



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

Thursday, June 7, 2018
3121 Norman Berry Dr
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 6:32 pm.

Board Members Present:

Tina Dharman (Chair), Joe Johnson (Vice-Chair), Jackie Slaughter-Gibbons, Steven Rodgers, Norman Urquhart, Kristin Jackson, and Margaret McClure.

Others Present:

Maceo Rogers (Director of Economic Development), Rhonda Appleby (Secretary/Treasurer), Nyomi Haynes (Recording Secretary), and Kirby Glaze (Legal Counsel)

Presentation by Bob Patel

Ms. McClure motioned to move the presentation by Bob Patel, Owner of Pin Strikes Entertainment Center, before the "Approval of the Summary." Mr. Rodgers seconded the motion. **Approved unanimously, the motion carried.**

Ms. Appleby informed the board that Mr. Patel felt that he needed more time for his presentation; therefore, he wanted to reschedule his presentation to a later meeting date. She stated that she would give the board more details about Pin Strikes Entertainment Center under "New Business."

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:

May 3, 2018 Summary.

Mr. Rodgers motioned to approve the synopsis. Ms. McClure seconded the motion. **Approved unanimously, the motion carried.**

IV. Chairperson's Report

Ms. Dharman asked the board if they wanted to cancel the July meeting since it fell the day after Independence Day. Ms. McClure motioned to cancel the July meeting. Mr. Johnson seconded the motion. **Approved unanimously, the motion carried.**

V. Secretary/Treasurer Report

a. Bank Reconciliation

Ms. Appleby entered the Treasurer's report into record.

b. Approval of Expenses

Mr. Johnson motioned to approve Ms. Haynes' invoice. Mr. Steven Rodgers seconded motion. **Approved unanimously, the motion carried.**

Ms. Dharman inquired about BIDA's 2019 budget. Mr. Glaze stated that since BIDA has not quit claimed its Commons properties to the City, the exact financial figures are still being determined.

VI. Legal Report

Mr. Glaze stated that he was still making provisions to BIDA's revised film agreement. He also added that he was waiting on the disposition of the Commons' properties.

VII. Old Business

Ms. Dharman inquired about the status of the School Board's approval of the Corridor's Tax Allocation District (TAD). Mr. Maceo Rogers stated that the City Manager was scheduled to meet with the School Board next month. He added that the Commons' Request for Proposal (RFP) solicitation date was extended to June 19, 2018.

VIII. New Business

a. Bob Patel (Pin Strikes Entertainment Center)

In lieu of Mr. Bob Patel's absence, Ms. Appleby presented the details of the proposed Pin Strikes Entertainment Center at Camp Creek Parkway. She stated that Mr. Patel currently owns two (2) Pin Strikes locations – Stockbridge, GA and Macon, GA. He is looking to expand his business chain onto the Camp Creek Parkway area. East Point's entertainment center will be different from the other centers in that it will be a two-story structure and have a hotel component. Approximately six (6) acres of land is be needed for the development. At the proposed site, Mr. Patel has encountered easement and buffer issues due to the site being located in a flood plain zone. He has appealed to the City for assistance in the matter. Mr. Patel has expressed interest in bond financing for this project.

Ms. Dharman recommended Virginia Avenue and Bobby Brown Parkway as an alternate development site. Ms. Appleby stated that one pad site was slated for a hotel development and the other pad site is not large enough. Mr. Glaze mentioned that the

State of Georgia has set aside funds for flood plain development as long as it will not affect the downward stream. He mentioned the Storm Water Act.

Ms. Dharman asked Mr. Maceo Rogers about any new development. Mr. Rogers stated that he was working on the expansion of an existing development, which may need bond financing. Ms. McClure then asked Mr. Rogers if he had any marketing prospects that he could refer to BIDA. Mr. Rogers stated that the Economic Development Department was marketing downtown sites and Kairos Corporation, owners of Jefferson Station, the Buggy Works, and the Wagon Works buildings, had expressed interest in sites at Irene Kidd Parkway and Randall Street. Mr. Johnson mentioned that Norman Berry Drive has sixteen (16) properties that could possibly be marketed. Ms. Slaughter-Gibbons asked Mr. Rogers if he was willing to contact the owner of the trailer park on Norman Berry Drive regarding land ownership. She stated that, in the past, the owner has violated major code violations. Mr. Rogers stated that he has talked with the landowner; however, the owner expressed no desire to improving the area. Mr. Johnson asked Mr. Rogers if he knew the land value of the area. Mr. Rogers stated that he would have to check on the price of the land.

Adjournment

Having no further business, the meeting properly adjourned at 7:02 pm following a unanimous adoption of a motion made by Mr. Johnson, seconded by Ms. McClure.

Approved unanimously, the motion carried.