



City of East Point
Monthly Meeting Summary
Business and Industrial Development Authority
Thursday, September 3, 2020
Zoom Webinar
East Point, GA 30344
6:30 pm

I. Call to Order

Joseph Johnson, Vice Chairperson, established a Call to Order of the East Point Business and Industrial Development Authority (BIDA) meeting at 6:38 pm.

Board Members Present: Kristen Jackson, Joseph Johnson (Vice Chair), Jackie-Slaughter-Gibbons, and Margaret McClure, and Gloria Speed.

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

Prior to a motion of approval for the agenda a lengthy discussion was made: In reference to Public Participation and Transparency.

Margaret requested clarification of of the public approval to speak during the boards' meeting. Mr. Glaze stated that the Georgia Sunshine Law only requires that the public is able to observe the meeting and not participate. However, the normal rule is that the right for the public to speak is determined by the board. Ms. McClure and Ms. Pritz agreed that the public should be able to speak at the beginning of the board meeting. However, Mr. Glaze stated he would need to have Mr. Rogers check with East Point IT for security approval of how the public can be seen and heard through ZOOM. Ms. Pritz responded with three public speaking options:

- a. Have public email their comments prior to the meeting and the secretary read comments aloud into the minutes.
- b. Have the secretary call each person and have them speak into the meeting recording.
- c. Allow the public to go through the ZOOM chat for questions or comment.

Margaret state she wanted to make an amendment to the New Business section of the agenda by adding discussion of Public Comment and Legal Service Agreement.

Mr. Joseph Johnson motioned to approve the adoption of the agenda with the amendments stated.. Mrs. McClure seconded the motion. **Approved unanimously, the motion carried.**

III. Approval of the Meeting Summary from the following meeting:

August 6, 2020 summary

Ms. McClure motioned to approve the summary. Mr. Johnson seconded the motion. **Approved unanimously, the motion carried.**

IV. Chairperson's Report

None

V. Secretary/Treasurer's Report

The bank reconciliation entered into the record.

Mrs. Carter shared information concerning the upcoming virtual basic development authority training class that will take place on October 22, 2020 through the Carl Vinson Institute of University of Georgia for \$250 per person. She also stated a BIDA check has been paid for the two board members required to complete the training. Ms. Pritz then questioned the date of the Advance Development Authority Training class. Unfortunately, Ms. Carter did not have additional information in reference to that class at that moment. Margaret McClure made a motion that the Authority pay for any board member that may like to attend the Advance Development Authority Training class and that Ms. Carter forward all information to each member. Mr. Joseph Johnson seconded the motion. **Approved unanimously, the motion carried.**

VI. Legal Report

Mr. Kirby Glaze began his legal report concerning the property on Sylvan Rd that was being used by a tenant for storage. During the August 2020 meeting the board authorized Mr. Glaze to conduct a title search on the property. Since the property appears to be owned by the City of East Point and not BIDA, Kirby reached out to the East Point City Attorney, Brad Bowman prior to commissioning a title search company. Mr. Glaze informed Mr. Bowman of BIDA's interest in negotiating a lease or sale to the tenant if the city would agree to transfer ownership for such a deal. Mr. Bowman agreed however, he needed to speak with the City Manager first. Kirby stated he would pause with contracting a title search until he hears back from Mr. Bowman. In addition, Kirby stated that during the waiting period he will allow Mr. Rogers a chance to contact the tenant and give them notice. The property is just north of the Arden's Garden property in front of 2171 Sylvan Rd closest to Sylvan Rd.

The second item Mr. Glaze wanted to bring before the board was that he had been contacted by bond counsel of Ardens Garden. Arden Garden had been leasing a portion of their space to Kroger; however, this lease is coming to an end and Arden was looking to retain the space for expansion for additional equipment.

The lender who purchased the original Arden Garden bond transaction is discussing loaning them the funds to acquire the needed equipment for their expansion. At this point, Ardens Garden is not asking for any incentives or any type of tax abatement. However, the lender would like to collateralize both loans. This decision would require an amendment to our bond documents for this to be done. Since the lender is the party at risk and they are the party requesting this to be done, Kirby does not see why this could not be done from the BIDA standpoint. The Ardens Garden counsel will get back with Kirby about moving forward. Please note, depending on how soon they wish to close this transaction it may necessitate a special call meeting. Kirby will advise us of the next step as soon as he can.

VII. Old Business

Mr. Maceo Rogers informed the board that he and Mr. Glaze met with the Ernst & Young Consultant on Thursday, August 27, 2020 to discuss Part II of the Project BOSS/Home Depot Logistics Center. There are two(2) more components to the project. The next component is funding for the personal property of the Logistic Center and the second component is the Regional Economic Business Assistance (REBA) Grant from the state of Georgia in the amount of \$348,000. This represents \$1,000 per job being created; thus, equalling three hundred forty-eight (348) jobs being brought by this project.

Mr. Glaze explained that with a REBA Grant, the state makes the grant to the Authority, and then the Authority in turn will make the grant to the company as a sub-recipient. This transaction (including all documents) is managed by the State of Georgia. Through a REBA Grant the state does not give grant dollars directly to any company but instead it is a pass through grant to an authority. This may not take place until early 2021; however, Mr. Rogers just wanted to give the Board heads up about this upcoming transaction.

VIII. New Business

As per Ms. McClure's amendment to the agenda, she requested the Board Legal Counsel forward an updated proposal for legal services spelling out all cost under a retainer and the cost and services including of hourly rates. She would appreciate this being forwarded to the board secretary in enough time to have Regina forward this in the Board Package two week prior to the next meeting.

IX. Adjournment

Having no further business, the meeting properly adjourned at 7:29 pm following a unanimous adoption of a motion made by Mr. Joseph Johnson and seconded by Ms. Jackie Slaughter Gibbons. **Approved unanimously, the motion carried.**