



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

Thursday, March 4th, 2020

2757 E Point St

East Point, GA 30344

6:30 pm

I. Call to order

Vice-Chairperson, Brittany Byrom, established a Call to Order of the East Point Business and Industrial Development Authority (BIDA) meeting at 6:35 pm.

Board Members Present: Brittany Byrom (Chair), Jackie Slaughter-Gibbons, Norman Urquhart, Joseph Johnson, and Margaret McClure.

Others Present:

Maceo Rodgers (Director of Economic Development), Regina Carter (Secretary/Treasurer), Nyomi Haynes (recording secretary), and Kirby Glaze (Legal Counsel)

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: *January 9th, 2020 summary*

Mr. Johnson motioned to approve the synopsis. Mr. Norm Urquhart seconded the motion. **Approved unanimously, the motion carried.**

IV. Chairperson's Report

None

V. Secretary/Treasurer Report

The bank reconciliation was entered into the record for January and February 2020.

VI. Legal Report

Mr. Glaze apologized for being late. The bond issue for project Boss is closed, and the authority collected its fees. The fees were not capped, so instead of \$75,000, the authority will receive \$93,000.

Mr. Rogers disclosed that he was speaking with Trevor of ENY, the project is moving forward. In thirty days, they will be coming back to the authority to do part two of the of the project inducement, which includes a personal investment worth \$15 million and their plans to move forward. They have not decided on when they will issue an official announcement.

VII. Old Business

A. Update on the retreat with DDA & City of East Point

Ms. Dharman met with the city manager, but Mr. Glaze could not go because of timing conflict. The report he received was the mayor wants to have the retreat but has not set a date. Mr. Rogers told the board he had no additional information about the retreat either. Part of the problem in organizing the meeting is that they can not get four property or business owners from downtown on the DDA, and thus can not have the meeting.

Mr. Rogers shared the city has taken control of the commons land because there were too many entities involved.

VIII. New Business

A. Industrial Mortarium

Mr. Rogers told the board that the City of East Point passed a moratorium on I1 and I2 industrial projects, gas stations, and dollar stores. He further explained that this is a result of Duke Realty's purchase of the sylvan roadside of a former manufacturing plant. Duke Realty's proposal calls for almost a million square feet distribution warehousing site. The city has different ideas about what be the best use of that site. The site is zoned industrial.

There was an ARC (Atlanta Regional Commission) meeting that was scheduled at the end of January that called for a DRI (Development of Regional Impact) for anything over 500,000 sq ft, however it must be initiated by the city. The City of East point did not call that meeting because at the time there were no plans from the developer, so the meeting was canceled.

The mayor then called a special called meeting the Thursday of the same week. They put in place a 120-day moratorium to allow the City of East point time to discuss and decide how it wants to move forward. On Monday, March 2nd, 2020, a modification was made to the moratorium that set a cap of 35,000 sq ft, anything more than that has to go through the 120-day process because of the considerable impact it will such as regards to traffic generation. Projects smaller than that size will not have to go through that process.

The City of East Point has contracted with Southern Equity partners to do a study. Mr. Rogers anticipates a final report will be made towards the end of the moratorium. The moratorium will expire on June 13th, 2020, and between now and then, there will be monthly updates at the council meeting about their findings and recommendations. This does not impact current projects but will influence future ones. Mr. Rogers shared that 19% of the City of East Point's business applications are industrial; it has four industrial parks, that's where the revenue comes from.

Ms. McClure inquired if Duke Realty could divide up their project to turn it into a phase project? Mr. Rogers responded that will not do that now because they have already designed a proposed project and that they still have to cut the roads on the property.

Ms. Slaughter-Gibbons expressed that particular trucks can not drive certain roads such as through the City of Hapeville, because of the weight load. She explained that it needs to change so that we can accommodate more trucks on more roads.

Mr. Johnson stated that if BIDA declared it wants to a workforce development project that is airport-related, with airport traffickers and airport city, it could get funded and be done under the City of East Point.

A. Tina Dharman

Mr. Johnson motioned to send hospitalized chairwoman Ms. Dharman some roses, once her location is disclosed, I know she's with ARC, so she can have some discretionary cash. Mrs. McClure seconded. **Motion carried.**

IX. Executive Session

Adjournment

Having no further business, the meeting properly adjourned at 7:00 pm following a unanimous adoption of a motion made by Ms. McClure, seconded by Mr. Norm Urqhart. **Approved unanimously, the motion carried.**