



**CITY OF FOREST PARK
DEVELOPMENT AUTHORITY REGULAR MEETING**

Wednesday, August 28, 2024 at 5:30 PM
City Hall-Council Chambers

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

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

AGENDA

Billy Freeman, Jr., *Chairman*

Alvin Patton, *Vice Chairman*

Felicia Davis, *Member*

Hector Gutierrez, *Member*

Bennett Joiner, *Member*

Victoria Williams, *Member*

Rhonda Wright, *Member*

MEETING NOTICE:

CDC requirements of masks and social distancing will be adhered.

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of July 10, 2024 Meeting Minutes

NEW BUSINESS:

2. C-Suite Studios Presentation on 850 Main Street
3. Economic Development Update

OLD BUSINESS:

EXECUTIVE SESSION: (When an Executive Session is required, one will be called for the following issues: 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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MINUTES

Billy Freeman Jr., *Chairman*
Alvin Patton, *Vice Chairman*
Felicia Davis, *Member*
Hector Gutierrez, *Member*
Bennett Joiner, *Member*
Victoria Williams, *Member*
Rhonda Wright, *Member*

MEETING NOTICE:

CALL TO ORDER/WELCOME: Vice Chairman, Alvin Patton, called the Development Authority meeting to order on July 10, 2024, at 5:36pm.

PRESENT:

Billy Freeman, Jr.
Alvin Patton
Bennett Joiner
Rhonda Wright

ALSO PRESENT:

Councilwoman Kimberly James, Ward 1
Kirby Glaze, DA General Counsel
Nigel Wattlely, Deputy Director of Public Works
Marsellas Williams, Director of Economic Development
Rochelle Dennis, Economic Development Project Manager
Charise Clay, Economic Development Staff Assistant

ADOPTION OF AGENDA WITH ANY ADDITIONS/DELETIONS: Bennett Joiner made a motion to adopt the agenda with the removal of item #7. Paramount Consulting Presentation and replace it with Utility Easement. Rhonda Wright seconded the motion. Motion approved unanimously.

APPROVAL OF MINUTES:**Approval of April 24, 2024, Meeting Minutes**

Bennett Joiner made a motion to approve the April 24, 2024, meeting minutes. Rhonda Wright seconded the motion. Motion approved unanimously.

OLD BUSINESS:**Update: 696 Main Street Transfer**

Kirby Glaze delivered the update:

- The DA previously agreed to transfer the property to the City of Forest Park for \$350,000. All funds for the transfer have been successfully deposited.

Update: Property Landscaping

Rochelle Dennis delivered the update:

- Staff previously recommended using one lawncare vendor, Anderson Lawn Care, for all DA & DDA properties on & near Main Street. Maintenance takes place once a week during the warmer months, and twice a week in the coming colder months. The contract is for 2 years

Bennett Joiner made a motion to approve Anderson Lawn Care as the Development Authority's landscape vendor. Rhonda Wright seconded the motion. Motion approved unanimously.

Update: Facade Grant

Rochelle Dennis delivered the update:

- 2 Façade Grants are still pending. Revival Coworking's plans will go before the Urban Design Review Board for approval next week. Once they review approval, the final payment will be disbursed. Klass6 Boutique received half of their grant funding. They received a conditional approval from the Urban Design Review Board because new plans for a sign needed to be submitted. Since then, the owner has made a pivot in the design to the exterior of the building so plans will have to go before the Urban Design Review Board again for approval. Plans haven't been resubmitted to the board as of yet.

Update: DCA Registration

Rochelle Dennis delivered the update:

- Mrs. Dennis and Attorney Glaze teamed together to get the Development Authority's annual DCA registration completed. They are also working with DCA to ensure all naming conventions for the authority are consistent.

FY 24-25 Budget

Rochelle Dennis delivered the update:

- The Economic Development Department and the Development Authority' accounting firm, Marshall Jones, have been working together to create a budget for the authority for this fiscal year. A draft of the budget was given to the board for their preliminary budget.

NEW BUSINESS:

~~Paramount Consulting Presentation~~

Right of Way Deed-Kroger

Kirby Glaze delivered the update:

- The Development Authority owns the site the Kroger Distribution Center sits on. Kroger conducted work on the site to provide water and sewer services to the property. It now needs to be deeded over the Clayton

County Water Authority. Because the DA owns the property, the authority must execute an easement to the Clayton County Water Authority dedicate those lines to the Water Authority.

Bennett Joiner made a motion to authorize the Chairman to sign the utility easement to the Clayton County Water Authority for the Kroger site. Rhonda Wright seconded the motion. Motion approved unanimously.

Economic Development Update

Director Williams delivered the update:

- The report covered all Economic Development activities for the month of June. The contract was finalized for the sale of 751-771 Main Street. The site will be redeveloped into a mixed-used facility. Our department is assisting tenants relocate their businesses from 751-771 Main Street to other sites within the City. 2 video shots in the jail at the Forest Park Police Department occurred. We hosted 2 ribbon cuttings for new businesses opened within the City. Plans for Project Splash & Project Moonshot were reviewed with internal & external partners. Project plans are in the works for Jazz on Main Street, slated for October 11, 2024. A Main Street Events Calendar is in the works for all events hosted in that area. We met with the Public Information Office to revamp & update our current webpage on the City website.

EXECUTIVE SESSION: (When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate)

Bennett Joiner made a motion to enter executive session at 5:59pm. Rhonda Wright seconded the motion. Motion approved unanimously.

Bennett Joiner made a motion to exit executive session and reconvene the regular meeting at 6:25pm. Rhonda Wright seconded the motion. Motion approved unanimously.

Bennett Joiner made a motion to approve of up to \$350,000 for improvements to 850 Main Street. Rhonda Wright seconded the motion. Motion approved unanimously.

Bennett Joiner made a motion to authorize the Chairman to execute the right of way deed for Kroger. Rhonda Wright seconded the motion. Motion approved unanimously.

OTHER DISCUSSION: Bennett Joiner made a motion to authorize the Chair to enter into contract negotiations for Attorney Kirby Glaze. Rhonda Wright seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Chairman Freeman adjourned the meeting at 6:29pm.

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