



**City of East Point
Meeting Summary**

Webinar ID: 833 0371 6663

Business and Industrial Development Authority

Thursday, April 6, 2023

Zoom Webinar

East Point, GA 30344

6:30 pm

I. Call to Order

Ms. Kristen Jackson established a Call to Order of the East Point Business and Industrial Development Authority meeting at 6:32 pm.

II. Approval of the Agenda

Ms. Jackson requested the Board members for a motion to approve the current agenda. Ms. Margaret McClure made the motion to approve the agenda as printed. Ms. Beth McMillan seconded the motion. **The motion was approved unanimously, the motion carried.**

III. Approval of the January 5, 2023, Meeting Summaries

Ms. Beth McMillan made the motion to approve the January 5, 2023 summary. Ms. Gloria Speed seconded the motion. **The motion was approved unanimously, the motion carried.**

IV. Chairperson Report

The Officer Election

Vice Chair Kristen Jackson ask the Board members for a nomination of the Chairperson position. Ms. McClure made a motion to nominate Kristen Jackson as: Chairperson. The motion was seconded by Ms. Beth McMillan. **The motion was approved unanimously, the motion carried.**

As Chair Ms. Jackson nominated Alexander Gothard as Vice Chair. However, he declined the nomination and Ms. McClure then nominated Ms. Gloria Speed as Vice Chair and the motion was seconded by Chair Kristen Jackson. **The motions were approved unanimously, thus they carried.**

V. Secretary/Treasurer's Report

Chairperson Jackson lead the motion request for the three months of reconciliations, and they were motioned and seconded as follows:

The January 2023 Statement was motioned by Alexander Gothard and seconded by Gloria Speed.

The February 2023 Statement was motioned by Beth McMillan and seconded by Gloria Speed.

The March 2023 Statement was motioned by Gloria Speed and seconded by Beth McMillan.

All of the motions were approved unanimously, thus they carried.

VI. Legal Report

Kirby Stated after speaking with Ms. McClure, she made a great suggestion that would be appropriate at this time due to the new board members joining the authority currently that it would be best he goes over what the purposes of the authority are and give them a little background of their creation.

The Business and Industrial Development Authority is a unique entity in a couple of respects. One you are a constitutionally created body, meaning you were created by a local constitutional amendment back in 1975 which is somewhat unique for authorities in particular development authorities throughout the state of Georgia. In addition to that you are a somewhat dual-purpose authority. This means after creating the authority by a local constitutional amendment in 1975 the legislature came back and designated the East Point Business and Industrial Development Authority as a Development Authority under the General Enabling Legislation. There is a statute that makes provisions for development authorities in all cities and counties of the state that can be activated by actions of the local government body, and you were given those powers as well. The distinction between those two is under the original 1975 constitutional amendment and the purpose reads as follows:

For the purpose of acquiring, constructing, adding to, extending, improving, equipping, maintaining and operating public projects, public buildings and other public facilities, parking lots, garages, and other parking structures and any or all other facilities useful or desirable in connection therewith acquiring the necessary property therefore both real and personable with the right to contract the use of or to lease for sale any or all of the things deemed by the authority necessary convenient or desirable for an instinct to efficient of the proper development operation thereof and to obtain development and promote for the public good, the general welfare, trade commerce, industry and employment opportunity and promote the general welfare of the community. Mr. Glaze stated he would stop here even though it goes on because there are a couple of other unique purposes included in that but the operative words in there is that initially the authority was created primarily to do public facilities.

Kirby then stated he had not been around for the entire duration of the existence of the authority, however; he does not know if it has been utilized in the past to do public facilities like city halls, police stations, or things of that nature. Please note initially that was included in the description of its purposes. That is probably why in 1980 the legislature also included the powers of a general enabling legislation authority because the purposes of an authority created under that provision are to develop and promote trade commerce industry and employment opportunities for the public good and general welfare of the state. Therefore, you were created primarily as your name implies for the Economic Development of the City of East Point but you are in viewed with both powers to do public projects as well as private projects so that is unique for Development Authorities. Most Development Authorities do not have the power to do public projects. In the original 1975 constitutional amendment, you were also given the authority to ascertain and designate areas that it deemed proper to be blighted, retarded or slum areas which constitute a serious and growing harmful and injurious to public health, safety, welfare to the residents of the City of East Point. The existence of such areas constitutes substantially and increasingly contribute to the spread of disease and crime which constitutes increasingly an economically and social liability plus 400 additional words of that description but basically what it is describing is what an urban redevelopment authority would do under Georgia's urban redevelopment law. Therefore, you all basically have, to a certain degree, an urban redevelopment purposes, you have public project purposes, and private economic development purposes.

The legislature did one other thing in 1980 and that was you were given in the original constitutional amendment the powers to employ staff, and to employ others to fulfill those functions but in 1980 the amendment to the constitutional provision provided that in lieu of the employment by the authority of an executive director or one or more employees the city council may provide for staff support to the authority through the city manager subject to the oversight and administrative control of the city

manager such designated support personnel maybe utilized by the authority for its purposes. The chairperson of the authority shall advise the city manager as necessary on the responsibilities and performances of the designated personnel.

You are similar in many respects to other development authorities that are created under general enabling legislation, but you are in view of certain powers that extend beyond that. One of the things that differentiates you from some other development authorities is the fact that your staff support is provided by the city. Development Authorities, depending on their authority and their funding sources many of them employ their own staff. The Economic Development staff works directly for the Authority and is responsible for carrying out the functions of the Authority and for your staff is instead supported by the city's Economic Development staff. As a rule, that puts you in the position of relying upon the city's Economic Development staff to bring you those transactions that they have identified as being appropriate transactions for the authority to consider inducing for bond resolutions. Your powers are far broader than that and they encompass the power to purchase property, sale property, and develop property. You can do several other things beyond simply inducing projects for bond resolutions, but historically that has been the role that the authority has played as far as an Economic Development entity in the city of East Point at least since the role of the amendment in 1980. That function has been fulfilled through utilizing the Economic Development staff of the city.

Mr. Glaze was unsure if his explanation mase the boards' purpose or its role was made any clearer; however, he would be happy to try to expand on it or answer any questions anyone may have. One thing Kirby thought about as he was reviewing this subject was that many of the board members or maybe none of the members have a copy of the laws that constitute all of what the board is as a body. If that is the case, he will be happy to compile all the provisions of the different laws over the years from previous counsel of the original amendment and subsequent legislative changes to that amendment. In addition, Kirby stated he provide the board a copy of the compilation of laws that describes what the authority is and what are the purposes of the authority.

Chairperson Kristen thanked Kirby for that offer and suggested what would be a great precedent would be to place the compilation in a drop box, one drive or a Google drive so that any new board member that joined could receive a copy. Kirby agreed and stated he would meet with staff to not only place the compilation of laws in a drive but also add the by-laws and any policies or other documents that would be helpful to a new board member in understanding what their role is as a board member.

Board member Mr. Alexander Gothard asked the question as to if there are any other cities that are tasked with the same functions as East Point BIDA that are doing more than what we currently do?

Mr. Glaze responded stating there are other cities that have somewhat different authorities for example College Park Business and Industrial Development Authority is a likewise constitutionally created authority, but its powers are somewhat different than what East Point BIDA powers are, and its purpose are described somewhat differently. However, it is Kirby's understanding even though it has been a long time since he represented College Park's BIDA. He was involved in writing the legislation that created and represented them for several years, but he cannot speak to their status. Historically, like East Point BIDA their support was provided by the city through their city's Economic Development Department and to his knowledge that is still the way its authority functions. There are other authorities that Mr. Glaze is aware of that are doing less than East Point because he also represents the Forest Park authority, and their authority has over the years been active/inactive and has been involved in major projects but more recently involved in smaller projects in their downtown area. On the other hand, there are some larger authorities meaning they represent larger jurisdictions i.e., Fulton County's Development Authority, Dekalb County's Development Authority although they are similar entities.

Mr. Gothard moved forward to ask Kirby about College Park specifically they seemed to do so much more than East Point in so many respects. Therefore, he questioned so how are they able to do or is it their charter or what that they can do what they do?

Kirby responded by stating there are some differences between the authorities and ours and the differences as to how the authorities have been utilized over the years by the local government body. For example, both authorities have the ability for there to be special tax districts created within the city to fund projects of the development authority. College Park has several special tax districts that their city council created and the tax dollars from those districts go to fund that authority and fund projects such as the College Park Convention Center. And no, it is not a TAD, it is a Special additional tax that every hotel in the city of College Park pays into as well as an ad valorem tax outside of the hotel motel tax. It is a special purpose real estate tax/ property tax that hotels pay.

East Point has the same power to use but it can only be exercised by mayor and council; however, to Kirby's knowledge the City of East Point has never established any special such tax districts for that purpose. Additionally, Kirby stated College Park has a couple of special Tax Districts to fund its infrastructures around the conference center but not just the center but items like the parking deck and the roads around the conference center. He also stated the East Point Authority should look at how the tools have been used in the City of College Park versus how the tools have been used in East Point. Please note the College Park projects have historically been projects that are public in nature. For example, in the 1990's the College Park BIDA was the vehicle through which all the property that was acquired by the City of Atlanta for the purposes of noise abatement (all the homes that were taken because of the airport noise and then acquired by the CPBIDA by way of assembling of property for private development. Therefore, there was a lot that CPBIDA has done that EPBIDA has the power to do but simply may not have had the opportunity to do.

Mr. Gothard responded by saying that Mr. Glaze answered a lot of his questions. However, that has led his additional questions to Mr. Rogers. Alexander then asked Maceo if there was something he and his staff entertained or discussed to do? Mr. Gothard stated that the opportunity we have sounds amazing so he wanted to know if Maceo could speak to it?

Maceo responded that there was one of the things with respect to the Commons Project we attempted to assemble initially as part of our efforts at the time through our developer that we were working with to assemble 41 parcels that made up the 8 acres of the Commons property. However, the developer ran into was that the owners wanted a high price point that was out of reach and therefore slowed things down and dissolved the project with that developer. So, the city took the gavel and assembled the parcels themselves to get the project done at fair market value.

Mr. Gothard asked Mace about the more quitter things like a special tax for the difference of things we could do? He asked if we entertained those things. He asked about things around the hotels that are on top of the hotel/motel tax that he was sure the city could do like additional funding or what about the not so common things?

Maceo responded: we have not done a whole lot of those items with this authority. We have three revenue areas of the city that we taut for business investment opportunity that is in the downtown, Virginia Ave area and Camp Creek Market Place area with respect to Zoning, but the one thing we have at our hand right now is simply redevelopment opportunities and of course we are pleased to say the Owens Illinois property is back under contract and the developer would like to meet with the Mayor to get some ideas of what the city interest/vision is for this site. Thus, Maceo is trying to set up a meeting with the mayor and the area Ward Council members to seek their vision. Unfortunately, we do not have a lot of city owned property at our disposal at this time.

Mr. Gothard asked what about the Georgia Soccer Park which is a huge piece of land that could be developed? He continued to state that he liked the out of box thinking of the College Park BIDA; therefore, he would love for us to take advantage of all that we have in front of us and that we are not doing much with at all. Mr. Gothard felt he is sure there are more things that could be explained to the board that they still do not know about and would love for the board to do more things. He also stated he spoke with Ms. McClure about attending the meetings and there is not being anything given to them to chew on, and they cannot hunt and find their own meat. Above all he felt what Kirby has given them this evening was something they can chew on, and it could be something amazing for the city with the given opportunities. He also states hopefully Economic Development could bring something back to the Authority that they could take advantage of from what Kirby spoke to.

Maceo responded that the Georgia Soccer Park is a Wetland so there is not a lot that can be developed, but it is a target for the city of East Point for Tourism. It is being heavily targeted for the 2026 Soccer Games and therefore he and the City Manager recently spoke with a team that is looking to come from Nigeria. The city is moving in the direction of tourism for the Convention & Visitor Bureau especially for games and tournaments.

Ms. Beth McMillan had a couple of questions for Mr. Rogers. She stated about the Owens Illinois property, is it not a Brownfield and if we would have to go to EPA for cleanup funding? Mr. Rogers responded that it was a Brownfield and yes, the city would have to seek cleanup funding from EPA. However, we did receive an EPA city wide assessment grant from EPA of which the Owens Illinois property was the primary site to help us get the grant thanks to impact of the closing of the company that was housed at the property. The closing and the loss of jobs effected the citizens of the Jefferson Park and River Park as well as the large tax base from that facility.

Ms. McMillan also stated after eating at a restaurant in the College Park area she learned that most of the area restaurant owners were incentivized by the College Park Development Authority to locate there. So, Beth asked to have a look at identifying an area in East Point where maybe we can incentivize businesses to locate their business here?

Maceo answered Ms. McMillan by saying one of the things Economic Development Department has been working on is the Small Business Symposium since the narrowing of the Pandemic which will take place on April 27, 2023, at the Airport Holiday Inn & Suites on Virginia Ave. This is where we talk about our incentive program, our services, and our policies not only to make people aware of what we are doing but also to inform them of what we have to offer to increase their interest in coming to East Point as a city business owner.

Also Mr. Rogers met with the Board Members of Market 166 who are in the process of trying to get their establishment up and running. They wanted more information about the East Point BIDA and the benefits which we can offer them. This was a two and a half hour meeting addressing their concerns and questions, especially in reference to the authority not being a bank from the authority but more about the benefits of authority financing. This is the most important portion of educating businesses in understanding the benefits of an authority because most businesses come to Economic development with the misconception of thinking the authority has money to lend out. We have recently had to educate the board members of the Downtown Development Authority of that fact.

The educational process is critical and that is why we encourage everyone to take advantage of training and seminars that happen multiple times of the year. Please note the trends nor the best practices never stop. Our authority has a minimum threshold of 3 million dollars. The biggest entities we get are small businesses so they usually are not able to meet the threshold but for a project like Owens Illinois project and based on what they will do they can provide a genuine opportunity for us to engage with them. So, Mr. Rogers is happy that this developer has reached out to us and would like to share ideas with us.

Ms. McMillan asked if the 3 million dollars is the maximum amount or the floor amount? Maceo answered it is the floor amount. Beth stated they just did a special service district at the Atlanta Beltline so if the Authority would like to have that conversion than she could have those experts come to the Authority to have a discussion with us. Maceo agreed that would be a good option.

Maceo also stated that we should remember that the projects that we induce do not stop at the Authority, but they continue to City Council and that is where the real rubber meets the road and it is not always smooth sailing from there so keep in mind there are things that we would like to do but we have to work within the frame work to get it done. Beth stated that is why we need that joint training so that we can all be on the same page.

Mr. Gothard asked Mr. Rogers about the payment for the board members to attend the Small Business Symposium? Maceo stated that it will be free for the Board members to attend; however please let staff know of your intent to attend. Alexander also asked for a commitment from Maceo to bring back some items like what Beth spoke about so that the board will have something to chew on. Also, he stated we meet every month, and we rarely have anything of substance to discuss so can we get that commitment from Maceo to bring information of substance?

Chairperson Kristen Spoke to say she went through some of the City's strategic planning and goals and noticed that we met the goals which were to have one BIDA project every year. After the review she noticed we have met that goal so while it may seem like we are not doing anything Kristen wants us to know according to the goals set for BIDA we are on task.

Ms. McClure asked Kirby what type of incentives College Park use set for their restaurants and was it through their Authority and if so, does our Authority have the same power to execute the same incentives? Kirby responded an affirmative yes that the East point Authority does have that power, but he would like to tell how College Park historically got started with their restaurants however, he is not sure what they are currently doing. Initially, with the very first restaurant the City of College Park provided the funds to the Authority to buy one of the downtown buildings and did the renovation for the purpose to attract the restaurant. Once they were able to obtain a restaurant that could pay market rate, they then refinanced that building and then bought another building or sold it to the restaurant owner to purchase another building. So that is how they got started with owning building number one.

Kirby stated that most authorities have a lot of power, but they just do not have a lot of resources for the authorities to exercise those powers and usually must depend upon the elected official's willingness to provide them the resources to get started. The College Park Convention Center was done because the city agreed to back the bonds or provided the credit for the authority to borrow the funds to do the project and often it is the combination of the abilities of the authority legally and the resources that the city is willing to make available.

Additionally, Mr. Glaze would like to discuss one more important item before he ends his legal report. He stated that we have been meeting virtually during the pandemic under the Georgia public health emergency declared by the state, federal or local government. The state public health emergency terminated some time ago and now the federal public health emergency is scheduled to terminate next month in May 2023. That does not mean we cannot meet virtually but under Georgia law if you are going to continue to meet virtually, we must declare an emergency. The authority itself will have to determine a public health emergency that warrants us to continue virtual meeting. If not, then the authority will have to go back to in person meeting under state law after the May 2023 Federal expiration date. That completes the Legal Report unless there is any addition question or concerns anyone may have.

Chairperson Kristen asked if there was any Old Business to be discussed. There was none; thus, she moved to New Business for Mr. Maceo Rogers.

VII. Old Business

None to report

VIII. New Business

Chairperson Kristen asked if there was any Old Business to be discussed. There was none; thus, she moved to New Business for Mr. Maceo Rogers.

Mr. Rogers stated that there is a barrage of small businesses that would like to do business in East Point, but they do not meet the threshold of investment required by us to move forward. Therefore, we bring qualifiable and or viable projects before the Authority and at the time same time we are going to engage with resources programs that you can utilize to try to create some motivation to get more businesses to come our way, but the threshold is the main thing that is a hurdle that most businesses cannot get over.

Maceo wanted to share a few items with the Authority that the Economic Development Department is working on outside of the Authority:

- a. The Tri-Cities Networking event this month was great with a strong presence
- b. We are working on the city's First Brewery of which we held the first event on site as a networking event and the Film 101 workshop that we do. It too was very successful on RN Martin St with a lot of positive feedback.
- c. On April 27, 2023, at the Airport Holiday Inn & Suites we will be holding our 1st Small Business Symposium since the pandemic. This gathering is to educate small business owners on what opportunities are available in reference to doing business in East Point.
- d. The East Point Farmer's Market kicked off started back in March 8, 2023, from 4 pm until 7 pm and this Saturday will be the First Saturday Farmer's Market in front of East Point City Hall from 11 am until 5 pm
- e. We are starting our Eats & Beats program which will start this evening through October 2023 at Oz Pizza patio to hang out and listen to music each Thursday. You can bring your own food from any restaurant and sit to have discussions and enjoy community residents. This is being done to attract foot traffic in downtown after business hours from 6 pm until 8 pm through October 2023.
- f. The Recently Opened East Point Businesses:
 - Olive Garden Restaurant -Camp Creek Market Place
 - Nothing Bundt Cakes – Camp Creek Market Place
 - Black Art in American on Connally Rd
 - Deep Pack Fitness Center 2040 Headland Dr
 - Holistic Occupational Physical Therapy 2181 Main St
 - Cultured South Brewery RN Martin St coming soon this summer
 - Microsoft Data Center Ben Hill/Southmeadow Industrial Park Area
 - Taco Pete Expansion on Main St
 - Chic fil a Expansion to double lane drive through on Cleveland Ave
 - Wood Springs Hotel- extended stay hotel coming soon at Camp Creek
 - 4 Point by Sheraton

Maceo wanted the board to know that the Economic Development Department is working diligently. Mr. Gothard asked a question about the property at Washington Rd and Church St and that could be a good location for BIDA to think about purchasing?

Maceo responded that the property Mr. Gothard is referring to is owned by the Andersons, but it was a project that has recently gone off rails and may be sold soon. However, it would have been a good property as well as other properties for the Authority to take an interest in. The previous East Point BIDA Chair Tina tried to encourage the board to think about what projects they would like to invest their funds into. Also, the Economic Development Staff would often ask if the board would like to purchase land, buildings, or other items as investments. We need the feedback from the board members with the funding you have in the bank because there are some great opportunities out there for you. If properties are what the board is interested in Mr. Rogers stated, he will bring a list of available properties within the city depending upon the desires of the board.

Maceo gave the example of the old Ace Hardware property on Church St that he just introduced to the East Point DMO Tourism company that is now under contract. So, if that is of interest the Economic Development Department can work in the same manner for the Authority. That completes the Old Business Report.

Chairperson Kristen asked for a motion to adjourn the monthly meeting.

Ms. McClure made a motion to adjourn the meeting and it was seconded by Mr. Gothard at 7:21 pm.

IX. Adjournment

Having no further business, Ms. Jackson asked for a motion to adjourn the meeting. Ms. McClure made the motion to adjourn the meeting. Mr. Alexander Gothard seconded the motion. **The motion was approved unanimously, the motion carried.** The meeting adjourned at 7:39 pm.

Board Members Present on April 6, 2023:

Beth McMillan, Gloria Speed, Alexander Gothard, Margaret McClure, and Kristin Jackson Pritz, and Mitch Martin

Others Present:

Kirby Glaze, Maceo Rogers, and Regina Carter

This summary was approved by Board Members In attendance on June 1, 2023:
Falatta James, Gloria Speed, Margaret McClure, Beth McMillan, Kristin Pritz, and
Stacey Dunson



Regina T. Scott-Carter
Secretary/Treasurer
June 1, 2023

