



CITY OF FOREST PARK
URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, July 10, 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

AGENDA

Kimberly James, Chairwoman
Avery Wilson, Vice Chairman
Eliot Lawrence, Member
Melanie Carter, Member
Debra Patrick, Member

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Review and Approval of the June 12, 2025 URA Meeting Minutes

OLD BUSINESS:

2. Motion to authorize and ratify transfer of \$435,400.00 to City of Forest Park for Anvil Block Condemnation
3. URA Development Sites Review Presentation by TSW
4. Review and Approval of Distribution Line Easement
5. Review and Update on the Gillem Road Assessment

NEW BUSINESS:

6. Project Review and Update by Partnership for Southern Equity
7. Review and Approval of the FY 25-26 URA Budget

FINANCIAL REPORT:

[June](#) 2025 URA Financial Report

ECONOMIC DEVELOPMENT UPDATE:

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

ADJOURNMENT:

*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.*



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ECONOMIC DEVELOPMENT
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Forest Park, GA 30297

MINUTES

Kimberly James, Chairwoman
Avery Wilson, Vice Chairman
Eliot Lawrence, Member
Melanie Carter, Member
Debra Patrick, Member

CALL TO ORDER/WELCOME: Chairwoman Kimberly James called the Urban Redevelopment Agency Regular meeting to order on June 12, 2025, at 5:35 pm.

PRESENT:

Kimberly James
Avery Wilson
Eliot Lawrence
Melanie Carter

ALSO PRESENT:

Councilwoman Delores Gunn, Ward 2
Ricky L. Clark, Jr., City Manager
Danielle Matricardi, City Attorney
Rochelle B. Dennis, Interim Director of Economic Development
Charise Clay, Economic Development Staff Assistant
John Wiggins, Director of Finance

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

Avery Wilson made a motion to remove item #2 and add the FY25-26 Draft Budget Review. Eliot Lawrence seconded the motion. The motion unanimously passed.

APPROVAL OF MINUTES: Eliot Lawrence made a motion to approve the May 8, 2025, meeting minutes as submitted. Avery Wilson seconded the motion. Melanie Carter abstained from the vote. The motion passed.

OLD BUSINESS:

1. **Discussion of URA Reimbursement to the City of Forest Park for Outstanding Property Owners Association Dues:** City Manager, Ricky L. Clark, Jr. explained that the URA's Property Owners Association Dues are waived in lieu of the two (2) City of Forest Park Police Officers who patrol Gillem Logistics Center. However, an audit revealed there is a past due assessment of \$5,049.75. Avery Wilson made a motion to approve the payment of \$5,049.75 for past due Gillem Logistics Center owners Association Dues. Eliot Lawrence seconded the motion. The motion passed unanimously.
- ~~2. Board Discussion on partnering with the City of Forest Park on The Grapevine~~

NEW BUSINESS:

3. **FY25-26 Draft Budget Review and Discussion:**
 - Interim Director of Economic Development, Rochelle B. Dennis presented the FY25-26 URA Draft Budget. The FY25-26 proposed revenue is \$5,000,000.00, a variance of \$9,000,000.00 from FY24-25. The FY25-26 proposed expenses are \$3,093,850.00, a variance of (\$12,800.00) from FY24-25. The FY25-26 proposed budget is \$3,426,150.00, a variance of \$9,012,800.00 from FY24-25.
 - Staff were directed to increase the Professional Services line item to account for URA branded shirts for the board members. Staff were also directed to re-evaluate Road Infrastructure line item to account for anticipated Gillem road repairs.

FINANCIAL REPORT: John Wiggins, Director of Finance presented the May 2025 URA Financial Report.

- Operating Revenue Ending Balance for May 2025 totaled \$6,416,481
- Operating Expense Ending Balance for May 2025 totaled \$1,135,427
- Deposits Ending Balance for May 2025 totaled \$46,408,660
- Net Position as of May 2025 was (\$33,763,938)

ECONOMIC DEVELOPMENT UPDATE: Rochelle B. Dennis, Interim Economic Development Director and Main Street Manager delivered the Main Street and Economic Development Update for June 2025.

1. Ms. Dennis shared drafts for the new seasonal Main Street Light Pole Banners.
2. The Main Street program will launch Boxes & Blooms, a public art series, in mid-summer.
3. Ms. Dennis provided updates on Friday Night Refresh (June 13), Up Early on Main (June 28), and the Forest Park Business Association Breakfast (June 18)
4. Economic Development Updates included
 - a. Featured Speaker at Atlanta Produce Dealers Association
 - b. Clayton County Economic Development Bus Tour
 - c. Clayton County Broker's Reception
 - d. AeroATL Collective Monthly Meeting
 - e. SBDC Small Business Resource Fair
 - f. Forest Park Tour w/ GA Department of Economic Development (Partnership potential & additional resources)
 - g. Impact Fees Assessment
 - h. Farmers Market Development (Ag Terminal)
 - i. Blue Star Redevelopment
 - j. CC Housing Market Grant
 - k. REAP Class of 2025 Site Visits
 - l. Housing Plus potential partnership
 - m. Elevate Marketing Plan
 - n. Southeast Crescent Regional Commission Grant (workforce development)
 - o. Development of Florence on Main: DCA application submitted
 - p. Schedule of Ribbon Cuttings & BRE Visits by Ward

- q. Gillem Road Repairs
- r. URA Boundary expansion
- s. Restoration on Main (850 Main)
- t. Sale of 794 Main Street

PUBLIC COMMENTS: Joanne Thomas thanked the URA Board for the leadership of Partnership for Southern Equity.

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 6:23pm. Eliot Lawrence seconded the motion. The motion unanimously passed.

Avery Wilson made a motion to exit the Executive Session and reconvene the regular meeting at 7:25 pm. The motion was seconded by Eliot Lawrence. The motion unanimously passed.

ADJOURNMENT: Chairwoman James adjourned the meeting at 7:25 pm.

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those requiring accommodation for meetings should notify
the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720.*

FOREST PARK URA REDEVELOPMENT SITES

URA Meeting Updates // 07.10.25



Objectives and Scope

TASK 1

Initial Consultation Session

- Complete

TASK 2

Site Visit and URA Map Boundary Analysis

- Identify four locations that show potential for future development
- Identify two preferred sites for concept planning
- Expand URA boundary as needed
- Complete

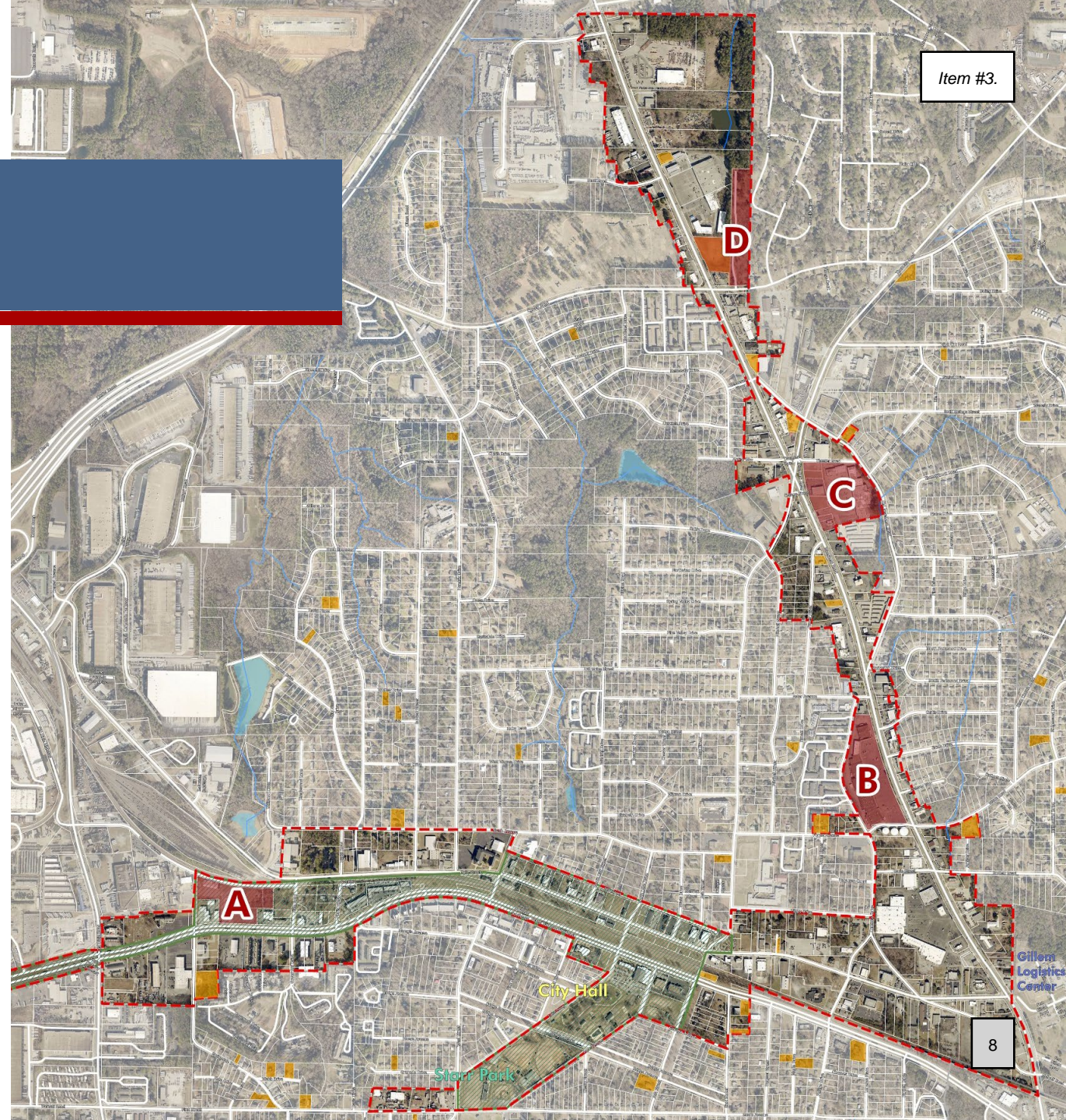
TASKS 3 AND 4

Concept Planning

- Identify two preferred sites for concept planning
 - Site 1: Site A (Detailed concept plan)
 - Site 2: TBD (Bubble diagram)

Study Area

- **Existing URA:** along Forest Parkway and around Starr Park (~122 acres)
- **Proposed URA expansion:** to include properties with frontages along Jonesboro Road to City limits (~512 acres)
- **Four sites** identified for potential future development
- **Site A** was selected for concept plan

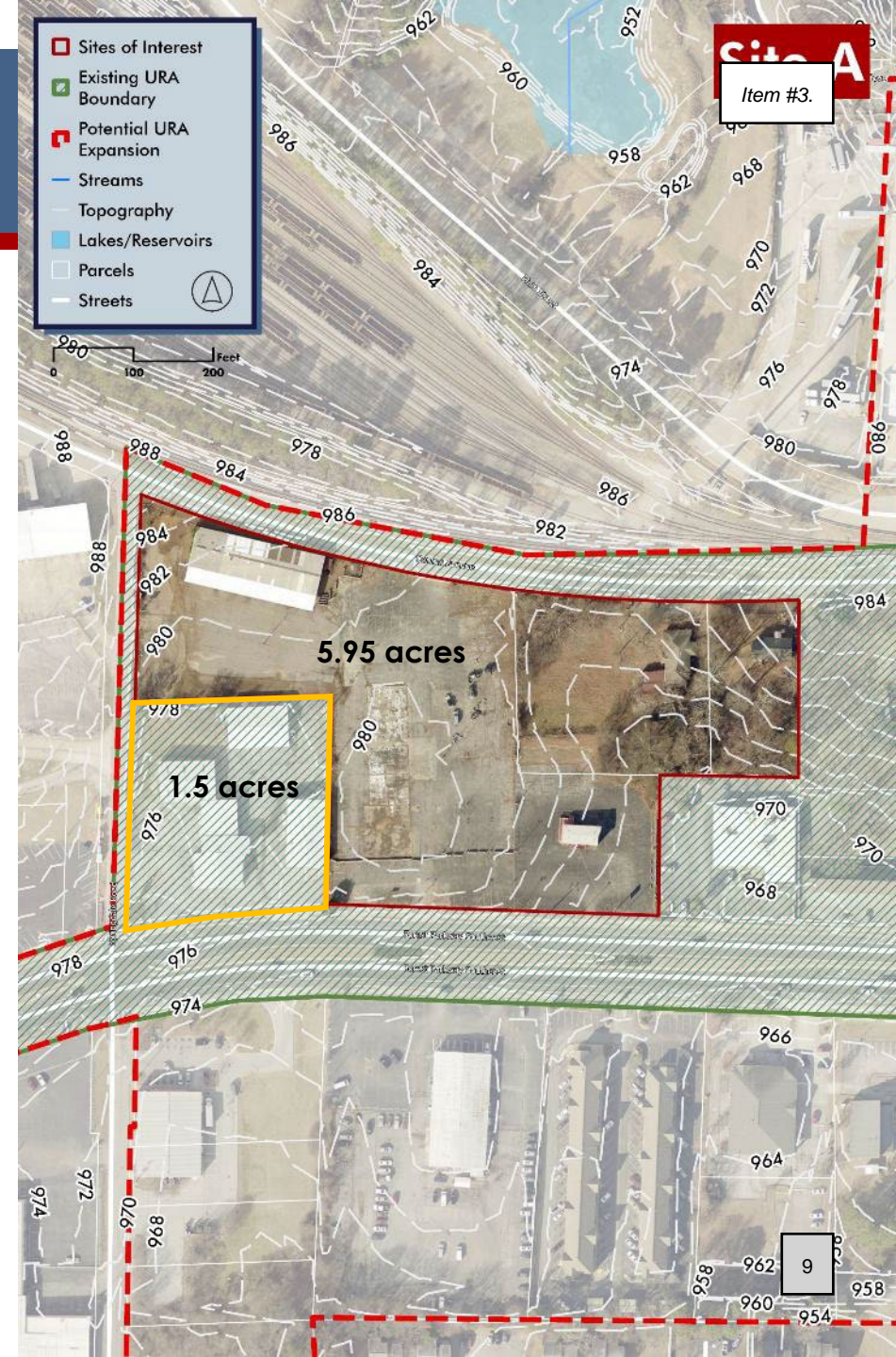


Site A: Central Avenue Parking Lot

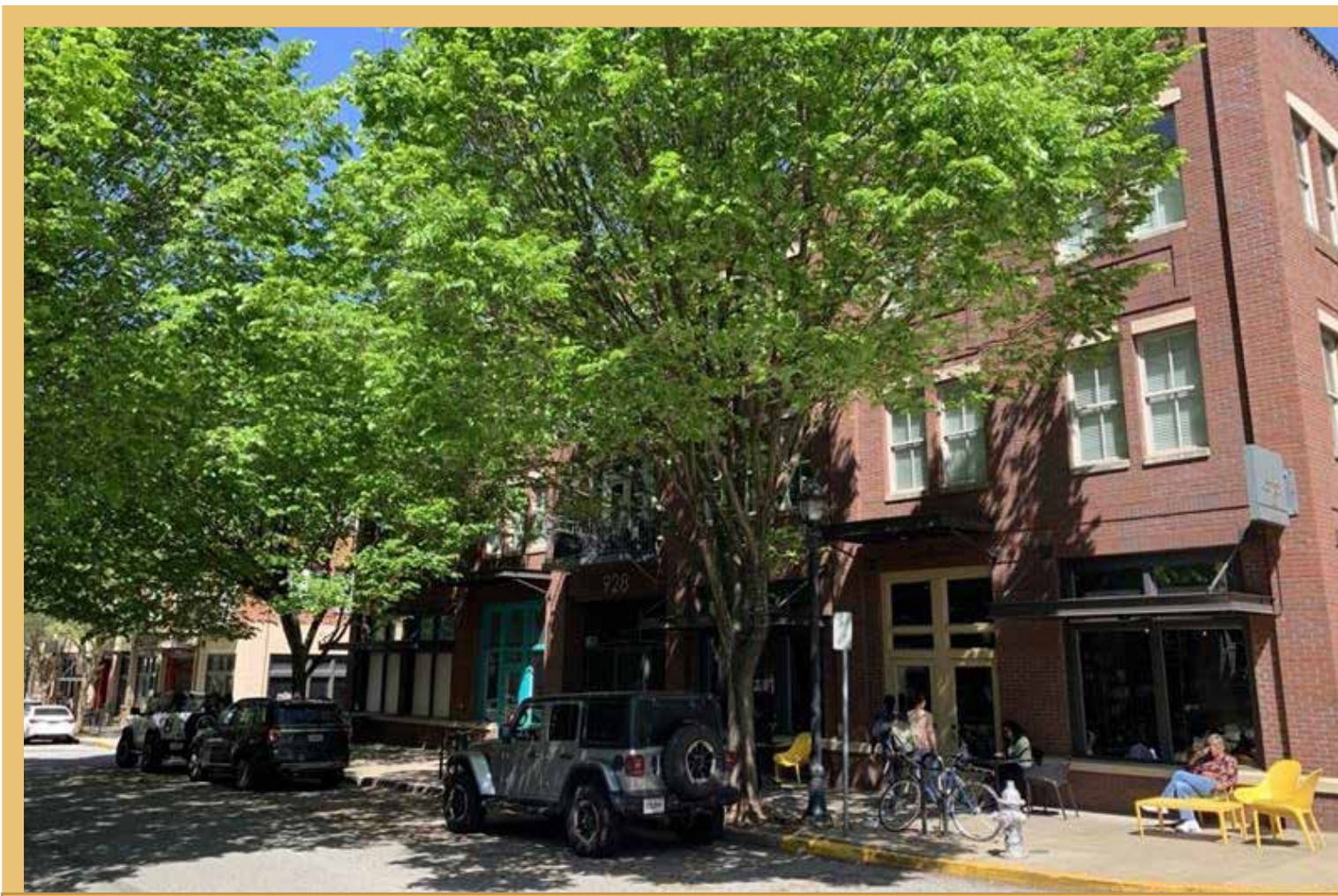
Overview: 3 contiguous parcels between Forest Parkway and Central Avenue, with potential to include the corner parcel.

Site details:

- Size: $5.95 + 1.5 = 7.45$ acres
- Zoning: Urban Village (UV)
- Future Land Use: Commercial, Office/Professional
- Steepest grade: ~3%
- Current uses: vacant structures, large parking lot used for Fire Department training exercises
- Ownership: URA, private individuals
- Tax value: \$1,197,200 (URA parcels); \$397,200 (privately owned parcels)







A. Mixed-Use



B. Commercial



C. Live/Work



D. Townhouse



D. Townhouse



E. 6 - Plex



F. Pocket Park

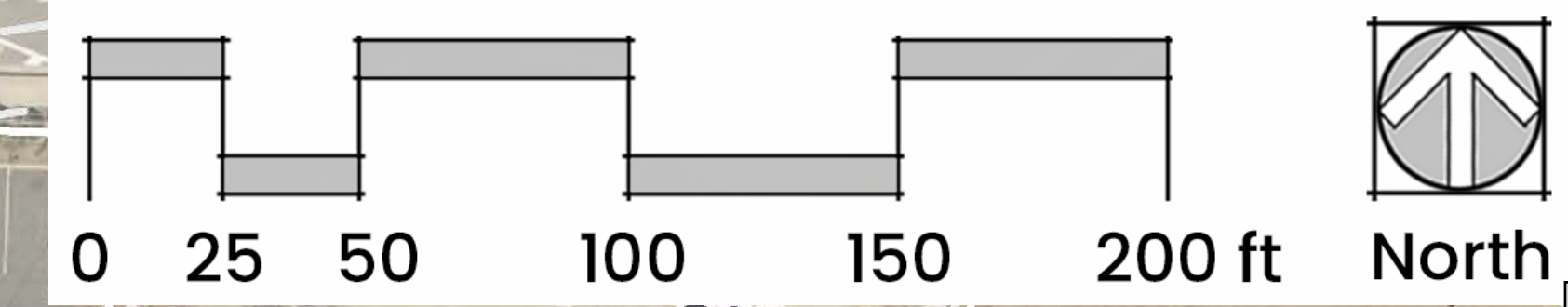


G. Streetscape (One-way around Park)



Forest Park URA Central Avenue Site Concept Plan A

Prepared by: TSW
May 23, 2025





A. Mixed-Use



B. Commercial



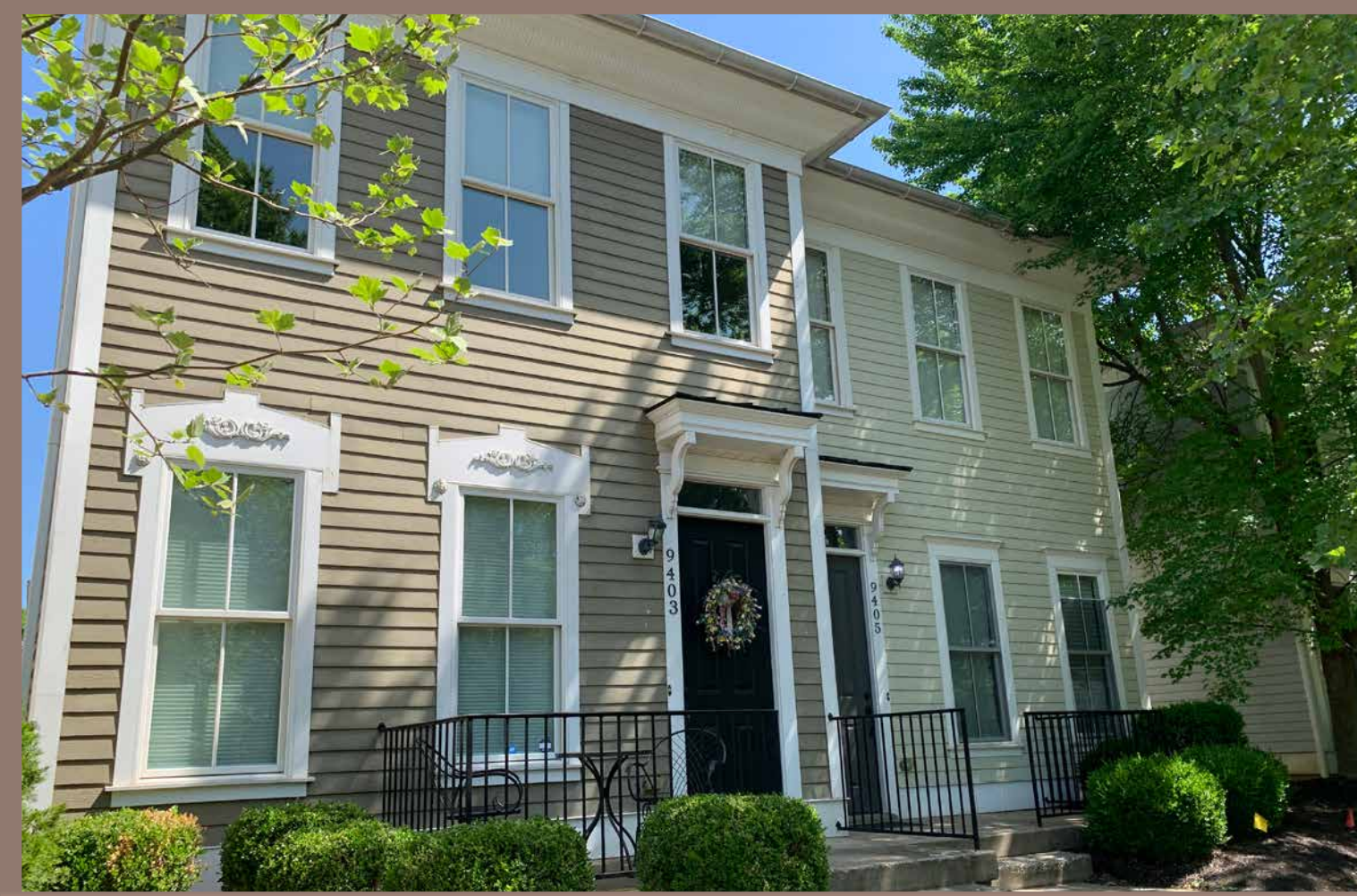
C. 4 - Plex



D. Cottage Court



E. Townhouse



E. Townhouse



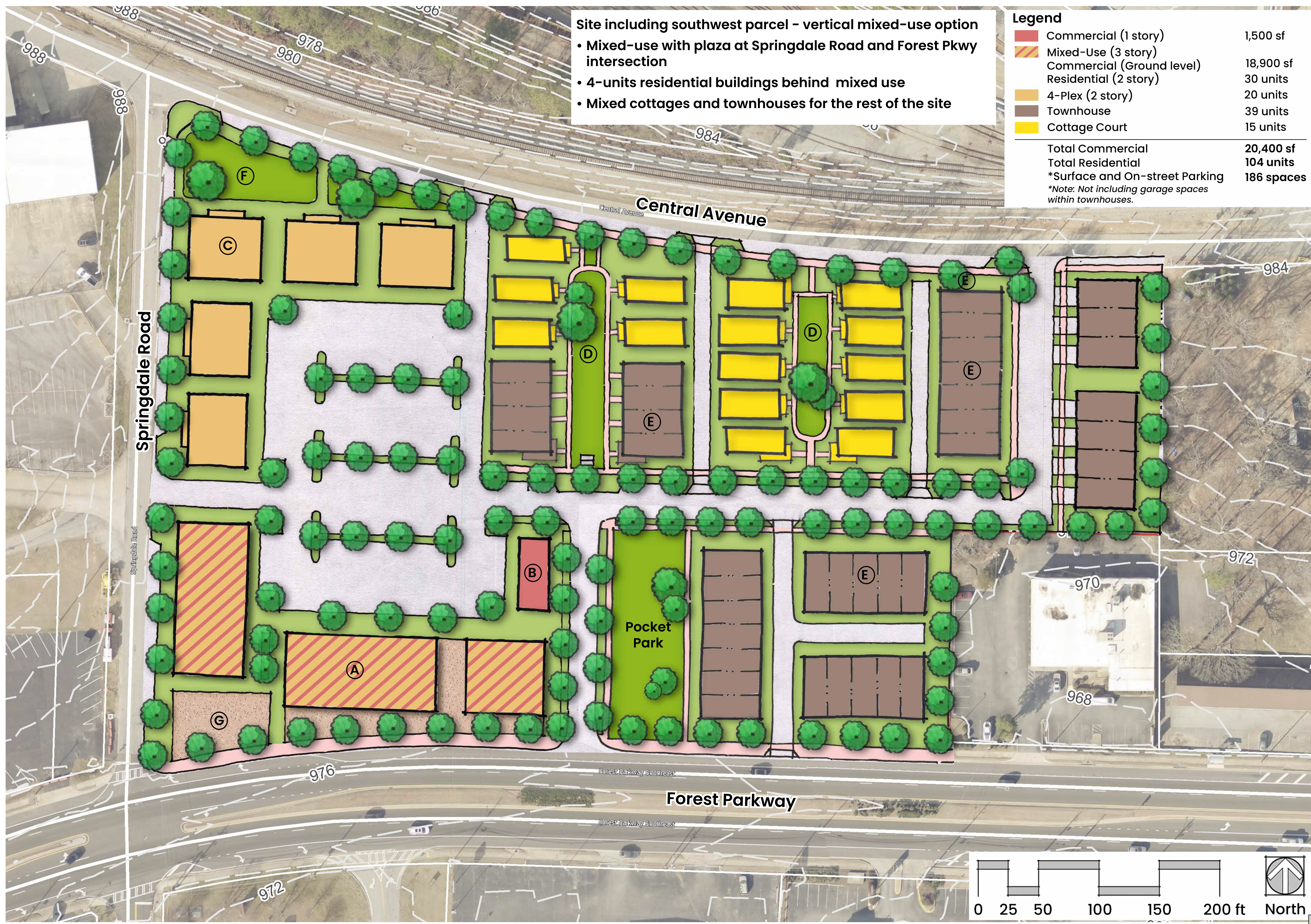
F. Pocket Park



G. Plaza

Forest Park URA
Central Avenue Site
Concept Plan B-1
(Vertical Mixed-Use)

Prepared by: TSW
 May 23, 2025





A. Commercial



A. Commercial



B. Outdoor Dining



C. Townhouse



C. Townhouse Facing Green



D. 6 - Plex



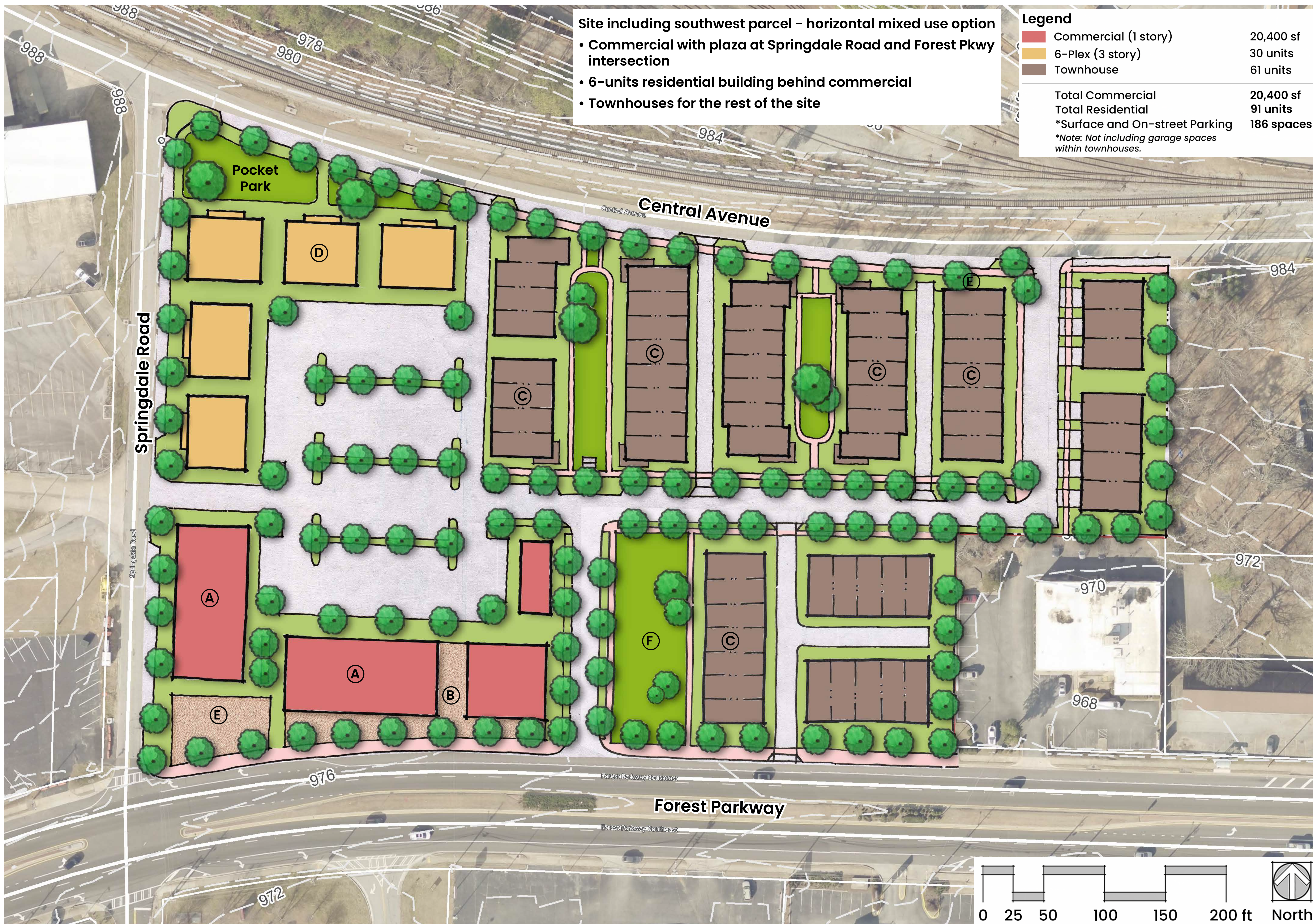
E. Retail Plaza



F. Pocket Park

Forest Park URA Central Avenue Site Concept Plan B-2 (Horizontal Mixed Use)

Prepared by: TSW
May 23, 2025



Site B: Clayton Plaza

Overview: Large shopping center on one parcel with frontage on Jonesboro Road, rear access via Courtney Drive

Site details:

- Size: 10.87 acres
- Zoning: General Commercial (GC)
- Future Land Use: Commercial
- Steepest grade: ~2.3%, although steep berm (61% slope) at rear of parcel along Courtney Drive
- Current uses: Large shopping center with parking lot, no outparcels
- Ownership: private individuals
- Tax value: \$4,700,000





Site C: A2Z Outlet Shopping Center

Overview: Large shopping center, plus 6 outparcels with frontage on Jonesboro Road and side access via Theater Drive

Site details:

- Size: 10.82 acres
- Zoning: General Commercial (GC)
- Future Land Use: Commercial
- Steepest grade: ~6.2% from Jonesboro Road to low point; significant drop at rear of property near creek
- Current uses: Large shopping center with two outparcel commercial buildings, large parking lot, vacant land
- Ownership: Carrollton MCRE LP, Five Sac Self-Storage Corporation, Sphere Real Estate LLC, SCF RC Funding I LLC
- Tax value: \$2,000,000 (large parcel only); \$4,134,400 (all)





Site D: 4176 Jonesboro Road

Overview: 2 parcels, both vacant, one with frontage on Jonesboro Road and the other with access via Conley Road

Site details:

- Size: 8.86 acres
- Zoning: General Commercial (GC), Multiple Family Residential (RM)
- Future Land Use: Commercial, High Density Residential, Industrial
- Steepest grade: ~69.4%
- Current uses: One formerly developed tract and one forested tract
- Ownership: two different LLCs
- Tax value: \$982,000 total





Questions? Comments?

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT **2025060184** LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER **11074114-GPC9596-VBS-GP141M03125**
NAME OF LINE/PROJECT: **DIGITAL FORT GILLEM DATA CENTER (CLAYTON COUNTY) DISTRIBUTION**
LINE

PARCEL NUMBER **001**

STATE OF GEORGIA
CLAYTON COUNTY

E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK D/B/A FOREST PARK/ FORT GILLEM IMPLEMENTATION LOCAL REDEVELOPMENT AUTHORITY** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **745 Forest Parkway, Forest Park, GA 30297**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **FORT GILLEM, FOREST PARK, GA 30297** (Tax Parcel ID No. **12210 210001**) in Land Lot **210**, of the **12** District of **Clayton** County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical,

PARCEL 001	NAME OF	DIGITAL FORT GILLEM DATA CENTER (CLAYTON COUNTY)
	LINE/PROJECT:	DISTRIBUTION LINE

communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 001 NAME OF **DIGITAL FORT GILLEM DATA CENTER (CLAYTON COUNTY)**
 LINE/PROJECT: **DISTRIBUTION LINE**

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of:

URBAN REDEVELOPMENT AGENCY OF THE CITY OF
FOREST PARK D/B/A FOREST PARK/ FORT GILLEM
IMPLEMENTATION LOCAL REDEVELOPMENT AUTHORITY

Witness

By: _____ (SEAL)
Name: KIMBERLY JAMES
Title: CHAIRWOMAN

Notary Public

Attest: _____ (SEAL)
Name: AVERY WILSON
Title: VICE CHAIRMAN

[CORPORATE SEAL]

**URBAN REDEVELOPMENT AGENCY
OF THE CITY OF FOREST PARK
D/B/A
FOREST PARK/ FORT GILLEM
IMPLEMENTATION LOCAL
REDEVELOPMENT AUTHORITY
FORT GILLEM
Tax Parcel# 112210 210001**

- WL1**
 - RM: 50' CLASS 2 POLE
 - RM: 250' 3PH 397 ACSR TO WL2
 - RM: 3PH PRI. AND NEUT. VERT. FH
- WL2**
 - RM: 50' CLASS 2 POLE
 - IN: 60' CLASS 2 POLE
 - IN: 3PH DDE PRI. AND NEUT. VERT. FH
 - IN: 300' 3PH 397 ACSR
 - IN: 3 x GUY
- WL3**
 - IN: 65' CLASS 2 POLE
 - IN: 3PH TANG. PRI. AND NEUT. VERT. FH
 - IN: 200' 3PH 397 ACSR
- WL4**
 - RM: 50' CLASS 2 POLE
 - RM: 250' 3PH 397 ACSR TO WL1
 - IN: 60' CLASS 2 POLE
 - 3PH DDE PRI. AND NEUT. VERT. FH
 - IN: 3 x GUY



SAFETY
TAKES PRECEDENCE OVER ALL OTHER
REQUIREMENTS. MAKE EACH JOB A
"NO ACCIDENT JOB."

Exhibit "A"
Parcel 001
DRAWING NOT TO SCALE

**DIGITAL FORT GILLEM DATA CENTER
(CLAYTON COUNTY) DISTRIBUTION
LINE
LIMS # 2025060184
Work Location(s): 1-4**

URBAN REDEVELOPMENT AUTHORITY FUND

Operating Cash:

	Beginning Budget	Deposits	WDs & Debits	Ending Balance
URA Checking 4594	3,610,792	8,508	11,862	3,607,438
URA Capital Project 3047	716,821	1,693	434	718,079
URA Kroger Sinking 4610	2,805,689	6,626	1,590	2,810,725
Total Operating Cash:	7,133,302	16,827	13,887	7,136,242

Operating Revenue:

	Budget	YTD Actual	Encumbrance	Budget Balance
Investment Income	1,597,464	1,767,662	-	(170,198)
Lease Income	18,204	18,204	-	0
Miscellaneous Revenue	500	-	-	500
Transfer from Other Funds	30,000,000	30,000,000	-	-
Transfer from General Fund	2,803,870	2,803,870	-	-
Sale of Property - Proceeds	14,000,000	13,728,673	-	271,328
Total Revenue Sources:	48,420,038	48,318,409	-	101,629

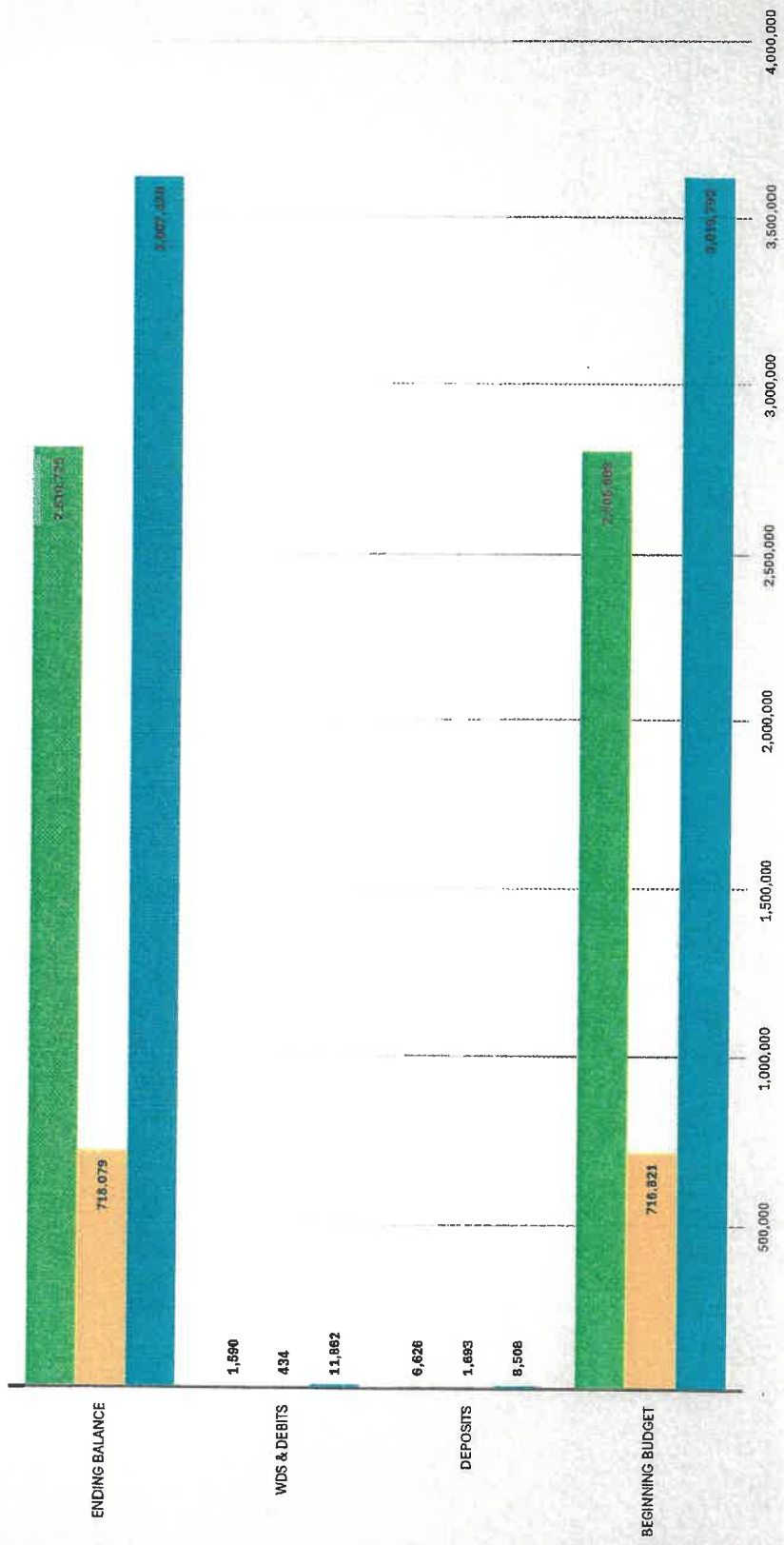
Operating Expense:

	Budget	YTD Actual	Encumbrance	Budget Balance	% Used
Development Fees	174,000	685,434	-	(511,434)	394%
Salaries	105,000	-	-	105,000	0%
Bank Services Fees	2,500	792	-	1,708	32%
Computer Equip & Maint	7,200	6,630	538	32	92%
Postage Shipping & Courier	350	-	-	350	0%
Travel for Employees	1,500	-	-	1,500	0%
Training & Conferences	4,000	3,028	-	972	76%
Meetings & Events	3,000	3,400	-	(400)	113%
Public Relations	80,000	-	-	80,000	0%
Consulting Services	385,000	113,521	131,740	139,739	29%
Gillem Celebration	40,000	-	-	40,000	0%
Architects Fees	80,000	-	-	80,000	0%
Financial Consulting	20,000	1,350	-	18,650	7%
Professional Services	210,000	164,472	42,815	2,714	78%
Insurance - Liability	13,000	10,487	-	2,513	81%
Advertising	5,000	-	-	5,000	0%
Printing	1,000	108	-	892	11%
Owners Association Assessment	-	5,050	-	(5,050)	0%
Contract Labor	-	(195)	-	195	0%
Repair & Maintenance	5,000	3,000	-	2,000	60%
Office Supplies	1,000	-	-	1,000	0%
URA Bond Payment	1,100,000	435,400	-	664,600	40%
General Department Expense	-	801	-	(801)	0%
Water - Sewerage	35,000	-	-	35,000	0%
Utilities - Gas	2,500	420	-	2,080	17%
Utilities - Electricity	6,000	-	-	6,000	0%
Capital Outlay	105,000	-	-	105,000	0%
Infrastructure - RD Widening	150,000	-	-	150,000	0%
Anvil Block RD Improvements	150,000	-	-	150,000	0%
Cost of Sales (Land)	25,000	-	-	25,000	0%
Reserve	20,000	-	-	20,000	0%
Interest	350,000	325,235	-	24,765	93%
Transfer to General Fund	-	446,138	-	(446,138)	0%
Total Expense:	2,907,050	1,519,637	175,093	1,212,320	52%

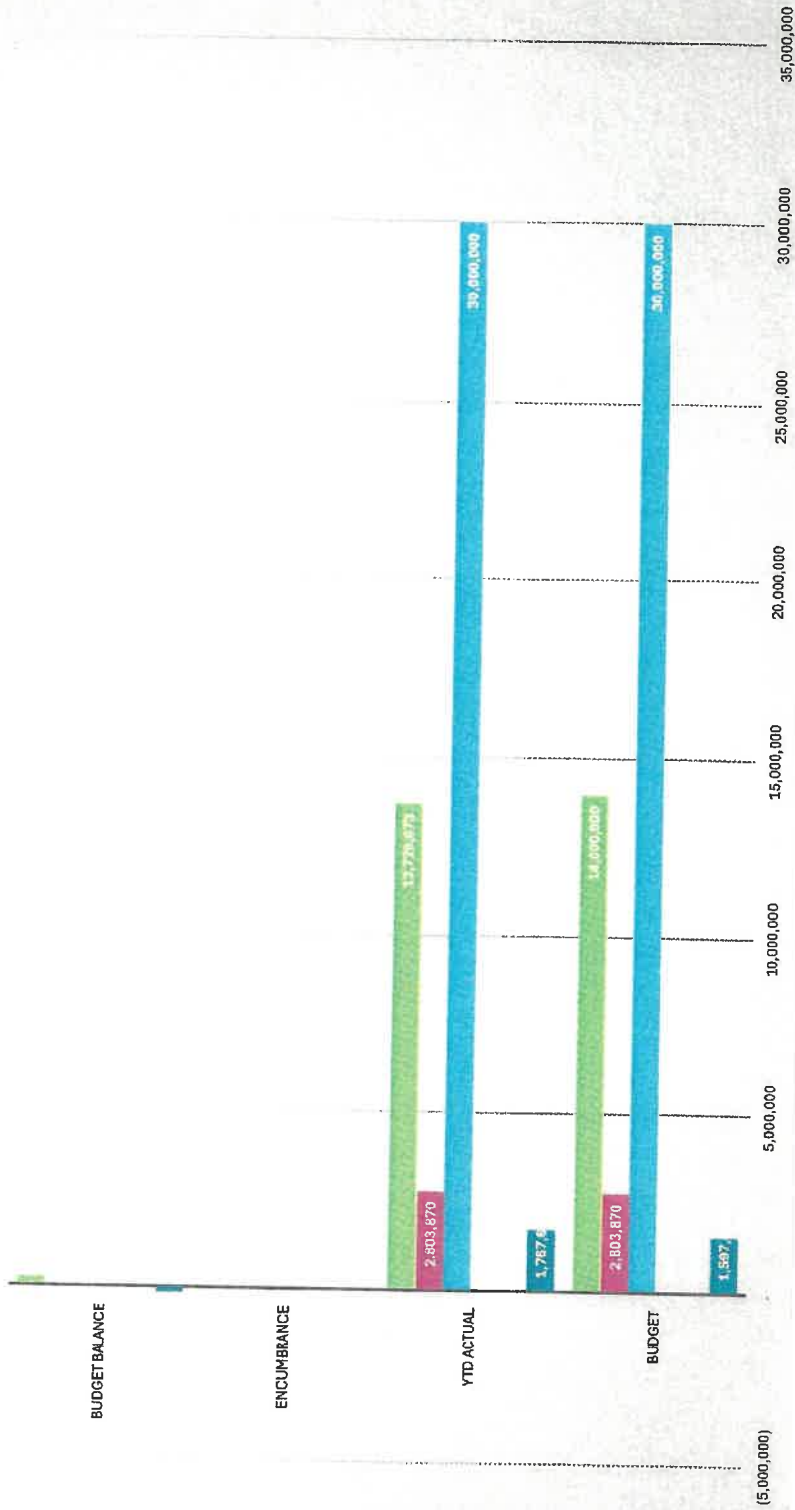
Total Net Position as of June 2025:

	46,798,771	(175,093)	(1,110,690)
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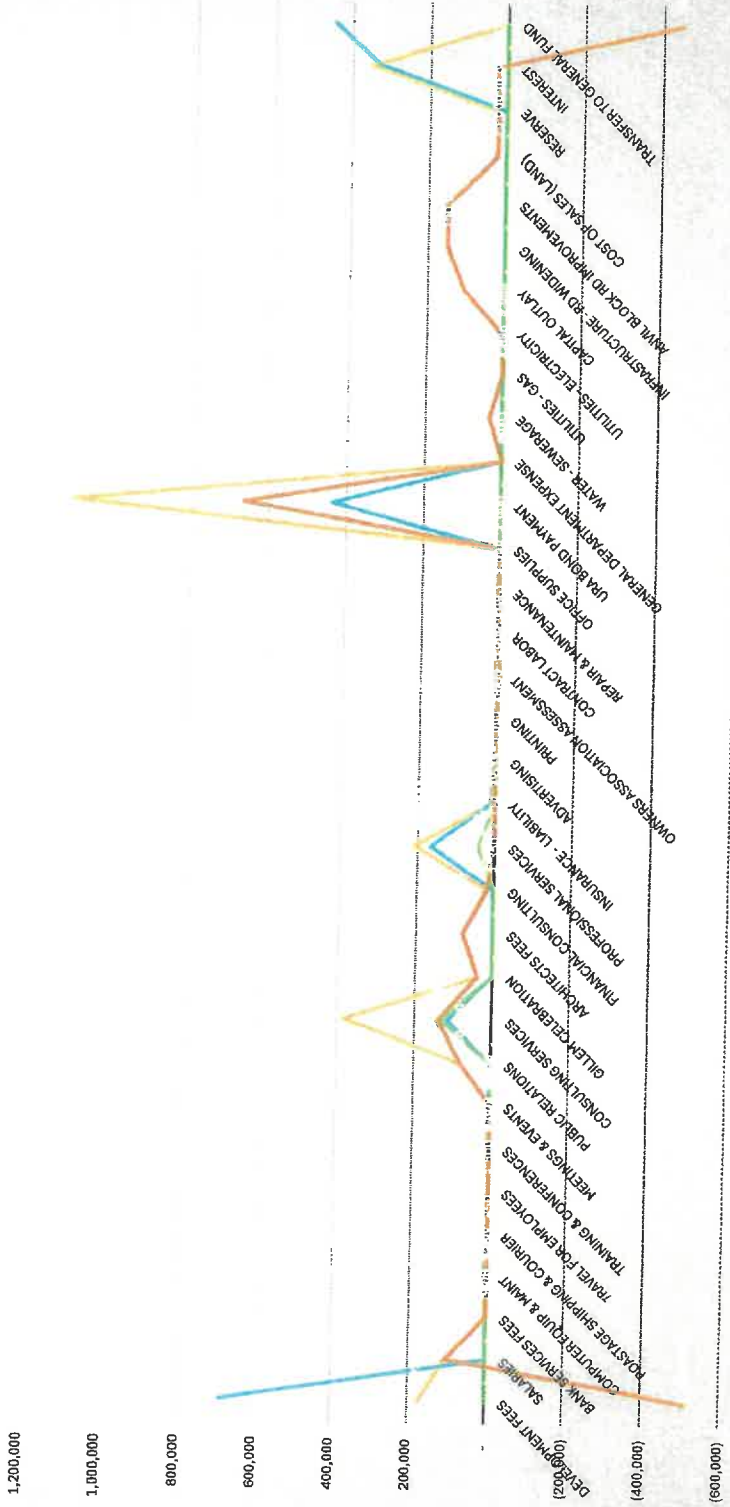
Operating Cash



Operating Reveune



Operating Expenditures



VENDOR SET: 01 FOREST PARK, GA
 FUND : 585 URA FUND
 INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
 PAY DATE RANGE: 6/01/2025 THRU 6/30/2025
 BUDGET TO USE: CB-CURRENT BUDGET

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-022023 CLERK OF SUPERIOR COUR	I-2160 ANVILBLOCK	RD 585 22-4223-53-1124	URA BOND PAYM:	CHANAQ Q. CLEMENS	002450	435,400.00
				VENDOR 01-022023 TOTALS		435,400.00
01-026261 CDW GOVERNMENT	I-AD4168C	585 22-1510-52-2202	COMPUTER EQUI:	URA IPADS & ACCESSOR	002453	5,987.76
01-026261 CDW GOVERNMENT	I-AD4168C	585 22-1510-52-2202	COMPUTER EQUI:	URA IPADS & ACCESSOR	002453	642.30
				VENDOR 01-026261 TOTALS		6,630.06
01-026510 OASIS CONSULTING SERVI	I-22653	585 22-7310-52-1201	CONSULTING :	NEW URA SERVICE COM	002454	1,530.00
				VENDOR 01-026510 TOTALS		1,530.00
01-231068 VALENTINO & ASSOCIATES	I-15-074-209	585 22-7310-52-1205	PROFESSIONAL :	URA SERVICES	002449	1,050.00
				VENDOR 01-231068 TOTALS		1,050.00
01-231677 FALCON DESIGN CONSULTA	I-45337	585 22-7310-52-1205	PROFESSIONAL :	URA- METCALF EXTENSI	002451	4,607.50
				VENDOR 01-231677 TOTALS		4,607.50
01-233031 PARTNERSHIP FOR SOUTHE	I-FPMAY00025	585 22-7310-52-1201	CONSULTING :	URA SERVICES- BLANKE	002452	10,500.00
				VENDOR 01-233031 TOTALS		10,500.00
01-233036 TUNNELL, SPRANGER & AS	I-30717	585 22-7310-52-1205	PROFESSIONAL :	URA SERVICES	000871	2,837.50
				VENDOR 01-233036 TOTALS		2,837.50
		VENDOR SET 585	URA FUND	TOTAL:		462,555.06
				REPORT GRAND TOTAL:		462,555.06

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
				ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
2024-2025	585-22-1510-52-2202	COMPUTER EQUIP & MAINT	6,630.06	7,200	31.81		
	585-22-4223-53-1124	URA BOND PAYMENT	435,400.00	1,100,000	664,600.00		
	585-22-7310-52-1201	CONSULTING	12,030.00	385,000	139,738.75		
	585-22-7310-52-1205	PROFESSIONAL SERVICES	8,495.00	210,000	2,713.50		
		TOTAL:	462,555.06				

NO ERRORS

SELECTION CRITERIA

VENDOR SET: 01 FOREST PARK, GA
 INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
 PAY DATE RANGE: 6/01/2025 THRU 6/30/2025
 BANK: URA -URA ARMY ACCOUNT
 BUDGET: CB-CURRENT BUDGET
 SEQUENCE: VENDOR NUMBER
 REPORT TYPE: 1 LINE
 TOTALS ONLY: NO
 PRINT PROJECTS: YES
 PRINT STUB COMMENTS: NO

DEPARTMENT OPTIONS

SEPARATE BY DEPARTMENT: NO
 G/L RANGE: 585-00-0000-00-0000 THRU 585-99-9999-99-9999
 DEPARTMENT RANGE: THRU ZZZZ
 PAGE BREAK BY DEPARTMENT: YES
 CHECK RANGE: 000000 THRU 999999

** END OF REPORT **



Office of the State Treasurer
Georgia Fund 1
Statement of Account

URBAN REDEVELOPMENT AGENCY OF FOREST PARK, CITY

Statement Period

Sun, 01 Jun 2025 through Mon, 30 Jun 2025

URA - BOND ACCT
 745 FOREST PKWY
 FOREST PARK, 30297

Account Type

URBAN REDEVELOPMENT AGENCY OF

Current Yield	4.37295
Prior Balance	\$29,891,633.44
Deposits	\$0.00
Withdrawals	\$0.00
Earnings Reinvested	\$107,436.78
New Balance	\$29,999,070.22

Date	Activity	Amount	Balance
06/01/2025	Forward Balance	\$0.00	\$29,891,633.44
06/30/2025	Reinvestment	\$107,436.78	\$29,999,070.22
06/30/2025	Ending Balance	\$0.00	\$29,999,070.22

Current period earnings received after close:	\$0.00
Previous period earnings received after close:	\$0.00
Average daily invested balance during period:	\$29,891,633.44
Net Management Fee withheld from distribution:	\$1,351.27



Office of the State Treasurer

Georgia Fund 1

Statement of Account

FOREST PARK, CITY OF

Statement Period

Sun, 01 Jun 2025 through Mon, 30 Jun 2025

URA ARMY ACCOUNT
745 FOREST PKWY
FOREST PARK, 30297

Account Type

FOREST PARK, CITY OF (POOL-0)

Current Yield	4.37295
Prior Balance	\$17,461,724.66
Deposits	\$0.00
Withdrawals	\$0.00
Earnings Reinvested	\$62,761.09
New Balance	\$17,524,485.75

Date	Activity	Amount	Balance
06/01/2025	Forward Balance	\$0.00	\$17,461,724.66
06/30/2025	Reinvestment	\$62,761.09	\$17,524,485.75
06/30/2025	Ending Balance	\$0.00	\$17,524,485.75

Current period earnings received after close:	\$0.00
Previous period earnings received after close:	\$0.00
Average daily invested balance during period:	\$17,461,724.66
Net Management Fee withheld from distribution:	\$789.37

585-URA FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	1,597,464	170,197.87	1,767,662.16	0.00 (	170,197.87)	110.65
MISCELLANEOUS REVENUE	23,504	0.00	18,503.94	0.00	5,000.00	78.73
TOTAL REVENUES	1,620,968	170,197.87	1,786,166.10	0.00 (	165,197.87)	110.19
<u>EXPENDITURE SUMMARY</u>						
<u>MISC</u>						
<u>ADMINISTRATION</u>						
PURCHASED/CONTRACT SERV.	174,000	0.00	685,433.63	0.00 (	511,433.63)	333.93
TOTAL ADMINISTRATION	174,000	0.00	685,433.63	0.00 (	511,433.63)	333.93
<u>FINANCE</u>						
PERSONAL SERV. & EE BENE	105,000	0.00	0.00	0.00	105,000.00	0.00
PURCHASED/CONTRACT SERV.	857,550	29,703.06	311,643.30	175,092.88	370,813.82	56.76
SUPPLIES	1,144,500	435,400.00	436,621.03	0.00	707,878.97	38.15
CAPITAL OUTLAYS	405,000	0.00	0.00	0.00	405,000.00	0.00
OTHER COSTS	45,000	0.00	0.00	0.00	45,000.00	0.00
LOAN	350,000	0.00	325,235.30	0.00	24,764.70	92.92
OTHER USES	0	0.00	446,137.83	0.00 (	446,137.83)	0.00
TOTAL FINANCE	2,907,050	465,103.06	1,519,637.46	175,092.88	1,212,319.66	58.30
TOTAL EXPENDITURES	3,081,050	465,103.06	2,205,071.09	175,092.88	700,886.03	77.25
REVENUE OVER/(UNDER) EXPENDITURES	(1,460,082)	(294,905.19)	(418,904.99)	(175,092.88)	(866,083.90)	
<u>OTHER SOURCES</u>						
NET OTHER FINANCING SOURCES & USES	46,803,870	0.00	46,532,542.50	0.00	271,327.50	99.42
	46,803,870	0.00	46,532,542.50	0.00	271,327.50	99.42
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER USES	45,343,788 (	294,905.19)	46,113,637.51 (	175,092.88)	(594,756.40)	

585-URA FUND

% OF YEAR COMPLETED: 100.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>TAXES</u>						
<u>INTERGOVERNMENTAL REV.</u>						
<u>CHARGES FOR SERVICES</u>						
INVESTMENT INCOME						
585-00-0000-36-1000 INTEREST INCOME	1,597,464	170,197.87	1,767,662.16	0.00 (	170,197.87)	110.65
TOTAL INVESTMENT INCOME	1,597,464	170,197.87	1,767,662.16	0.00 (	170,197.87)	110.65
<u>CONTRIB & DONATIONS-PRIV</u>						
MISCELLANEOUS REVENUE						
585-00-0000-38-1000 LEASE INCOME	18,204	0.00	18,203.94	0.00	0.00	100.00
585-00-0000-38-1001 LEASE - MOVIE PROD REVENUE	5,000	0.00	0.00	0.00	5,000.00	0.00
585-00-0000-38-9013 EASEMENT COMPENSATION	300	0.00	300.00	0.00	0.00	100.00
TOTAL MISCELLANEOUS REVENUE	23,504	0.00	18,503.94	0.00	5,000.00	78.73
TOTAL REVENUE	1,620,968	170,197.87	1,786,166.10	0.00 (	165,197.87)	110.19

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

585-URA FUND
DEPARTMENT - MISC

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET

OTHER COSTS

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2025

585-URA FUND
 DEPARTMENT - ADMINISTRATION

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PURCHASED/CONTRACT SERV.	174,000	0.00	685,433.63	0.00	(511,433.63)	393.93
585-20-7510-52-1202 DEVELOPMENT FEES	174,000	0.00	685,433.63	0.00	(511,433.63)	393.93
TOTAL PURCHASED/CONTRACT SERV.						
<u>LOAN</u>						
TOTAL ADMINISTRATION	174,000	0.00	685,433.63	0.00	(511,433.63)	393.93

585-URA FUND
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONAL SERV. & EE BENE	105,000	0.00	0.00	0.00	105,000.00	0.00
585-22-1510-51-1101 SALARIES	105,000	0.00	0.00	0.00	105,000.00	0.00
TOTAL PERSONAL SERV. & EE BENE						
PURCHASED/CONTRACT SERV.	2,500	0.00	791.76	0.00	1,708.24	31.67
585-22-1510-52-1101 BANKING/CR CARD FEES	7,200	6,630.06	6,630.06	538.13	31.81	99.56
585-22-1510-52-2202 COMPUTER EQUIP & MAINT	350	0.00	0.00	0.00	350.00	0.00
585-22-1510-52-3201 POSTAGE SHIPPING & COURIER	1,500	0.00	0.00	0.00	1,500.00	0.00
585-22-1510-52-3500 TRAVEL FOR EMPLOYEES	4,000	0.00	3,028.21	0.00	971.79	75.71
585-22-1510-52-3701 TRAINING & CONFERENCES	3,000	0.00	3,400.05	0.00	400.05	113.34
585-22-1510-52-3915 MEETINGS & EVENTS	80,000	0.00	0.00	0.00	80,000.00	0.00
585-22-1570-52-3910 PUBLIC RELATIONS	385,000	12,030.00	113,521.25	131,740.00	139,738.75	63.70
585-22-7310-52-1201 CONSULTING	40,000	0.00	0.00	0.00	40,000.00	0.00
585-22-7310-52-1202 GILLEM CELEBRATION	80,000	0.00	0.00	0.00	80,000.00	0.00
585-22-7310-52-1203 ARCHITECTS FEES	20,000	0.00	1,350.00	0.00	16,650.00	6.75
585-22-7310-52-1204 FINANCIAL CONSULTING	210,000	11,043.00	164,471.75	42,814.75	2,713.50	98.71
585-22-7310-52-1205 PROFESSIONAL SERVICES	13,000	0.00	10,487.00	0.00	2,513.00	80.67
585-22-7310-52-3111 INSURANCE - LIABILITY	5,000	0.00	0.00	0.00	5,000.00	0.00
585-22-7310-52-3310 ADVERTISING	1,000	0.00	108.47	0.00	891.53	10.85
585-22-7310-52-3410 PRINTING	0	0.00	5,049.75	0.00	5,049.75	0.00
585-22-7310-52-3611 OWNERS ASSOCIATION ASSESSMENT	0	0.00	195.00	0.00	195.00	0.00
585-22-7310-52-3851 CONTRACT LABOR	5,000	0.00	3,000.00	0.00	2,000.00	60.00
585-22-7340-52-2201 REPAIRS & MAINTENANCE	857,550	29,703.06	311,643.30	175,092.88	370,813.82	56.76
TOTAL PURCHASED/CONTRACT SERV.						

SUPPLIES

585-22-1510-53-1102 OFFICE SUPPLIES	1,000	0.00	0.00	0.00	1,000.00	0.00
585-22-4223-53-1124 URA BOND PAYMENT	1,100,000	435,400.00	435,400.00	0.00	664,600.00	39.58
585-22-7310-53-1103 GENERAL DEPARTMENT EXPENSE	0	0.00	801.17	0.00	801.17	0.00
585-22-7310-53-1211 WATER - SEWERAGE	35,000	0.00	0.00	0.00	35,000.00	0.00
585-22-7310-53-1221 UTILITIES - GAS	2,500	0.00	419.86	0.00	2,080.14	16.79
585-22-7310-53-1231 UTILITIES - ELECTRICITY	6,000	0.00	0.00	0.00	6,000.00	0.00
TOTAL SUPPLIES	1,144,500	435,400.00	436,621.03	0.00	707,878.97	38.15

CAPITAL OUTLAYS

585-22-1510-54-2502 CAPITAL OUTLAY	105,000	0.00	0.00	0.00	105,000.00	0.00
585-22-7310-54-1410 INFRASTRUCTURE - RD WIDENING	150,000	0.00	0.00	0.00	150,000.00	0.00
585-22-7310-54-1411 ANVIL BLOCK RD IMPROVEMENTS	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL CAPITAL OUTLAYS	405,000	0.00	0.00	0.00	405,000.00	0.00

DEPRECIATION & AMORTIZAT

OTHER COSTS

585-22-7310-57-5010 COST OF SALES (LAND)	25,000	0.00	0.00	0.00	25,000.00	0.00
585-22-7310-57-9000 RESERVE	20,000	0.00	0.00	0.00	20,000.00	0.00
TOTAL OTHER COSTS	45,000	0.00	0.00	0.00	45,000.00	0.00

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2025

585-URA FUND
 DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
LOAN						
585-22-7310-58-2300 INTEREST	350,000	0.00	325,235.30	0.00	24,764.70	92.92
TOTAL LOAN	350,000	0.00	325,235.30	0.00	24,764.70	92.92
OTHER USES						
585-22-7310-61-1001 TRANSFER TO GENERAL FUND	0	0.00	446,137.83	0.00	446,137.83	0.00
TOTAL OTHER USES	0	0.00	446,137.83	0.00	446,137.83	0.00
TOTAL FINANCE	2,907,050	465,103.06	1,519,637.46	175,092.88	1,212,319.66	58.30

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2025

585-URA FUND

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL EXPENDITURES	3,081,050	465,103.06	2,205,071.09	175,092.88	700,886.03	77.25
REVENUE OVER/(UNDER) EXPENDITURES	(1,460,082)	294,905.19)	418,904.99)	175,092.88)	866,083.90)	
OTHER FINANCING SOURCES & USES						
OTHER FINANCING SOURCES						
585-00-0000-39-1100 TRANSFER FROM OTHER FUNDS	30,000,000	0.00	30,000,000.00	0.00	0.00	100.00
585-00-0000-39-1110 TRANSFER FROM OTHER FUNDS	2,803,870	0.00	2,803,870.00	0.00	0.00	100.00
585-00-0000-39-2200 SALE OF PROPERTY - PROCEEDS	14,000,000	0.00	13,728,672.50	0.00	271,327.50	98.06
TOTAL OTHER FINANCING SOURCES	46,803,870	0.00	46,532,542.50	0.00	271,327.50	99.42
OTHER FINANCING USES						
NET OTHER SOURCES & USES	46,803,870	0.00	46,532,542.50	0.00	271,327.50	99.42
REVENUES & OTHER SOURCES OVER						
(UNDER) EXPENDITURES & OTHER USES	45,343,788 (	294,905.19)	46,113,637.51 (	175,092.88)	594,756.40)	

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2025

586-JRA Series 2021
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	104,756	0.00	104,755.73	0.00	0.00	100.00
TOTAL REVENUES	104,756	0.00	104,755.73	0.00	0.00	100.00
<u>EXPENDITURE SUMMARY</u>						
MISC						
LOAN	0	0.00	729,427.50	0.00	(729,427.50)	0.00
TOTAL MISC	0	0.00	729,427.50	0.00	(729,427.50)	0.00
FINANCE						
PURCHASED/CONTRACT SERV.	0	0.00	333.95	0.00	(333.95)	0.00
OTHER USES	0	0.00	30,000,000.00	0.00	(30,000,000.00)	0.00
TOTAL FINANCE	0	0.00	30,000,333.95	0.00	(30,000,333.95)	0.00
TOTAL EXPENDITURES						
	0	0.00	30,729,761.45	0.00	(30,729,761.45)	0.00
REVENUE OVER/(UNDER) EXPENDITURES						
	104,756	0.00	(30,625,005.72)	0.00	30,729,761.45	
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER USES						
	104,756	0.00	(30,625,005.72)	0.00	30,729,761.45	

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

586-URA Series 2021

% OF YEAR COMPLETED: 100.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
586-00-0000-36-1000 INTEREST INCOME	104,756	0.00	104,755.73	0.00	0.00	100.00
TOTAL INVESTMENT INCOME	104,756	0.00	104,755.73	0.00	0.00	100.00
TOTAL REVENUE	104,756	0.00	104,755.73	0.00	0.00	100.00

586-URA Series 2021
 DEPARTMENT - MISC

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
LOAN						
586-00-0000-58-2300 INTEREST EXPENSE	0	0.00	729,427.50	0.00 (	729,427.50)	0.00
TOTAL LOAN	0	0.00	729,427.50	0.00 (	729,427.50)	0.00
TOTAL MISC	0	0.00	729,427.50	0.00 (	729,427.50)	0.00

586-URA Series 2021
 DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PURCHASED/CONTRACT SERV.	0	0.00	333.95	0.00	333.95	0.00
586-22-1510-52-1101 BANKING/CR CARD FEES	0	0.00	333.95	0.00	333.95	0.00
TOTAL PURCHASED/CONTRACT SERV.						
OTHER COSTS						
LOAN						
OTHER USES						
586-22-1510-61-1585 TRANSFERS TO OTHER FUNDS	0	0.00	30,000,000.00	0.00	30,000,000.00	0.00
TOTAL OTHER USES	0	0.00	30,000,000.00	0.00	30,000,000.00	0.00
TOTAL FINANCE	0	0.00	30,000,333.95	0.00	30,000,333.95	0.00

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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CAPITAL OUTLAYS

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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CAPITAL OUTLAYS

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAYS						

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAYS						
DEPRECIATION & AMORTIZAT						
OTHER COSTS						

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2025

586-URA Series 2021

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL EXPENDITURES	0	0.00	30,729,761.45	0.00	(30,729,761.45)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	104,756	0.00	(30,625,005.72)	0.00	30,729,761.45	
OTHER FINANCING SOURCES & USES						
OTHER FINANCING SOURCES						
OTHER FINANCING USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	104,756	0.00	(30,625,005.72)	0.00	30,729,761.45	