



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

Thursday, May 3, 2018
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 6:30 pm.

Board Members Present:

Mayor Deana Holiday-Ingraham, Tina Dharman (Chair), Joseph Johnson (Vice-Chair), Steven Rodgers, Norman Urquhart, Kristen Jackson, and Margaret McClure.

Others Present:

Frederick Gardiner (City Manager), Deron King (Deputy City Manager), Geneasa Elias (Special Project Manager), J. Maceo Rogers (Director of Economic Development), Rhonda Appleby (Secretary/Treasurer), Kirby Glaze (Legal Counsel), and Nyomi Haynes (Recording Secretary).

II. Adoption of Agenda

Ms. Dharman suggested that the Executive Session agenda item be moved from item nine (9) to item four (4). Mr. Johnson motioned to approve the agenda with the noted changes. Mr. Steven Rodgers seconded the motion. **Approved unanimously, the motion carried.**

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

April 5, 2018 Summary

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

IV. Executive Session

Mr. Johnson motioned to enter into Executive Session at 6:32 pm to discuss the disposition of real estate. Mr. Steven Rodgers seconded the motion. **Approved unanimously, the motion carried.**

Mr. Johnson motioned to convene into the regular scheduled meeting at 6:46 pm. Mr. Steven Rodgers seconded the motion. **Approved unanimously, the motion carried.**

Mr. Johnson motioned for BIDA to transfer all their identified properties in the Commons to the City for the purposes of redevelopment and with the City compensating BIDA for those properties. The motion was opposed by Ms. McClure and abstained by Mayor Holiday-Ingraham. **Approved by the majority of the board, the motion carried.**

V. Chairperson's Report

None

VI. Secretary/Treasurer Report

a. Bank Reconciliation

Ms. Appleby entered the bank reconciliation into record.

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

Ms. Appleby informed the board that their General Liability (GL) and Director's and Officer's (D&O) insurance policies renews on May 19, 2018. She stated that the annual renewal amount for the D&O policy is \$936.00 and \$3095.00 for the GL policy.

Ms. Dharman stated that next year, the board needed to reassess their insurance coverages since their property inventory would consist of only easements and right a ways. Due to the board agreeing to quitclaim the Commons' properties to the City, Ms. Dharman inquired about the various festivals at the Commons. Mr. Gardiner replied that the festivals would continue as scheduled.

Ms. Appleby informed the board that she was in the process of coordinating a development authority training for newly appointed board members. She stated that she invited board members from BIDA, East Point's Downtown Development Authority, and development authorities from surrounding cities. The training will be facilitated by Kirby Glaze and will be in accordance with the Carl Vinson Institute of Government - the University of Georgia training requirements.

VII. Legal Report

a. Location Agreement

Mr. Glaze stated that he reached out to the City of Atlanta regarding their filming Location Agreement. Mr. Glaze stated that he did not have time to properly

review the documents since the City of Atlanta sent over the document right before the BIDA meeting, He stated that Atlanta's Location Agreement contained 23 sections whereby BIDA's provision contained only 10 paragraphs; however, Atlanta's agreement contained a provision similar to BIDA's provision with respect to building improvements. Since Atlanta's provision detailing building improvements was more expansive than BIDA's, Mr. Glaze requested that the board grant him more time to review Atlanta's document. He went on to state that he would edit Atlanta's document in such a manner that he would provide the board with a long and short version of the document. At that point, the board needed to vote on which version they want to adopt.

VIII. Old Business

None

IX. New Business

Mr. Maceo Rogers announced that he had followed up with Mr. Nate Smith regarding his development at Camp Creek Parkway – The Ultimate Car Wash, LLC. Mr. Smith was moving forward with the car wash development but decided against the restaurant component. Mr. Rogers stated that Mr. Smith was in the process of reviewing the bond documents and waiting to hear back from his bank.

Ms. Dharman inquired about the status of Sammy's Cheezecake's bond inquiry. Ms. Appleby stated that she was still researching available space for his business expansion.

Mr. Kirby asked Mr. Maceo Rogers about the status of the State Project. Mr. Maceo Rogers replied that he was still waiting to hear back from Mrs. Mary Ellen McClanahan, who is with the State of Georgia Economic Development Department.

Ms. McClure inquired about BIDA's visibility within the State of Georgia's business community. Mayor Holiday-Ingraham stated that she mentioned BIDA's capabilities in her "State of the City Address". Mr. Maceo Rogers added that the Economic Development Department would be hosting a mini bus tour of the downtown area next week. The bus tour will highlight available downtown properties and the bus tour participants will comprise of members from the Metro Chamber of Commerce, Georgia Power, and the State of Georgia. Typically, the Economic Development Department would visit the stated organizations and make a presentation; however, this time Mr. Rogers wanted to show the organizations the physical buildings in downtown East Point. Ms. Dharman asked when conducting these tours does he mention the incentives BIDA can provide. Mr. Rogers replied that he mentions all of East Point's

incentives. Mr. Rogers then informed the board that the City of East Point, along with Hapeville and College Park, recently sponsored a Small Business Fair at the Georgia International Convention Center. He stated that it was a success and that each city was looking at having this fair again next year.

Ms. McClure asked if Mr. Maceo Rogers had any type of relationship or an established outreach process with the State of Georgia Economic Development. Mr. Rogers replied that he was a member of the Georgia Economic Developer's Association (GEDA) and the International Economic Development Council (IEDC). He stated that those memberships afford him opportunities to meet with statewide Project Managers and agencies on a consistent basis. He went on to mention that he recently attended the Electric Cities of Georgia (ECG) conference in Jekyll Island, GA. This conference allowed him the opportunity to connect with Regional Project Managers and inform them about BIDA's capabilities.

Adjournment

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