



**CITY OF FOREST PARK  
DEVELOPMENT AUTHORITY MEETING**

Tuesday, February 25, 2025 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 Jr.,** *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.*

The meeting will be livestreamed and available on the City's YouTube page- "**City of Forest Park GA**"

**CALL TO ORDER/WELCOME:** Vice Chairman Alvin Patton, called the Development Authority Meeting to order on February 25, 2025, at 5:44pm.

### PRESENT:

Billy Freeman, Jr.  
Alvin Patton  
Hector Gutierrez  
Victoria Williams  
Rhonda Wright

### ALSO PRESENT:

Kirby Glaze, DA General Counsel  
Rochelle Dennis, Main Street Manager  
Charise Clay, Economic Development Staff Assistant

**1. Election of Officers**

- Board members decided that current officers will continue to serve in their roles until new officers are elected.

Hector Gutierrez made a motion to postpone the election of officers until the next meeting. Victoria Williams seconded the motion. Motion approved unanimously.

**ADOPTION OF AGENDA WITH ANY ADDITIONS/DELETIONS:** Hector Gutierrez made a motion to remove the Economic Development Update. Alvin Patton seconded the motion. Motion approved unanimously.

**APPROVAL OF MINUTES:****2. Approval of October 23, 2024, Meeting Minutes****3. Approval of January 8, 2025, Special Called Meeting Minutes**

Hector Gutierrez made a motion to approve the Regular October 23, 2024, Meeting and the Special Called January 8, 2025, Meeting Minutes. Victoria Williams seconded the motion. Motion approved unanimously.

**NEW BUSINESS:****4. Approval of 2025 Meeting Calendar**

Hector Gutierrez made a motion to approve the 2025 meeting calendar. Victoria Williams seconded the motion. Motion approved unanimously.

**ECONOMIC DEVELOPMENT UPDATE:****OLD BUSINESS:****5. Update: 850 Main Street Redevelopment****Chairman Freeman delivered the update:**

- The upstairs ballroom has been renovated and will continue to be used as an event space. The front of the building has been reconfigured and potentially designed for a coffee shop. The DA would like to appoint someone to operate the coffee shop. Attorney Glaze informed the board that they cannot manage the project but can contract a vendor to do so. He even suggested soliciting RFQs (Request for Quotes) for the job. Potentially a massage therapist would also occupy one of the suites. Phase II of the redevelopment will begin once funds are generated from phase I.

**OTHER DISCUSSION:**

- Attorney Glaze reiterated the attendance policy as described in their bylaws and discussed the process for board member selection. He also suggested creating packets for the board members with their bylaws and the state laws governing their board as a point of reference.
- Prestwick Development made a presentation to the board about a proposed housing development on Main Street targeting the working class. The development will be comprised of 1-, 2-, and 3-bedroom units. The board requested examples of their previously developed communities. Prestwick invited the board to tour any of their established communities to better understand their goal & vision.

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

Victoria Williams made a motion to enter the Executive Session at 6:09pm. Hector Gutierrez seconded the motion. Motion approved unanimously.

Alvin Patton made a motion to exit the Executive Session at 7:03pm. Victoria Williams seconded the motion. Motion approved unanimously.

**ADJOURNMENT:**

Alvin Patton made a motion to adjourn the meeting at 7:03pm. Victoria Williams 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 404-366-4720.