



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

Thursday, September 01, 2022, at 5:30 PM  
Council Chambers

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
**Phone Number:** (404) 363.2454

**ECONOMIC DEVELOPMENT**  
745 Forest Parkway  
Forest Park, GA 30297

## MINUTES

**Angelyne Butler**, *Chairwoman*  
**Nachae Jones**, *Vice Chairwoman*  
**Jacklyn Faith**, *Member*  
**Nancy Howard**, *Member*  
**Tre Holland**, *Member*  
**Dhaval Shah**, *Member*  
**Eric Stallings**, *Member*

### MEETING NOTICE:

Due to COVID-19, CDC requirements of Masks and Social Distancing will be adhered.

### CALL TO ORDER/WELCOME:

Chairwoman Butler called the Downtown Development Authority meeting on September 1, 2022, to order at 5:32pm.

#### Present:

Angelyne Butler  
Nachae Jones  
Tre Holland  
Dhaval Shah

#### Also Present:

Dr. Marc-Antonie Cooper, City Manager  
Mike Williams, City Attorney  
Bruce Abraham, Economic Development Director  
Charise Clay, Economic Development Staff Assistant

#### Present:

Jacklyn Faith

Nancy Howard  
Eric Stallings

### APPROVAL OF MINUTES:

1. Approval of May 26, 2022 Meeting Minutes

Nachae Jones made a motion to approve the minutes as is. Tre Holland seconded the motion. Motion approved unanimously.

### OLD BUSINESS:

2. 4PM Update

Kirby Glaze, President of 4PM delivered the update:

- Kirby is the Development Authority's attorney, but in this capacity, he will be representing as the President of 4PM, Public-Private Partnership Project Management, Inc. The Downtown Development Authority engaged 4PM for assistance in managing a city catalytic project. The focus of the project will be aimed at developing Carter's Cleaners into a restaurant. 4PM delivered a preliminary assessment report for the board's review. The report detailed the existing condition, use of the property, size, and other key elements. One of the major hurdles detailed in the report was the potential difficulties with rebuilding the building. Carter's Cleaners currently sits on 2 different levels and is the result of 3 different building conjoining. The third building attached is not owned by the City of Forest Park. Areas around the cleaners are going to require substantial rehabilitation. In order to stay aligned with the purpose and future of the catalytic project 4PM suggests that the City and/or DDA acquire the *blue awning* property attached to Carter's Cleaners, the residential property behind Carter's, and potentially the shopping center next to it. Due to potential chemical spills leaking into the padding of the building, it has been recommended that before utilizing the building the authority should have samples on the foundation sampled for contaminates. 4PM estimated to complete a restaurant at Carter's Cleaners and to acquire the building connected to it (if it can be obtained) would cost the authority almost \$1.9 million.
- 4PM reviewed the city's' and its Economic Development board owned properties searching for potential alternative restaurant locations, keeping in mind that under state law, alcoholic beverages must be at least 100 yards from the entrance of a church. They offered the board 3 ways to proceed: 1. They could continue on the path of putting a restaurant in Carter's Cleaners. 2. They could restore the building for the purpose of something other than a restaurant, which may not be adversely affected by the surrounding areas 3. Continue with trying to build a restaurant but in an alternative location within the city.

### NEW BUSINESS:

3. DDA FY22-23 Budget

Dr. Cooper, delivered the FY22-23 budget update:

- FY-22 in the preliminary operating budget, the DDA ended the year with a surplus of \$96,000. As of 6/30/2022, the FY-23 starting balance is \$571,859. There are 2 annual payments made to the authority by way of the Pilot Payment. FY23 proposed operating expenses total: \$294,000 compared to the \$179,000 from the previous year. The proposed total expenses for FY23 are \$794,000.

Tre Holland made a motion to adopt the budget. Dhaval Shah seconded the motion. Motion approved unanimously.

### EXECUTIVE SESSION:

(Executive Session may be called for issues concerning Personnel, Litigation or Real Estate)

Nachae Jones made a motion to end the regular meeting and enter executive session at 5:59pm. Tre Holland seconded the motion. Motion approved unanimously.

Nachae Jones made a motion to end the executive session and resume the regular meeting at 6:06pm. Tre Holland seconded the motion. Motion approved unanimously.

**ADJOURNMENT:**

Tre Holland made a motion to adjourn the meeting at 6:06pm. Dhaval Shah 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.*