



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, October 27, 2022 at 6:15 PM
Council Chambers

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

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

MINUTES

Kimberly James, Chairwoman
Eliot Lawrence, Vice Chairman
Debra Patrick, Member
Marisol Sconiers, Member
Avery Wilson, Member

MEETING NOTICE:

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

CALL TO ORDER/WELCOME:

Chairwoman James called the Urban Redevelopment Authority Meeting on October 27, 2022, to order at 6:40pm.

Present:

Kimberly James
Eliot Lawrence
Debra Patrick
Marisol Sconiers
Avery Wilson

Also Present:

Mike Williams, City Attorney
Senell Young, Excelsior Staffing Branch Manager
Bruce Abraham, Economic Development Director
Charise Clay, Economic Development Staff Assistant

APPROVAL OF MINUTES:

1. Approval of September 29, 2022 Meeting Minutes

Marisol Sconiers made a motion to approve the minutes. Eliot Lawrence seconded the motion. Motion approved unanimously.

OLD BUSINESS:

2. Anvil Block Road Repairs

Bruce Abraham, led the discussion:

- Bids are being prepared for the repairs on Anvil Block Rd. The authority will follow the city's procurement process. A scope of work for the engineering of the road will be sent to city approved vendors. Road repairs are estimated to be around \$150,000.00. Once details are finalized, a report will be brought back to the board.

3. Gillem Master Survey

Mike Williams, led the discussion:

- The board members received a draft of the Gillem master survey. Almost all the properties have been identified and outlined. Adjustments are still being made to ensure all parcels are plotted out accordingly. Once the survey is finalized the URA and all Gillem property owners will be asked to verify all property lines are correct before submission to the county and planning commission.

NEW BUSINESS:

4. Excelsior Staffing Workforce Discussion

Senell Young of Excelsior Staffing discussed the workforce in Forest Park:

- She has been in the area since October of 2021. She currently has around twenty clients in the Forest Park and McDonough area. Her clients have vacant positions in the warehouse, light-industrial, and custodial industry, but more often than not, employees work for short stents of time, then resign from the position. She sees a cycle of vacant positions, filled positions, employee resignations, letters of verification for government services, and the cycle continues with employers needing employees. Through her observations, she's noticed some people would rather use the government as a crutch than seek full-time employment. She has suggested that employers increase their wages to become more attractive and sustainable to talent. Her agency has just implemented a daily labor program.
- Chairwoman James would like to see how Excelsior Staffing can assist with the staffing needs of all the new businesses opening within the city.

5. Approved Intergovernmental Agreement (IGA)

Mike Williams, led the discussion:

- The City Council approved the Intergovernmental Agreement with the URA, with one amendment in respect to the URA's finances. Moving forward, all URA finances will be managed independently by the URA, not by city staff. It has been recommended, that the URA consider hiring an accounting firm. The firm would have a fiduciary obligation to the city by paying bills, maintaining finances, and processing checks. Oversight of all activities would be done by the URA.

Eliot Lawrence made a motion to table the IGA. Debra Patrick seconded the motion. Motion approved unanimously.

6. DCA Training on November 15, 2022

Charise Clay, led the discussion:

- Ms. Clay shared a training opportunity with board members-The Essentials, through the Georgia Academy for Economic Development, on November 15, 2022. Eliot Lawrence and Marisol Sconiers will be attending the conference.

7. URA Business Cards

Charise Clay, led the discussion:

- Eliot Lawrence, Marisol Sconiers, and Avery Wilson submitted request for business cards. The card will be designed similar to city staff business cards. Mike Williams suggested the board get a URA email account associated with the city. Chairwoman James will seek advice from the city manager about the email and phone number that will be on the business cards.

8. Economic Development Update

Bruce Abraham, led the discussion:

- Blue Star Studios: Rich Goldberg showed the group architectural renderings of the studio's campus. Construction on phase 1 has begun. The plan as of now is to begin construction on phase 2 by the summer. The studio will have their name on the water tower for all of Gillem to see. There will be 18 stages available for filming. Well over 1,000 people will be working at the studio at any given time.
- Film Friendly Economic Development Strategy: The Economic Development Department is working on a strategy to make the city more attractive to the movie & film industry. Members at Blue Star Studios will assist in creating and implementing the strategy. The strategy will ultimately lead to the creation of a film ordinance.
- GDOT: Conversations between the city and the Georgia DOT are still happening in an effort to clean up the corridors entering and exiting the city.
- Gillem Landscaping: The URA owns about a mile of roadway that needs landscaping and cleaning up. Gathering estimates for a landscaping company is the next step of the project.

Other discussion:

- Charise Clay met with the City Finance Director to discuss how to get a better understanding of the URA financials and processes moving forward. They plan to have monthly meetings so a report on their financial standing can be given at their board meeting.

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

ADJOURNMENT:

Avery Wilson made a motion to adjourn the meeting at 7:36pm. Eliot Lawrence 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.*