



**City of East Point
Monthly Meeting Summary
Business and Industrial Development Authority**
Thursday, January 10, 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 6:45 pm.

Board Members Present:

Tina Dharman (Chairperson), Jackie Slaughter-Gibbons, Joseph Johnson (Vice-Chairperson), Margaret McClure, Norman Urquhart and Kristin Jackson

Others Present:

Kirby Glaze (Legal Counsel), Regina Scott-Carter (Secretary-Treasurer), and Nyomi Haynes (Recording Secretary) and Maceo Rogers Director of Economic Development Department

II. Adoption of Agenda

The Chairperson

Mr. Joseph Johnson motioned to approve the agenda Ms. Margaret McClure seconded the motion. The agenda was approved unanimously and the motion carried.

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

December 6, 2018 meeting summary.

A motioned was made to approve the December 2018 summary by Mr. Joseph Johnson.

Mr. Norman Urquhart seconded the motion. The motion carried. The summary was approved with all in favor with the exception of Margaret McClure who abstained.

IV. Chairperson's Report

Chairperson Ms. Dharman stated she only wanted to report that she signed the Intergovernmental Agreement received from the City of East Point.

V. Secretary/Treasurer Report a. Bank Reconciliation

Ms. Carter informed the board of their bank balance and the two outstanding reconciliation items which included the December and the current January check to Mr. Glaze for his invoice. It was also reported the Intergovernmental Agreement was signed and the check deposited within the month of December 2018.

VI. Legal Report

Mr. Glaze stated he did not have a formal report; however, he would need to meet with Regina and Maceo to set up a bond fee schedule for Arden's Garden. Also now that the city has signed the intergovernmental agreement and released a check, we need to prepare a complete deed of the property. Kirby stated he has contacted the City Attorney in reference to the completion of the deed; however, it is not clear to date. Therefore, Mr. Glaze will contact Mr. Bowman again. Mr. Johnson stated that whoever prepares the deed needs to make sure the property lines are correct and that they abut each other correctly. Tina also stated that the parcel numbers need to match the descriptions correctly as well. Mr. Johnson added that there was a service road for sanitation that went behind the property on Main Street that caused it to seem uneven. Kirby agreed with Mr. Johnson that he too saw a small piece of property on the plat that did not seem to be attached to anything else. Ms. Dharman chimed in to say that BIDA had purchased a small piece of property from Georgia Department of Transportation (DOT) on the other side of the Chisolm property on Ware Ave which was a small right-of-way.

Old Business

No Old Business

New Business

Chairperson Dharman said there was no Old Business and under New Business the members were asked if everyone read the information concerning the Delta Community Credit Union Bank. No one responded positively; thus, Ms. Dharman continued to inform everyone that the Credit Union had an opportunity of opening a business checking account but BIDA does not write enough checks to justify maintaining an average banking business checking account. The good thing with Delta Community Credit Union is their business checking account does not ding the account until the balance is under \$7,500. This is not the amount required of a Chase Bank Account. Additionally, Delta Community Credit Union allows commercial account owners to earn interest in their checking accounts and money market accounts. Between now and the next meeting we will check into the information between Chase and Delta Community Credit Union.

Chairperson Dharman asked Economic Development Director, Maceo Rogers what was new in the upcoming New Year. Maceo responded that this was somewhat attached to Old Business but had a new component pertaining to the Soccer in the Streets project which is moving forward. He added he had a brief meeting with one of the property owners, Joel Baskins as well as the Streetscape Team which they have started construction along Main Street. However, just before the holidays he met with Soccer in the Streets Team also regarding their planning and scheduling. One of the most critical things Economic Development and their Team talked about with Soccer in the Streets was timing. Both the DOT Streetscape project and the Soccer project may cross paths at some point. However, what we do not want to happen is for the DOT Streetscape to finish prior to Soccer in the streets and then Streetscape will have to redo all of their hard work that impedes Soccer in the Streets.

Nonetheless, Soccer in the Streets has submitted their first wave of plans for review to Planning and Community Development. The City is also working around the drainage issue to avoid any setbacks. It is going very well so far. However, there may be one of those situations where the city comes in and installs the drainage components at the same time

DOT is doing its portion. Please note we are working through that. Director Rogers wanted to place a request on the table of the BIDA legal counsel to draft an agreement. The Soccer in the Street team asked Mr. Rogers if Mr. Glaze would be able to draft an agreement of the Land owners: Chris Wiley and Joel Baskins similar to the agreement created between BIDA and Soccer in the Streets. Mr. Glaze agreed to draft such an agreement.

Chairperson Dharman asked if there was verbiage in the Soccer in the Street team lease agreement that required them to provide proof of sponsorship. Kirby responded that BIDA requested verification of sponsorship. In addition, Mr. Glaze stated that upon the city's Planning and Community Development Department's approval, their plans must come before BIDA for our approval as well.

Director Rogers continued to inform the board that the Atlanta Regional Commission (ARC) is beginning to reach out to various cities to start putting together planning strategies and offerings to aggressively attract business investment opportunities with the use of the Federal Opportunity Zones. The City of East Point has state opportunity zones that we are currently working with; however, the Federal Opportunity Zones is based upon the 2017 tax laws. Mr. Rogers has learned that the Federal Opportunity Zones are centered on capital gains tax which is good because it will allow East Point Economic Development Department to attract investments more aggressively that way. Maceo posed the question to Kirby if he knew of the Federal Opportunity Zone locations within the City of East Point.

Since the Federal Opportunity Zones are so new, Kirby responded to Mr. Rogers and Chairperson Dharmans' questions by stating the Federal Opportunity Zone could possibly overly the existing state zones; however, he was not sure exactly where the zones were or the criteria needed to qualify for a designation of such. Kirby also stated he needs a little more time to absorb and review such information concerning the new zone. Maceo agreed to forward the information he obtained from the classes and webinars he had attended so far. Maceo added that even area businesses and other agencies are call our office with questions about the new Federal Opportunity Zones.

Chairperson Dharman then asked the question concerning an update on the Commons property. Maceo informed the board that the developer is having monthly meetings with the City staff, elected officials, and a tour key places including Tyler Perry Studio Complex. However, they have yet to meet with the Mayor as of yet but are making their rounds. We are also planning several charrettes for the area community to be involved in to obtain their input. The developers should be back to East Point sometime this month.

In addition, Maceo stated that he has been asked to speak in reference to case studies of things we are doing in the City of East Point at the Electric Cities of Georgia (ECG) annual conference in late April.

Mr. Johnson informed the board that the East Point Housing Authority has purchase the Lexington Apartments

Adjournment

Mr. Joe Johnson motioned to adjourn the meeting and Ms. Kristin Pritz. seconded the motion. The question was asked and all were in favor. The meeting was adjourned at 7:06 pm.