



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, June 08, 2023 at 5:30 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

CALL TO ORDER/WELCOME:

Chairwoman James called the Urban Redevelopment Authority meeting on June 8, 2023, to order at 5:35pm.

PRESENT:

Kimberly James
Eliot Lawrence
Marisol Sconiers
Avery Wilson

ALSO PRESENT:

Michael Williams, City Attorney
Ricky L. Clark, Jr., City Manager
Bobby Jinks, Director of Public Works
LaShawn Gardiner, Director of Planning & Community Development
Bruce Abraham, Director of Economic Development
Charise Clay, Economic Development Staff Assistant

APPROVAL OF MINUTES:

1. Approval of May 11, 2023 Meeting Minutes
Avery Wilson made a motion to approve the May 11, 2023 meeting minutes. Marisol Sconiers seconded the motion. Motion approved unanimously.

OLD BUSINESS:

NEW BUSINESS:

2. Falcon Engineering Agreement

Bruce Abraham gave the update:

- Mr. Abraham recommends using Falcon Engineering going forward. They are the city's engineering firm. If any analysis, studies, or traffic redesigns need to occur, he recommends using Falcon. Engineering guidance is needed for the patching of roads at Gillem. He is asking for the board to approve Falcon as the URA's engineering consultants to advise the board on construction and engineering projects. Services provided in the contract include but are not limited to utility improvements and relocations, large & small transportation projects, and road repairs & maintenance.

Avery Wilson made a motion to table the approval of the agreement. Marisol Sconiers seconded the motion. Motion approved unanimously.

3. Financial Report

Charise Clay delivered the update:

- As of April 28, 2023, the City-wide Capital Project fund account had \$37,095,757.98, the URA checking account had \$4,843,410.44, and the Sinking Fund had \$303,506.86.
 - **Other Discussion:** After discussing the escrow account with James Shelby, City of Forest Park Project Manager, he informed me that due to the Fire Station at Gillem not being completed, the escrow account is still open.

Other Discussion: Mr. Clark discussed the transactional path of the annual Kroger Pilot Payments. Attorney Michael Williams chimed in to give the group additional knowledge for a better understanding of the transaction.

4. 2023-2024 Budget

Bruce Abraham, delivered the update:

- As of March 23, the URA operating fund balance is \$4,843,410 and the URA sinking fund account had \$303,000. There is also a URA Capital Improvements Project Fund that the City runs their Capital Improvement Projects through. The Capital Project Fund isn't reflected in the URA's budget because the URA won't be using the funds to operate. \$1,100,000 from Kroger will come into the URA and comes out as an expense. The URA is used as a conduit in this transaction. There are 3 parcels that are under contract and reflected in the Sale of Property line item for \$6,322,000. The parcels are Building 500 (15 acres), 600 (97 acres), and 650 (8 acres). The anticipated revenue totals \$12,569,769. The URA supports 2 salaried employees within the Economic Development Department. The attorney fees increased by \$15,000 from the previous \$25,000 last year. The \$3,200,000 Army payment is the last payment to the Army once all properties are transferred. The Owners Association Assessment fee may increase as additional properties are turned over to the URA. An additional \$1,500 per board member was allocated for additional training and development. The expenses are anticipated to total \$4,659,000. Total capital outlay expenses are totaled at \$360,000.

Eliot Lawrence made a motion to approve the URA 2023-2024 budget. Avery Wilson seconded the motion. Motion approved unanimously.

5. Oasis Environmental Agreement

Michael Monteleone delivered the update:

- The group was given a quick history lesson in the Army's BRAC process and how properties were transferred from the Army to the URA. Only the north & south parcels, 224 acres, have yet to be transferred to the URA from the Army. The north parcel is expected to be turned June-August 2023. The south parcel is expected to transfer September-December 2023. Oasis has been very instrumental in the coordination of the property transfer. 3,265 jobs have been created in redevelopment since the bases' closure. The

agreement that was signed last year ends June 2023. The ask is for the Oasis contract to be extended an additional year due to all the property not being transferred. The new agreement is the same amount as the previously approved agreement.

Eliot Lawrence made a motion to approve the Oasis contract. Avery Wilson seconded the motion. Motion approved unanimously.

6. Finalization of Gillem Master Survey

Michael Williams delivered the update:

- The final survey for Gillem Logistics Center is almost done. His request to the board is for their authorization of him to submit the plat to the Planning Commission, then to City Council for the final approval. If all goes well with those 2 groups, the final plat could be submitted to the county as early as the beginning of August.

Avery Wilson made a motion to approve the submission of the survey. Marisol Sconiers seconded the motion. Motion approved unanimously.

7. Gillem Prospects

Bruce Abraham delivered the update:

- No other properties will be sold at Gillem until the final properties are turned over from the Army. 3 different organizations have shown interest properties at Gillem. A prospect was sent from Clayton County Economic Development that's in need of 50 acres for an industrial project. Aerotropolis has a prospect in need of 30 acres. LaSalle Partners has an educational prospect needing up to 50 acres.

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

Avery Wilson made a motion to enter executive session at 6:47pm. Eliot Lawrence seconded the motion. Motion approved unanimously.

Avery Wilson made a motion to exit executive session at 6:56pm. Eliot Lawrence seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Marisol Sconiers made a motion to adjourn the meeting at 6:56pm. Avery Wilson 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.*