



CITY OF FOREST PARK
URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, April 10, 2025, at 5:30 PM
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 April 10, 2025, at 5:31 p.m.

PRESENT:

Kimberly James
Avery Wilson
Eliot Lawrence

ALSO PRESENT:

Danielle Matricardi, City Attorney
John Wiggins, Director of Finance
Alton Matthews, Director of Public Works
Rochelle B. Dennis, Interim Director of Economic Development
Charise Clay, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS: Eliot Lawrence made a motion to adopt the agenda as submitted. Avery Wilson seconded the motion. Motion approved unanimously.

APPROVAL OF MINUTES:

1. Approval of February 13, 2025, Meeting Minutes

Avery Wilson made a motion to approve the February 13, 2025, meeting minutes as submitted. Eliot Lawrence seconded the motion. Motion approved unanimously.

2. Approval of March 13, 2025, Meeting Minutes

Avery Wilson made a motion to approve the March 13, 2025, meeting minutes as submitted. Eliot Lawrence seconded the motion. Motion approved unanimously.

OLD BUSINESS:**3. Board Discussion and Approval of Oasis Consulting Services Agreement**

Avery Wilson made a motion to approve the Oasis Consulting Services Agreement for On-Call Environmental Engineering Services including Geotechnical Services for Stephens Lake. Eliot Lawrence seconded the motion. Motion approved unanimously.

4. Presentation update by TSW regarding proposed URA redevelopment sites

Jia Li, Senior Associate, Planner/Designer with TSW provided an update on proposed URA redevelopment sites. The URA gave authority to TSW to move forward with concept plans for redevelopment of Site A.

NEW BUSINESS:**5. Presentation by Public Works Director, Alton Matthews, on road repair recommendations at Gillem**

Public Works Director Alton Matthews provided a comprehensive overview of the condition of URA roads at Fort Gillem. Director Matthews explained that the roads were primarily in good condition except for Flankers Road. It was Director Matthews' recommendation that Flankers Road to Metcalf be resurfaced. Avery Wilson made a motion to authorize the City Manager to begin the procurement process to address pavement improvements on Flankers Road to Metcalf. The motion was seconded by Eliot Lawrence. Motion approved unanimously.

6. URA iPad Distribution and Training

IT Director Joshua Cox provided training to the URA Board members during the delivery and set up of their new City-issued iPads.

FINANCIAL REPORT:

The beginning budget for operating cash account 4594 was \$3,704,859 with an ending balance of \$3,699,926. The beginning budget for operating cash account 4610 was \$3,366,494 with an ending balance of \$2,792,264. Operating revenues were budgeted at \$15,520,000 with a current budget of \$14,395,366. Operating expenses were budgeted at \$3,081,050 with a current budget balance of \$2,072,242. As of March 31, 2025, the Georgia Fund 1 balance was \$4,316,232.62.

ECONOMIC DEVELOPMENT UPDATE:

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

- Project Splash has officially closed. The proceeds to the URA are \$13M. Specific details about the development will be shared once the NDA has been lifted.
- 751-771 Main Street has been sold to Nouveau Jonesboro. This mixed-use development will include two restaurant concepts, retail and 6 luxury loft style apartments on the second floor
- Cultivate Communities has received their land disturbance permit for the 29-unit townhome community on Main Street
- Another mixed-development community is coming to Main Street. The Development Authority is finalizing the contract in the coming days
- Park at Fort Gillem Community Block Party is Saturday, April 12, 2025, 11am – 1pm in partnership with Partnership for Southern Equity.
- Elevate Workforce Program Initiative Program Launch is Friday, April 18, 2025, 819 Forest Parkway, Suite D, 10am
- 2nd Annual Food & Wine Crawl, Friday, April 25, 2025, 5-9pm at the Fountain on Main

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

ADJOURNMENT:

Chairwoman James adjourned the meeting at 7:18pm.

*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.*