



CITY OF FOREST PARK
URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, May 08, 2025, at 5:30 PM
City Hall-Council Chambers, Virtual Meeting Via Zoom and YouTube Livestream

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

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

MINUTES

Kimberly James, *Chairwoman*
Avery Wilson, *Vice Chairman*
Eliot Lawrence, *Member*
Yasmin Julio, *Member*
Debra Patrick, *Member*

CALL TO ORDER/WELCOME: Chairwoman Kimberly James called the Urban Redevelopment Agency Regular meeting to order on May 8, 2025, at 5:40 p.m.

PRESENT:

Kimberly James
Avery Wilson
Eliot Lawrence
Yasmin Julio
Debra Patrick

ALSO PRESENT:

Danielle Matricardi, City Attorney
Ricky L. Clark, Jr., City Manager
Rochelle B. Dennis, Interim Director of Economic Development
Charise Clay, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS: Avery Wilson made a motion to remove the URA iPad Distribution and Training, add the Grapevine Discussion, and adopt the agenda. Yasmin Julio seconded the motion. Motion approved unanimously.

APPROVAL OF MINUTES:

1. **Approval of April 10, 2025, Meeting Minutes:** Avery Wilson made a motion to approve the April 10, 2025, minutes as submitted. Eliot Lawrence seconded the motion. Yasmin Julio abstained from the vote. The motion carried.

FINANCIAL REPORT:

April 2025 URA Financial Report: The Financial Report presentation was tabled.

NEW BUSINESS:

2. Grapevine Presentation and Discussion by City Manager, Ricky L. Clark, Jr.:

- a. Mr. Clark provided an update on the Grapevine project at 833 Forest Parkway, the old Rite-Aid building. Grapevine will include three restaurants, three flex office spaces, a conference room, a commercial ghost kitchen, a drive-thru coffee shop, a bakery, and a bar. CDBG funds have been used for the exterior building renovations, exterior sign painting, and parking lot restriping. Approximately \$600K in CDBG funds remain for the project. The total interior build out is \$2.8M.
- b. A public bid for the interior renovation was released on December 30, 2024, for thirty-days and was advertised through Georgia Procurement, Open Gov, and the Clayton Daily News. A mandatory pre-proposal meeting was held on January 7, 2025, with nine vendors attending. Bids were opened on February 4, 2025, at 2pm. Three bids were received.
- c. The City of Forest Park is asking the Urban Redevelopment Agency to enter a partnership to complete the project. The URA boundaries can be amended to include 833 Forest Parkway. The construction plans have been approved.
- d. The City will continue to apply for additional grant funding to offset costs and complete the project. The proposed agreement with the URA would potentially include a percentage of lease payments and/or a cost share of 30-40%.

3. Presentation by URA Financial Advisor, Ed Wall with Piper Sandler & Co.:

- a. Ed Wall, URA Financial Advisor provided an update on the URA's financial position. Mr. Wall explained that the URA is in good financial position. The URA cannot loan money but through an Intergovernmental Agreement with the City the URA can give funds in support of projects using cash equity as a multiplier. In short, the URA can be the banker in exchange for a percentage of the rent roll. Mr. Wall encouraged the URA to consider public-private partnerships.

4. Discussion and Approval of the Building 650 Waterline Easement:

- a. Avery Wilson made a motion to approve the Waterline Easement for Building 650 at Gillem Logistics Center. Debra Patrick seconded the motion. Motion approved unanimously.

5. Discussion of URA Reimbursement to the City of Forest Park for Outstanding Property Owners Association Dues:

- a. Ms. James explained that the \$100K in outstanding POA dues was in lieu of the 2 City of Forest Park Police Officers dedicated to Gillem Logistics Center. Ms. James asked the City Manager and staff to send a full account of the total owed.

ECONOMIC DEVELOPMENT UPDATE:

Rochelle B. Dennis, Interim Economic Development Director, provided the Economic Development Update:

- a. Several small businesses have contacted the Office of Economic Development inquiring about relocating and starting their businesses in The Grapevine. Mrs. Dennis gave the State of Georgia's Economic Development team a tour of the City. Mrs. Dennis continues to work with stall owners and managers at the State Farmer's market to relocate them before renovations at the market begin. The damaged catch basin on Metcalf Rd. is finally repaired. The City of Forest Park hosted Aerotropolis' Atlanta's annual Broker's Reception at 696 Main Street. We also hosted their Developer Bus Tour, picking up real estate brokers and developers at City Hall. The Office of Economic Development participated in the County's Economic Development Bus Tour. Exterior Renovations at 850 Main Street are still underway while inside renovations are at 85% completion. A concept for a 60-unit mixed used building is coming to 760-770 Main Street. A purchase sale agreement for the extension of the Georgia Utilities Contractors Association building is underway. 4879 West Street has been sold to a private entity for redevelopment.

OLD BUSINESS:

5. ~~Part II: URA iPad Distribution & Training:~~

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

Yasmin Julio made a motion to enter Executive Session at 6:44 p.m. for purposes of real estate, personnel, or litigation. Eliot Lawrence seconded the motion. The motion passed unanimously.

Yasmin Julio made a motion to resume the regular meeting at 7:57 p.m. Debra Patrick seconded the motion. The motion unanimously passed.

ADJOURNMENT: Chairwoman James adjourned the meeting at 7:58 p.m.

*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.*