



**CITY OF FOREST PARK  
DEVELOPMENT AUTHORITY REGULAR MEETING**

Wednesday, June 22, 2022 at 5:30 PM  
City Hall-Council Chambers, Virtual Meeting Via Zoom

**Website:** [www.forestparkga.gov](http://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**  
**Lois Wright, Member**  
**Rhonda Wright, Member**

### MEETING NOTICE:

*This meeting is accessible to the public or media via web.  
For in person attendance, CDC requirements of Masks and Social Distancing will be adhered.*

### To join the meeting via Zoom:

<https://zoom.us/j/96431940317?pwd=N2tiV0NacXdJZTBCEVFsdFZBMnUxZz09>  
**Dial in:** 1-929-205-6099    **Meeting ID:**    **Passcode:**

### CALL TO ORDER/WELCOME:

Vice Chairman Alvin Patton called the Development Authority Meeting on June 22, 2022, to order at 5:35pm.

### Present:

Billy Freeman, Jr.  
Alvin Patton  
Hector Gutierrez  
Bennett Joiner  
Lois Wright  
Rhonda Wright

### Also Present:

Kirby Glaze, DA Attorney (Via Zoom)  
Mayor Angelyne Butler

Councilwoman Kimberly James  
Bobby Jinks, Public Works Director  
Bruce Abraham, Economic Development Director  
Charise Clay, Economic Development- Staff Assistant

### **APPROVAL OF MINUTES:**

#### 1. Approval of March 23, 2022 Meeting Minutes

Hector Gutierrez made a motion to approve the minutes as is. Bennett Joiner seconded the motion. Motion approved unanimously.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

#### 2. Façade Grant Update

Charise Clay, Economic Development- Staff Assistant, gave the Façade Grant Update:

- 4 Façade Grants have been approved thus far and 2 checks have been awarded for business owners to start their projects. Cookiegram's project is almost at completion. Jonesy's Place is in the process of pulling permits and should begin her project soon. Klass6 Boutique is in the process of getting new plans for her project. Georgia Utility Contractors anticipated start date for the project is July 1, 2022.
- 3 new businesses applied for the Façade Grant Program: Maaz Investments, Jasber Management Services, and Whaley Hammonds Tomasello PC. A representative from Maaz Investments detailed who they are, the building in which they want to improve (932 Main Street), and the plans they have for the building. Jasber Management Services (1105 Main Street) plans to repave their parking lot. William Tomasello, of Whaley Hammonds Tomasello gave a brief history of their organization and the plans they have to improve their building.
  - Lois Wright made a motion to approve Maaz Investment's application for the Façade Grant Program. Hector Gutierrez seconded the motion. Motion approved unanimously.
  - Lois Wright made a motion to table Jasber Management Services Façade Grant Application until current and proposed photos of the property are submitted. Bennett Joiner seconded the motion. Motion approved unanimously.
  - Bennett Joiner made a motion to approve Whaley Hammonds Tomasello's Façade Grant Application. Hector Gutierrez seconded the motion. Motion approved unanimously.

#### 3. Tour of DA Properties

Bruce Abraham, Economic Development Director, gave the update on the DA property tour:

- The purpose of the tour is to allow all members of the board a chance to view the properties, potentially meet the owners, and see the improvements that have been made to them. The tour may be split into 2 groups due to scheduling conflicts.

Lois made a motion to table the DA property tour until a date is formalized. Hector seconded the motion. Motion approved unanimously.

#### 4. DA Property Appraisal Update

Bruce Abraham, Economic Development Director, gave the DA property appraisal update:

- Appraisals and preliminary title searches were done to understand the market value of all DA properties, how many parcels are available for sale, and to find any mortgages or liens on properties prior to them being sold. Each appraisal costs \$250.00. Once all appraisals are done, next steps will be determined by the board.

Lois Wright made a motion to table the DA Property Appraisal Project until the next meeting. Hector Gutierrez seconded the motion. Motion approved unanimously.

5. Intergovernmental Agreement for 696 & 850 Main Street

Bruce Abraham, Economic Development Director, gave the IGA Agreement on 696 & 850 Main Street update:

- To our knowledge there isn't an agreement regarding the lease of these buildings between the DA & the City of Forest Park. Currently the city leases these properties, and the Development Authority maintains them. The Development Authority doesn't generate revenue from these buildings. The Recreation Department rents out 696 & 850 Main Street for events. The Police Department uses the bottom portion of 850 Main Street. The Dentist Office at 850 Main Street is the only tenant that pays rent in the building. The agreement will outline what each entity is liable for, should maintain, etc. In the last 5 years, the DA has spent almost \$300,00 in maintenance and repair of their properties.
- Bruce Abraham and Bobby Jinks also discussed having the DA properties maintained through a contracted company as opposed to having Public Works maintain the properties.

Lois Wright made a motion to table the Intergovernmental Agreement for the 696 & 850 Main Street. Hector Gutierrez seconded the motion. Motion approved unanimously.

6. Reevaluate CID Agreement

Bruce Abraham, Economic Development Director, gave the Reevaluate CID Agreement update:

- Aerotropolis has a program called the Airport Community Improvement District. City Council approved activating the Community Improvement District. The program costs the authority \$2,500 to participate in the process. Businesses (mostly in industrial areas) are called to participate in the process. Businesses would benefit from the program through signage, landscaping, etc.. Businesses at Gillem Logistics are leery of participating in the process due to the self-taxing aspect and because their properties are so well maintained by the POA (Property Owners Association).

Lois Wright made a motion to table the reevaluation of the CID. Hector Gutierrez seconded the motion. Motion approved unanimously.

7. Other Discussion

- The idea of having the entrances to Forest Park be updated was discussed. A meeting with GDOT and Clayton County will be set up to address the landscaping and overall areas entering and exiting the city.

Bennett Joiner made a motion to schedule a meeting with GDOT. Hector Gutierrez 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)

Bennett Joiner made a motion to adjourn the regular meeting and enter Executive Session at 6:34pm. Hector Gutierrez seconded the motion. Motion approved unanimously.

Lois Wright made a motion to exit Executive Session and enter back into the regular meeting at 7:11pm. Hector Gutierrez seconded the motion. Motion approved unanimously.

Bennett Joiner made a motion to accept the sale of 6.5 acres on Main Street (Industrial Property) to Sheryl Simpson-Jones with the understanding that there will be observance of the buffer behind the property that sits against residential property. Lois Wright seconded the motion. Motion approved unanimously.

Bennett Joiner made a motion to approve the recapture of the 1.5 acres on North Lake Drive. Hector Gutierrez seconded the motion. Motion approved unanimously.

**ADJOURNMENT:**

Lois Wright made a motion to adjourn the meeting at 7:13pm. Bennett Joiner 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.