in various jurisdictions. The Mayor also wanted to organize a meeting/retreat between City Council and the BIDA Board members. Board member McClure requested the Mayor provide the Board with specifics as to what she would like to discuss at such a retreat.

Ms. Dharman asked if Economic Development Director Maceo Rogers had ever presented the BIDA incentive policy and threshold to City Council? Mr. Rogers responded that he had made several presentations to the City Manager and City Council after coming aboard in his Directorship position in reference to BIDA policies and the small business incentives as a complete overview of all East Point economic development incentives. Attorney Kirby Glaze chimed in to say that there was a State Supreme Court case on whether tax abatements as incentives are appropriate to do. However, the Supreme Court approved the case to be appropriate to use as a method of valuing the leasehold interest which is what we are doing. BIDA will be the owner of the property and leasing it back to the applicant.

Since BIDA is tax exempt and they do not have to pay Federal taxes the assessor assesses the value of the leasehold interest. In this particular transaction and every transaction, we have an appraiser that goes through the documents and the leases and then testifies as an expert witness at the bond valuation that this is an appropriate valuation of the leasehold interest. This is the same process and methodology for any party that wishes to settle down and locate their business here. The Chairperson Dharman stated we need to make it clear we are not negotiating in exchange for something or that we are giving away something but instead this is the standard process/threshold.

Mr. Maceo Rogers then clarified he has tried to share that Economic Development is trying to be as competitive as it can possibly be because businesses are not jumping up and down to come to our community due to the thought that we are good. Most of the time they are looking at our website and trying to figure out what we have to offer them and how to leverage their investment. Ms. Dharman then stated, ultimately both resolutions (123-019 and 124-019) were approved and have been submitted in the BIDA Boards package for their review.

Additionally, the board then discussed the zoning and locations of various economic engines within the city as far as commercial and industrial areas. Mr. Johnson suggested the Board ask what it is the Mayor perceives needs to be done within the various areas and upon her response we move forward for there.

Mr. Steven Rodgers asked if the Mayor's concerns were aired in a public meeting and if so then the board needs to respond to request she come before them and discuss her concerns through staff or the Chair.

Ms. Margaret McClure made a motion to authorize the Chair Ms. Tina Dharman to forward a letter to Mayor and City Council to have the Mayor present to BIDA concerns and details as to what type of retreat she would like to have with BIDA as stated in the public meeting July

8, 2019. The motion was seconded by Mr. Steven Rodgers. was approved unanimously, and the motion carried.

V. Secretary/Treasurer Report

a. Bank Reconciliation

Ms. Carter informed the board of Bank Balance of \$46,307.55 with 3 checks cleared totaling \$5,190.00.

VI. Legal Report

VII. Old Business
None reported.

VIII. New Business

IX. Adjournment
Mr. motioned to adjourn the meeting and Mr. Joe Johnson seconded the motion. The question was asked, and all were in favor. The meeting was adjourned at 7:17 pm.