



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

Thursday, October 5, 2023

Zoom Webinar

East Point, GA 30344

6:30 pm

**I. Call to Order**

Chairperson Kristin Jackson called the October 5, 2023, meeting of the East Point Business and Industrial Development Authority to order at 6:48 pm.

**II. Approval of the Agenda**

Ms. Margaret McClure made a motion to approve the current agenda. Ms. Gloris Speed seconded the motion. **The motion was approved unanimously, the motion carried.**

**III. Approval of the September 7, 2023, Meeting Summaries**

Ms. Margaret McClure made a motion to approve September 7, 2023, summary and Mr. Stacy Dunson seconded the motion. **The motion was approved unanimously, the motion carried.**

**IV. Chairperson Report**

None

**V. Secretary/Treasurer's Report**

Ms. Carter stated the CHASE Bank account cleared only one check within the month of September which was payable to attorney Kirby Glaze.

**VI. Legal Report**

Mr. Kirby Glaze informed the board that they have been paid in full for the Commons property and as a result the Chairperson has executed the deed of the property and delivered the deed to the City. That was all that Mr. Glaze had to report in his legal report.

**VII. Old Business**

Mr. Maceo Rogers announced that the Authority received information concerning the REBA Grant (The Regional Economic Business Assistance). REBA is an incentive program that is used to help "close the deal" when companies are considering Georgia and another state or country for their location or expansion. The HOME Depot received a \$348,000 REBA Grant that will be funneled through BIDA however, there are a couple of steps that will be need be completed before the process can be initiated. The steps will include:

- a. The grant will need to be accepted through the State of Georgia grant program - E-civis
- b. We will need to establish a new signature card for the current Chairperson.
- c. Forward several application paperwork items to DCA (EIN proof, W-9, Void Check, etc)

- d. Set up a site visit at City Hall which is BIDA's mailing Address and HOME Depot location
- e. We have to have updated Annual Authority Registration & Financial Report for the current fiscal year 2022 of which BIDA's Report is current.

## **VIII. New Business**

Mr. Maceo Rogers informed the board that in accordance with the September meeting request he and Kirby joined together to review several available BIDA properties to discuss possible project ideas that may be of interest to the board. They have narrowed the ideas possibilities down to three areas from something small that the Board has the resources to accomplish a project to something big that is not going to happen unless the City of East Point will back the Authority in accomplishing.

The first idea of the three is called a Ghost Kitchen or a Food Truck Center which is where a food truck operator builds a kitchen facility or sanitation facility that will allow the food operators to do their preparations in a commercial kitchen that already has a kitchen equipment like a grease trap and other items to the level of a professional food service restaurant. With these ideas in mind, they looked in the area of Ardens Garden which would cost the Authority in the ranged of \$250,000 to \$300,000. This idea would be in the low hanging fruit area to accomplish.

The second idea of the three that they looked at was near the Brewery on R N Martin St. It is an abandon Church directly across from the brewery behind John Milner Baseball Park. The church has redevelopment potential, probably for converting into some type of housing. Since you do not own the property, someone will have to negotiate with the church to see if they are willing to participate in a joint venture. There are some churches that are willing to do that because it provides some community benefits. Additionally, we may also negotiate the acquisition of the property by coming up with a budget and finding some type of funding. The property also has more land beyond the building itself in which we could do additional development on the site as well like retail or residential project if it would be good fit for the community.

At the far end of the spectrum, there is the third idea. This idea includes a historically building on Main St closer to College Park and next to Ardens Garden. This building is owned by Southern Bell or AT & T and is a old switching station. Their phone company is only using about 10-20% of the space. Unfortunately, phone companies are hesitant to redevelop the rest of the space due to security issues because of their equipment. Traditionally, they are not amenable to work with the private sector; however, they may be more willing to work with the public entity like the Authority on a proposed adaptive reuse of that historical building.

After presenting the three possibilities, Maceo and Kirby would like the board to review the possible direction the Authority would like to move forward with from the low hanging fruit idea to rehabbing a 30,000 square foot historic building as a public/private partnership. As a possible fourth idea could be to liquidate some of the smaller pieces of properties in BIDA's name to increase the funding bank account to up the financing of this type of project.

The board continued to discuss further items of possible interest to increase the growth of the city with possible locations to house live, work, play space or a project to lure STEM adults to the city as well as ideas to serve the entire community like a convention space which is so needed.

Lastly, Ms. Margaret McClure made a motion to purchase a recording piece of equipment for the Secretary/Treasurer to record the monthly meetings instead of on her personal cell phone and Mr. Stacy Dunson seconded the motion. **The motion was approved unanimously, the motion carried.**

#### **IX. Adjournment**

Ms. Margaret McClure made a motion to adjourn the October 5, 2023, meeting and Mr. Stacy Dunson seconded the motion. **The motion was approved unanimously, the motion carried.** The meeting was adjourned at 7:48 pm.

#### **Board Members Present on October 5, 2023:**

Kristin Jackson, Gloria Speed, Margaret McClure, Helen Simmons and Stacey Dunson

#### **Others Present:**

Kirby Glaze, Maceo Rogers, and Regina Carter

This summary was approved by Board Members In attendance on December 2, 2023:  
Stacey Dunson, Alexander Gothard, Falatta James, Margaret McClure, Kristin Jackson, and Helen Simmons



Regina T. Scott-Carter  
Secretary/Treasurer  
December 15, 2023