



CITY OF FOREST PARK
DEVELOPMENT AUTHORITY REGULAR MEETING

Wednesday, September 27, 2023 at 5:30 PM
City Hall-Council Chambers, Virtual Meeting Via Zoom

Website: www.forestparkga.gov
Phone Number: (404) 363.2454

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

MINUTES

Billy Freeman, Chairman
Alvin Patton, Vice Chairman
Felicia Davis, Member
Hector Gutierrez, Member
Bennett Joiner, Member
Victoria Williams, Member
Rhonda Wright, Member

MEETING NOTICE:

CDC requirements of masks and social distancing will be adhered.

City of Forest Park Economic Development is inviting you to a scheduled Zoom meeting.

Topic: Development Authority Meeting, Wednesday, September 27, 2023

Time: Sep 27, 2023 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84900304837?pwd=q7kaAjx5bN8CdGg3eUEHoluml0cnHq.1>

Meeting ID: 849 0030 4837

Passcode: 431550

One tap mobile

+19292056099,,84900304837#,,,,*431550# US (New York)

+13017158592,,84900304837#,,,,*431550# US (Washington DC)

Meeting ID: 849 0030 4837

Passcode: 431550

Find your local number: <https://us06web.zoom.us/j/84900304837?pwd=q7kaAjx5bN8CdGg3eUEHoluml0cnHq.1>

CALL TO ORDER/WELCOME:

Vice Chairman Alvin Patton, called the Development Authority meeting on September 27, 2023, to order at 5:34pm.

PRESENT:

Billy Freeman, Jr.
Alvin Patton
Felicia Davis
Hector Gutierrez (attended via phone)
Bennett Joiner
Victoria Williams
Rhonda Wright

ALSO PRESENT:

Mayor Angelyne Butler
Councilman Allan Mears
Ricky L. Clark, Jr., City Manager
Kirby Glaze, DA General Counsel
Michael Williams, City Attorney
Bobby Jinks, Public Works Director
LaShawn Gardiner, Planning & Community Development Director
Bruce Abraham, Economic Development Director
Rochelle Dennis, Economic Development Project Manager
Charise Clay, Economic Development Staff Assistant

APPROVAL OF MINUTES:

1. Approval of July 26, 2023 Meeting Minutes

Victoria Williams made a motion to approve the July 26, 2023, meeting minutes. Bennett Joiner seconded the motion. Motion approved unanimously.

OLD BUSINESS:

2. Update: 696 Main Street A/C Repair

Chairman Freeman delivered the update:

- The A/C unit has been repaired at 696 Main Street. He suggested the repairs could total to almost \$70,000 once final invoices are submitted. Mr. Freeman has been in conversation with Mr. Clark about the potential selling of 696 Main Street to the City as a City of Forest Park owned property.

3. Update: 696 Main Street Elevator Repair

Chairman Freeman delivered the update:

- Mr. Freeman has been working with members of the Economic Development department to determine the next steps regarding the elevator repair. He also mentioned if the City plans on purchasing the building, they may also be interested in repairing the elevator.

4. Update: Facade Grant Applicants

Rochelle Dennis delivered the update:

- There are grants that are still open and haven't received funding. 780 Main Street has had all grant funds disbursed to them. An internal audit of the receipts given from the project in comparison to the total grant funds given will be the last step to close out their grant. 752 Main Street submitted partial plans to the Planning & Community Development Department. Those plans were denied, and new plans need to be submitted for review. They requested a partial grant disbursement to begin the project. The resubmission of those plans has not taken place. 493 Phillips Drive requested a partial grant payment as well to begin their project. They also submitted plans to the Planning & Community Development that required revisions. Final plans have not been submitted and no grant funding has been disbursed. 938 Main Street originally requested funds to be reimbursed at the end of the project but recently they requested half of the funds to begin the project. They were awarded the original \$25,000 in grant funding. They also submitted plans to the Planning & Community Development Department that required revisions. Since the original request was for a reimbursement of funds at the end of the project, the board will need to approve the partial payment of grant funding to begin their project. Once all plans are received, they will all need to go through the architectural review process.
 - Felicia Davis made a motion to disburse the first half of grant funding for 938 Main Street to begin their project. Victoria Williams seconded the motion. Motion approved unanimously.

NEW BUSINESS:

5. 696 Main Street Management

Kirby Glaze delivered the update:

- He presented an agreement to the board for the sale of 696 Main Street from the DA to the City. The agreement details a sale price of \$350,000. The only request from the DA is that when the building is sold, it keeps the current name; Leonard Hartsfield, Sr. Community Center for at least 5 years. The City agreed to keep the current name. The board would need to approve the agreement prior to Attorney Glaze presenting the document for an offer to the City. Upon his research of the property, he found that the legal description on the property deed doesn't describe the Community Center but describes the health center near it. He recently spoke with a title company that could assist with the title search and ensure the deeds are submitted accurately before the property is sold. Mr. Clark informed the board that the governing body would like to see if an alternative deal can be made, outside of a cash transaction, since the community benefits from the facility.

6. Process for marketing DA property

Mr. Clark delivered the update:

- At a previous meeting, the possibility of an RFP for 850 Main Street was discussed. Instead of listing one property for sale, the decision was made to list all available properties for sale. The Economic Development Department has prepared RFPs for all City, DDA, and DA owned properties. The goal is to have a pre-bid conference at the Kimpton Hotel for developers and investors to showcase all the properties and assets the City has to offer. The conference is expected to be between the first and second week of October. The board was encouraged to attend or to send a representative to speak on behalf of the Development Authority.

7. Economic Development Update

Bruce Abraham delivered the update:

- The RFPs being released will contain photos and information on each property. 9 properties will be shown. Blue Star Studios has received their certificate of occupancy from the City and will be open for business soon. He is working with Blue Star Studios to develop a film strategy for the City, in the hopes of aiding the film traffic from the studio. The DA would like to tour the Blue Star Studios campus. 4 new buildings have opened at Gillem Logistics Center. The Public Safety building at the logistics center is among some of the

newest developments occurring around the city. The revitalization of Forest Middle School is underway. The investment totals around \$92 million. A new city center for city employees is on the horizon, coupled with the revitalization of Starr Park. There is a plan to host an event as the reintroduction of the Forest Park Business Association on November 8th. He recently had a meeting about the CID (Community Improvement District) and its rollout in Forest Park. 5 Army Humvees were left at Gillem once the base closed. There will be an event commemorating the turnover of those vehicles to the Veteran's Museum in McDonough, GA. The Army recently turned over 150 acres at Gillem Logistics Center to the URA. Rochelle Dennis is working on an agri-business Economic Development plan. Grant funding is coupled with this business plan.

- Mr. Clark noted that there is currently a landscaping RFP out to landscape Forest Parkway. This will assist in the maintenance of the new Welcome signs, seen at the city's major corridors.

8. Kroger Pilot Payment

Kirby Glaze delivered the update:

- In June of this year, he created a memo outlining the transaction, due to the constant discussion regarding the payment. In 2014 the DA issued a bond for the Kroger facility at Gillem. At the time of that transaction, the URA borrowed funds for property acquisition and infrastructure. The City and the URA entered into an intergovernmental agreement, where the City agreed to back the issuance of those bonds for property acquisition and infrastructure at Gillem. In the closing of the bond, Kroger agreed to make Pilot Payments, *payments in lieu of taxes*, to the DA. After the closing of the bond, there was an intergovernmental agreement between the DA and the City, where the DA would transfer the Pilot Payments to the City to cover the payments for the loans the URA took out for property acquisition and infrastructure.
- Upon his research of the transaction, no one has been able to locate the signed agreement describing the transfer of the Pilot Payment from the DA to the City. City Attorney Micheal Williams has drafted a resolution authorizing Chairman Freeman to execute the new agreement as of the original date of the original agreement. Chairman Freeman and Attorney Glaze requested the refinancing documents for the infrastructure loans from Attorney Williams and have yet to receive those. Attorney Williams is still seeking clarity on the refinancing documents from the city's financial advisor.
 - Felicia Davis made a motion for the Chair to execute the Kroger Pilot Payment agreement. Rhonda Wright seconded the motion. Motion approved unanimously.

EXECUTIVE SESSION: (When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate)

Felicia Davis made a motion to enter executive session at 6:43pm. Victoria Williams seconded the motion. Motion approved unanimously.

Felicia Davis made a motion to exit executive session at 7:48pm. Rhonda Wright seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Felicia Davis made a motion to adjourn the meeting at 7:48pm. Rhonda Wright seconded the motion. Motion approved unanimously.

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.