



City of East Point
Monthly Meeting Summary
Business and Industrial Development Authority
Thursday, February 7, 2019
3121 Norman Berry Drive
East Point, GA 30344
6:30 pm

I. Call to order

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

Board Members Present:

Tina Dharman (Chairperson), Jackie Slaughter-Gibbons, Joseph Johnson (Vice-Chairperson), Brittany Bynum, Steven Rogers, and Norman Urquhart

Others Present:

Kirby Glaze (Legal Counsel), Regina Scott-Carter (Secretary-Treasurer), and Nyomi Haynes (Recording Secretary) and Maceo Rogers Director of Economic Development Department
Guest presenters: David Sprinkle (Duke Realty) and Hannah Palmer (Finding the Flint)

II. Adoption of Agenda

The Chairperson

There was a change requested to be made to the agenda as printed by Chairperson Tina Dharman. The change requested was to move the two presentations:

- a. Approval of Bond Financing – Wes Hardy – Duke Realty
- b. Finding the Flint – Hannah Palmer

prior to III. Approval of the January meeting Summary. The request was motioned by Mr. Joseph Johnson to approve the change to the agenda and the agenda. Additionally, the motion was seconded by Mr. Steven Rogers. The agenda was approved with the changes unanimously, and the motion carried.

Mr. Glaze requested to speak prior to the presenter from Duke Realty about the confusion of the two resolutions. Mr. Glaze stated he initially drafted the necessary documents and sent them to Regina only to discover that at the same time, Bond Counsel for the developer had likewise done so as well. Upon review, Mr. Glaze found he liked their agreement better due to some included items that were not included in his own; therefore, Mr. Glaze provided a substitute resolution. The difference between the two are as follows: the heading of Mr. Glaze's document states \$13 million; whereas, the developer listed the amt in the second paragraph as \$12 million 900 thousand. Mr. Glaze then stated he has reviewed the resolution and agreement and they are in conformity with our requirements, so Kirby will be happy to answer any questions the board may have. Until then Mr. Glaze turned it over to the Economic Development Director, Mr. Rogers to introduce the presenter from Duke Realty. Mr. Rogers introduced the David Sprinkle, the Development Services Manager of Duke Realty.

Approval of Bond Financing – Wes Hardy – Duke Realty

Mr. Sprinkle was in attendance in lieu of Mr. Wes Hardy to give the BIDA board a little background on the scope of the project including its location, size and type of facility. Accordingly, Mr. Sprinkle stated the property is located within the Duke Realty's Camp Creek Business Center which is south of Camp Creek Parkway but east of North Commerce Drive and west of 285 and Washington Road. The specific site is what is called building "W" inside the Camp Creek Business Center Complex. Geographically, it is adjacent to the backside of the building located at 4800 North Commerce Drive. The building being proposed to Porsche Cars is a single story 210,180 square foot Distribution Facility.

David moved on to say they are submitting this application as part of a development and lease agreement with Porsche Cars America. Porsche currently occupies a facility nearby the Camp Creek Center just off Ben Hill Road. They are looking to vacate that property and relocate. This project is currently between Duke and one other developer. The other developer is pitching a site in a different municipality. It is Duke's understanding that the developer has already arranged all the tax incentives in that municipality. Unfortunately, Duke does not know who the exact competition is. They are in hope of approval tonight so that they may remain competitive in this deal and for the benefit of the City of East Point to retain the company and its fifty or so employees working at their facility.

Mr. Sprinkle brought several visual presentation boards to further describe the project. The first board showed an overview of the southern section of Camp Creek Business Center and the exact position of building "W" within the center. Boards two, three and four were possible renderings of the exterior look of this distribution facility. After explaining the boards Mr. Sprinkle asked if anyone had any questions?

Chairperson Dharman proceeded to ask: "how long would it be to get an approval from Porsche moving forward or when Duke may actually wish to induce the bond?" David answered by saying he did not know exactly where Mr. Hardy was in his negotiations with Porsche, however, since they have narrowed the prospective developers to two companies that lets him know the decision must be close. Economic Development Director, Maceo Rogers chimed in to say: "Based upon his conversation with Mr. Hardy, they are looking at mid to late February to have a decision. Maceo, however, assured everyone that this was a bonafide retention project that the City of East Point would love to retain the investment in our tax base and possible future additional jobs. He also stated that what Duke is basically seeking is BIDA's endorsement/support of this project moving forward. For Economic Development the main thing is to retain the investment, to retain those jobs, and to sustain and maintain the health wellbeing of the tax base itself.

Mr. Steven Rogers asked for clarification about the tax schedule that was included as to what did it mean for the bond's serviceability and marketability of it? However, Kirby asked if he could interject to cover a few items with David and then come back to Steve's question? Once approved, Kirby asked David what was the acreage of the site and if Porsche was currently located in a Duke owned property? His answer was the site is about 14 or 15 acres and no Porsche was not currently in a Duke Owned property. As for Steven's question, Kirby responded that the abatement schedule was the same as the one used in the past which is a 10-year abatement schedule with 50% the 1st going to 55% the subsequent years.

The reason Kirby asked that question is so that everyone had a good understanding of that cause. He did a little calculation earlier today to figure out the impact tax wise in the City of East Point. Since this is a retention project, he felt Porsche was either going to stay in East Point or move somewhere else. Therefore, what Kirby looked at was the current value of the property they are presently occupying according to the Fulton County Tax Assessors file and assumed

that the property would will continue to pay taxes paying now but then what new taxes would be generated by this project in East Point. Additionally, Kirby made several assumptions. He assumed the size of the lot, he assumed what the assessment land value was, he assumed that the property was going to be assessed at the actual cost of construction but it maybe more. However, Mr. Glaze stated he made two assumptions that he knew were absolutely wrong and they was that the value would not go up and that the mileage rate would not go up. However, if all of these assumptions were to be true and over a ten year period of time then the City of East Point would collect about a half of a million dollars in taxes more because of this project then if this project went somewhere else.

There was some discussion between Ms. Gibbons and Mr. Sprinkle concerning ownership of the project area land between the City of East Point and Duke. Nonetheless, Duke purchased and currently own the property pertaining to this project.

Mr. Joe Johnson made a motion to approve the resolution and the motion was 2nd by Steven Rogers.

Finding the Flint – Hannah Palmer

Chairperson Tina introduced Hannah Palmer from Finding the Flint

Ms. Palmer stated she lives at 1841 Broad Ave East Point, GA and have been a resident here for 14 years. Ms. Palmer was here to tell the board about a project called “Finding the Flint.” She explained she presented in the Annex about a year ago to brief East Point City Council about “Finding the Flint”; however, so much has happened since then. After a discussion with Chairperson Dharman, they decided it was time to make sure the Business Industrial Development Authority was up to speed with where the project is and what they are trying to accomplish. Specifically, they wanted to make sure all were apprised and kept the Flint River in mind as developments may come before them.

Ms. Palmer is under contract with 3 organizations: The Conservation Fund and American Rivers which are national nonprofits working on environmental conservation projects and the Atlanta Regional Commission which is the metro area planning commission. They have hired Ms. Palmer along with a team to raise awareness about the Flint River and to start incorporating the river into development and redevelopment plans around the aerotropolis. The problem is who knew the Flint River was even in East Point. The headwaters start in East Point and flows 44 miles to the Florida river as well as it joins with the Chattahoochee River as the two flow across the Georgia-Florida border. The name changes to the Apalachicola River, which flows into the Gulf of Mexico. The entire basin is often referred to as the Apalachicola-Chattahoochee-Flint (ACT) basin which has caused the controversial litigation with Alabama and Florida. So, as you can see it is a very important water source that we depend on but a lot of people in the airport area don't even know that it is there. It provides drinking water to Clayton County, Fayette County and Coweta County as well as it is the water supply for the agricultural district across the heart of Georgia. The Flint River is also very beautiful and if you travel for about 1 hour south of Atlanta to Sprewell Bluff in Thomaston Georgia, you will be able to see several endangered species.

The attached pdf file is the power point presentation Ms. Palmer shared with the BIDA board for your review. Following the presentation, the board members who were in attendance had the listed questions.

Questions:

Mr. Norman Urquhart stated that it is obvious the project is ongoing but how long or is there a date that this will come to a head? Ms. Palmer answered the working group had a year in mind to start coordinating some projects and a 3-year goal to break ground on some projects. She then informed the board that Delta Airlines wants to start their project this year. Some of the other projects are going to be on the 3 to 5-year timeline.

However, she could not give any other clear timelines beyond that. She had hoped that the different municipalities and property owners will run with the possibilities like that which Delta is planning to do.

Mr. Steven Rogers stated: most of the projects shown were beautiful pictures, engaging pastoral, and tranquil settings and that Ms. Palmer briefly touched on water quality issues; however, his question asked are there any significant water quality issues that may pose a health risk to people if they start engaging in the Flint River on a more active basis? Her answer was that they do not have a lot of data as to what is in the river right now, but they can assume because they are urban creeks that they are full of pollutants from different runoffs. Please note any green environmental infrastructure Finding the Flint starts to implement along the creeks will be in hopes of capturing some of the pollution before it gets in the creek. Ms. Palmer said she goes down the creeks, all of the time and she can tell you the creeks are alive and that is a good sign; however, she does not have any scientific data but there are frogs, fish, birds and even beavers in the area. Above all, this shows the creeks are supporting life, but she then stated she would not let her children swim in there. On the flip side, Hannah said that is why they are launching a science component this month to Finding the Flint. They want to know more about what is in the water and how safe it is. Finding the Flint is not about kayaking and swimming but more about seeing the water, knowing the water is there, and being able to appreciate it because it is beautiful in some places. Her preference is to create places where children can skip rocks and float a paper boat; however, it is too soon to say whether people need to be in the water or not.

Tina stated she thinks part of Find the Flint is stormwater management and a lot of it goes hand and hand with beautification and what we think of as beautification filters the water and helps manage the stormwater or makes it functionable.

Joe Johnson asked how will this relate to the law of having a developers adhere to the requirements of a 100 ft buffer if they decide to build near the river. So really it becomes an issue of looking for an alternative to build over the river, so you can maximize the utilization of the right of way. Hannah then stated they are just starting to get to that point. The Find the Flint's focus is on capturing and infiltrating as much upstream stormwater as possible at the airport. Also, a chlorine project could be a 25 to 30 years from now, giving a possible opportunity that would increase the water supply to Clayton County and possible water that could be put back in the Flint River which is currently flushing through violently every time it rains.

The good thing, most importantly, is the Find the Flint has the leadership of the Atlanta Regional Commission on their team who is thinking long term to keep the water resources stable in the metro Atlanta area.

Hannah then said she would gladly leave some Finding the Flint brochures for us to review and for us to feel free to get more involved with the project or contact her with any questions concerning upcoming events.

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

January 10, 2019 meeting summary.

The motioned to approve the January 10, 2019 meeting summary was made by Mr. Joseph Johnson and Mr. Norman Urquhart seconded the motion. The motion carried by all in attendance.

IV. Chairperson's Report

Chairperson Ms. Dharman stated she did not have anything to add.

V. Secretary/Treasurer Report a. Bank Reconciliation

Ms. Carter informed the board of their bank balance and the three items that cleared the bank as well as going forward the copies of the bank statement and check copies will be redacted for their view. In addition, they shall receive a copy of the South Fulton Neighbor advertisement showing the ad and date it was the placed in the newspaper.

VI. Legal Report

Kirby Glaze reported he has been in communication with the other two property owners regarding Soccer in the Street of which he provided them copies of our lease. It is his understanding from them that the Soccer in the Street people are trying to get all of their business taken care of by April 2019. Mr. Maceo Rogers confirmed what Kirby submitted in his report. Additionally, Mr. Rogers stated he was in contact with the Soccer in the Street Construction Manager, who is dealing with their design plan. It is just a matter of them completing the design, concept review and being approved by Planning and Community Development.

The final item for this evening from the Chairperson Ms. Dharman is concerning the changing of the bank account. Tina said she spoke with Delta Community Bank. They wanted several items from us in order to obtain an account:

1. Be in Fulton County
2. List the type of corporation we are.
3. The sticking point: what we will need to provide the credit score of at least 600 on the Chair, Secretary, Treasurer and signers of the City. Ms. Dharman was not sure if that would be feasible for BIDA because none of the members would be guaranteed more than four years. This would make it more complicated than Chase right now. (Smile) we can wait on the merge of SunTrust and BBT for now.

Joe stated we just need to stay where we are.

VII. Adjournment

Mr. Joe Johnson motioned to adjourn the meeting and Mr. Steven Rogers seconded the motion. The question was asked and all were in favor. The meeting was adjourned at 7:18 pm.