



CITY OF FOREST PARK
URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, June 12, 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*
Yasmin Julio, *Member*
Debra Patrick, *Member*

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

[Review](#) and Approval of the May 8, 2025 Meeting Minutes

APPROVAL OF MINUTES:

OLD BUSINESS:

- [1.](#) Discussion of URA Reimbursement to the City of Forest Park for Outstanding Property Owners Association Dues
2. Board Discussion on partnering with the City of Forest Park on The Grapevine

NEW BUSINESS:

FINANCIAL REPORT:

[May](#) 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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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 May 8, 2025, at 5:40 p.m.

PRESENT:

Kimberly James
Avery Wilson
Eliot Lawrence
Yasmin Julio
Debra Patrick

ALSO PRESENT:

Danielle Matricardi, City Attorney
Ricky L. Clark, Jr., City Manager
Rochelle B. Dennis, Interim Director of Economic Development
Charise Clay, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS: Avery Wilson made a motion to remove the URA iPad Distribution and Training, add the Grapevine Discussion, and adopt the agenda. Yasmin Julio seconded the motion. Motion approved unanimously.

APPROVAL OF MINUTES:

1. **Approval of April 10, 2025, Meeting Minutes:** Avery Wilson made a motion to approve the April 10, 2025, minutes as submitted. Eliot Lawrence seconded the motion. Yasmin Julio abstained from the vote. The motion carried.

FINANCIAL REPORT:

April 2025 URA Financial Report: The Financial Report presentation was tabled.

NEW BUSINESS:

2. Grapevine Presentation and Discussion by City Manager, Ricky L. Clark, Jr.:

- a. Mr. Clark provided an update on the Grapevine project at 833 Forest Parkway, the old Rite-Aid building. Grapevine will include three restaurants, three flex office spaces, a conference room, a commercial ghost kitchen, a drive-thru coffee shop, a bakery, and a bar. CDBG funds have been used for the exterior building renovations, exterior sign painting, and parking lot restriping. Approximately \$600K in CDBG funds remain for the project. The total interior build out is \$2.8M.
- b. A public bid for the interior renovation was released on December 30, 2024, for thirty-days and was advertised through Georgia Procurement, Open Gov, and the Clayton Daily News. A mandatory pre-proposal meeting was held on January 7, 2025, with nine vendors attending. Bids were opened on February 4, 2025, at 2pm. Three bids were received.
- c. The City of Forest Park is asking the Urban Redevelopment Agency to enter a partnership to complete the project. The URA boundaries can be amended to include 833 Forest Parkway. The construction plans have been approved.
- d. The City will continue to apply for additional grant funding to offset costs and complete the project. The proposed agreement with the URA would potentially include a percentage of lease payments and/or a cost share of 30-40%.

3. Presentation by URA Financial Advisor, Ed Wall with Piper Sandler & Co.:

- a. Ed Wall, URA Financial Advisor provided an update on the URA's financial position. Mr. Wall explained that the URA is in good financial position. The URA cannot loan money but through an Intergovernmental Agreement with the City the URA can give funds in support of projects using cash equity as a multiplier. In short, the URA can be the banker in exchange for a percentage of the rent roll. Mr. Wall encouraged the URA to consider public-private partnerships.

4. Discussion and Approval of the Building 650 Waterline Easement:

- a. Avery Wilson made a motion to approve the Waterline Easement for Building 650 at Gillem Logistics Center. Debra Patrick seconded the motion. Motion approved unanimously.

5. Discussion of URA Reimbursement to the City of Forest Park for Outstanding Property Owners Association Dues:

- a. Ms. James explained that the \$100K in outstanding POA dues was in lieu of the 2 City of Forest Park Police Officers dedicated to Gillem Logistics Center. Ms. James asked the City Manager and staff to send a full account of the total owed.

ECONOMIC DEVELOPMENT UPDATE:

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

- a. Several small businesses have contacted the Office of Economic Development inquiring about relocating and starting their businesses in The Grapevine. Mrs. Dennis gave the State of Georgia's Economic Development team a tour of the City. Mrs. Dennis continues to work with stall owners and managers at the State Farmer's market to relocate them before renovations at the market begin. The damaged catch basin on Metcalf Rd. is finally repaired. The City of Forest Park hosted Aerotropolis' Atlanta's annual Broker's Reception at 696 Main Street. We also hosted their Developer Bus Tour, picking up real estate brokers and developers at City Hall. The Office of Economic Development participated in the County's Economic Development Bus Tour. Exterior Renovations at 850 Main Street are still underway while inside renovations are at 85% completion. A concept for a 60-unit mixed used building is coming to 760-770 Main Street. A purchase sale agreement for the extension of the Georgia Utilities Contractors Association building is underway. 4879 West Street has been sold to a private entity for redevelopment.

OLD BUSINESS:

5. ~~Part II: URA iPad Distribution & Training:~~

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

Yasmin Julio made a motion to enter Executive Session at 6:44 p.m. for purposes of real estate, personnel, or litigation. Eliot Lawrence seconded the motion. The motion passed unanimously.

Yasmin Julio made a motion to resume the regular meeting at 7:57 p.m. Debra Patrick seconded the motion. The motion unanimously passed.

ADJOURNMENT: Chairwoman James adjourned the meeting at 7:58 p.m.

*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.*

GILLEM LOGISTICS CENTER OWNERS ASSOCIATION, INC.**1 GLENLAKE PARKWAY, SUITE 900 ATLANTA, GEORGIA 30328**March 9, 2024

City Manager Ricky L. Clark, Jr.
City of Forest Park
745 Forest Parkway
Forest Park, Georgia 30297

RE: Assessments Due from the City of Forest Park, Georgia (the "City") and the Urban Redevelopment Authority of the City of Forest Park, Georgia (the "URA") to Gillem Logistics Center Owners Association, Inc. (the "Association") in Exchange for the Provision of Police Services at Gillem Logistics Center by the City

Dear Mr. Clark:

This Letter Agreement shall serve to memorialize the agreement between the City and the Association regarding the resolution of the payments of assessments due from the City and the URA to the Association pursuant to the terms of that certain Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center dated June 11, 2014 and recorded at Deed Book 10541, Page 591, Clayton County, Georgia records (as amended, the "Declaration") in exchange for policing provided by the City. Initially capitalized terms used but not defined herein shall have the definitions ascribed to them in the Declaration.

In consideration of the sum of Ten and No/100ths Dollars (\$10.00) cash in hand paid by each party to the other, the City and the Association agree as follows:

1. Past Due Assessments. Within three (3) business days following the date on which this Letter Agreement is executed and delivered by both of the parties hereto, the City shall pay to the Association all current and past due assessments due to the Association from the City in the amount of \$5,049.75 (the "Past Due Assessments").
2. Future Assessments. Notwithstanding anything in the Declaration to the contrary, the parties agree that so long as this Letter Agreement remains in effect, the City continues to provide the services set forth herein and the Past Due Assessments are paid in full, neither the City nor the URA shall have any further obligation to pay any assessments to the Association.
3. Security. In satisfaction of the City's and the URA's obligations to pay assessments to the Association, the City agrees to post at Gillem Logistics Center one (1) police officer (the "Officer") during the hours of 7:00 p.m. to 7:00 a.m., seven (7) nights a week throughout the calendar year during the term of this Agreement to protect property and persons within Gillem Logistics Center and more specifically the area shown on Exhibit A to this Letter Agreement. In addition to the waiver of the URA's requirement to pay assessments to the Association, a monthly payment in the amount of \$4,166.67 will be made to the City by the Association to cover the costs of the Officer. All individuals serving as the Officer shall be members of the Uniform Patrol Division of the Forest Park Police Services Department (the "Department") and at all times must be certified as a Certified Peace Officer by the Georgia Peace Officers Standards & Training Council in accordance with the requirements set forth in O.C.G.A. §35-8-8 - §35-8-9. In no event shall any individual acting as the Officer under this Agreement constitute an agent, vendor, employee, contractor, or representative of the Association.

4. Officer Duties. In its efforts to protect the individuals and property within Gillem Logistics Center and specifically in order to deter theft, vandalism and other possible crimes therein, the Officer shall patrol all public and private roads and parking areas in Gillem Logistics Center throughout their shifts. The Officer also shall observe and exercise all rights, powers, duties and obligations afforded to all officers of the Department and shall diligently pursue the arrest and conviction of any individual caught violating the Criminal Code of Georgia or the criminal offenses set forth in the Code of Ordinances, City of Forest Park, Georgia.

5. Liability. Neither the Association, its Board of Directors, nor its Members shall be liable for any claim resulting from any actions of the Officer within Gillem Logistics Center, unless such a claim is due to the negligence or willful misconduct of the Association, its Board of Directors, or its Members.

6. Changes in Officer Shifts; Annual Costs. The Association reserves the right to meet with the URA and the City to renegotiate this Letter Agreement at any time upon fifteen (15) days prior notice to the URA and the City in order to revise the required shifts for the Officer or to address changes in the annual costs to the Association. The parties agree to enter into an amendment to this Letter Agreement within fifteen (15) days following the date of such meeting addressing any changed terms.

7. Term. The term of this Agreement (the "Term") shall commence on the date on which this Agreement is executed and delivered by both parties hereto and shall continue for an initial term of one (1) year. Following the initial Term, this Agreement shall automatically renew for successive periods of one (1) year each, unless terminated in accordance with Paragraph 7 below.

8. Termination. Either party hereto may terminate this Agreement at any time for any or no reason by providing written notice to the other parties no less than six (6) months prior to the date of such termination (the "Termination Date"). If this Agreement is so terminated, then beginning on the Termination Date, assessments again shall begin to accrue against and be due and payable to the Association by the City and the URA in accordance with the terms and conditions of the Declaration.

9. Assignment. Neither party hereto may assign its rights or obligations under this Agreement to anyone without the prior written consent of the other party hereto.

10. Notices. Any notice given pursuant to this Agreement shall be in writing and delivered by (a) personal delivery, (b) reputable overnight delivery service (c.g., FedEx, UPS, etc.), or (c) email (with a hard copy to follow within one (1) business day via overnight delivery) sent to the intended addressee at the address set forth below or to such other address as the addressee may designate by notice sent in accordance herewith. All notices given hereunder shall be deemed to have been received (x) at the time of personal delivery, (y) as of the date of the first attempted delivery via overnight delivery service or (z) as of the date of an email transmission (provided a copy of such notice is also sent to the intended addressee within one (1) business day via overnight delivery). Unless changed in accordance with the terms hereof, the addresses for notices given pursuant to this Agreement shall be as follows:

If to the City: City of Forest Park, Georgia
 745 Forest Parkway
 Forest Park, Georgia 30297
 Attn: City Manager
 Email: rclark@forestparkga.org

with a copy to: Police Services Department of the City of Forest Park, Georgia
 745 Forest Parkway

Forest Park, Georgia 30297
 Attn: Chief of Police
 Email: bcriss@forestparkga.org

with a copy to: Denmark Ashby
 100 Hartsfield Centre Pkwy., Ste 400
 Atlanta, Georgia 30654
 Attn: Danielle Matricardi
 Email: dmatricardi@denmarkashby.com

If to the Association: Gillem Logistics Center Owners Association, Inc.
 c/o Robinson Weeks Partners
 1 Glenlake Pkwy, Suite 900
 Atlanta, Georgia, 30328

with a copy to: Sheley, Hall & Williams, P.C.
 303 Peachtree St. NE, Suite 4440
 Atlanta, Georgia 30308
 Attn: Trey Chancellor
 Email: tchancellor@sheleyhall.com

11. Amendments. This Agreement can only be changed by a written instrument executed by both of the parties hereto.

12. Entire Agreement. This Agreement contains the entire agreement between the parties pertaining to the subject matter hereof and fully supersedes all prior written or oral agreements and understandings between the parties pertaining to such subject matter.

13. Counterparts. This Agreement may be executed in counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. To facilitate the execution and delivery of this Agreement, the parties may execute and exchange counterparts of the signature pages by email or via electronic signature applications (e.g., DocuSign), and the signature page of any party to any counterpart may be appended to any other counterpart.

14. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

15. Applicable Law. This Agreement is governed in accordance with the laws of the State of Georgia.

16. Time of the Essence. Time is of the essence with respect to each and every provision of this Agreement.

17. Waiver of Jury Trial. Each party hereby irrevocably waives, to the fullest extent permitted by applicable law, any right it may have to a trial by jury in any legal proceeding directly or indirectly arising out or relating to this Agreement. Attorneys' Fees. If a party commences an action against any other arising out of or in connection with this Agreement, the prevailing party in such action shall be entitled to

Letter Agreement
_____, 2024
Page 4 of 7

recover its costs of suit, reasonable attorneys' fees, and all costs reasonably related to such litigation, actually incurred.

[SIGNATURES COMMENCE ON THE FOLLOWING PAGE]

Letter Agreement
Page 5 of 7, 2024

Sincerely,

**GILLEM LOGISTICS CENTER
OWNERS ASSOCIATION, INC.,**
a Georgia nonprofit corporation

By: 

Name: Richard Goldberg

Title: President

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

Letter Agreement
_____, 2024
Page 6 of 7

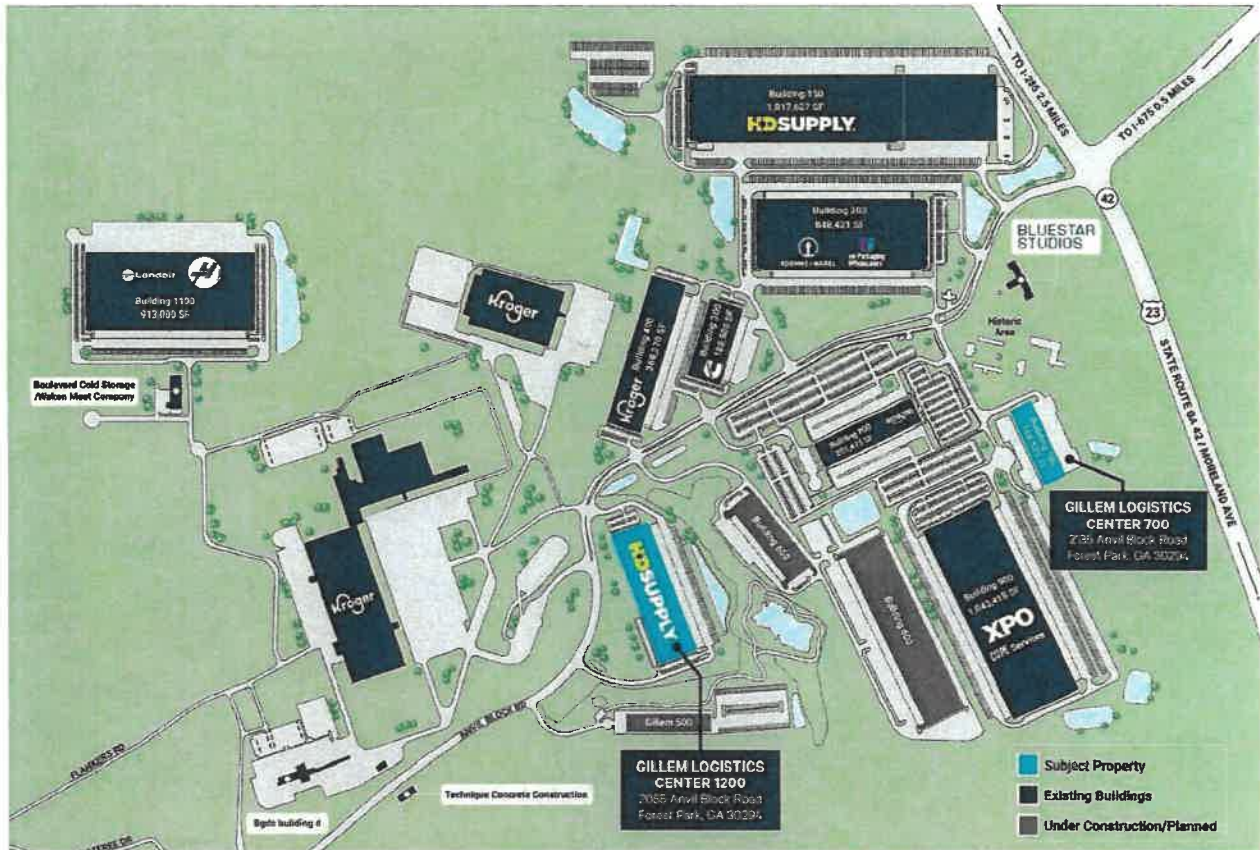
AGREED AND ACCEPTED THIS
9 DAY OF March, 2023:

CITY OF FOREST PARK, GEORGIA

By: RL
Name: Ricky L. Clark, Jr.
Title: City Manager

EXHIBIT A **GILLEM LOGISTICS CENTER PATROL AREA**

Master Planned Park Setting: Gillem Logistics Center



URBAN REDEVELOPMENT AGENCY FUND

Operating Cash:

	Beginning Budget	Deposits	WDs and Debits	Ending Balance
URA Army Checking 4594	3,650,145	8,854	48,207	3,610,792
URA Kroger Checking 4610	2,798,859	6,830	-	2,805,689
Total Operating Cash:	6,449,003	15,684	48,207	6,416,481

Operating Revenue:

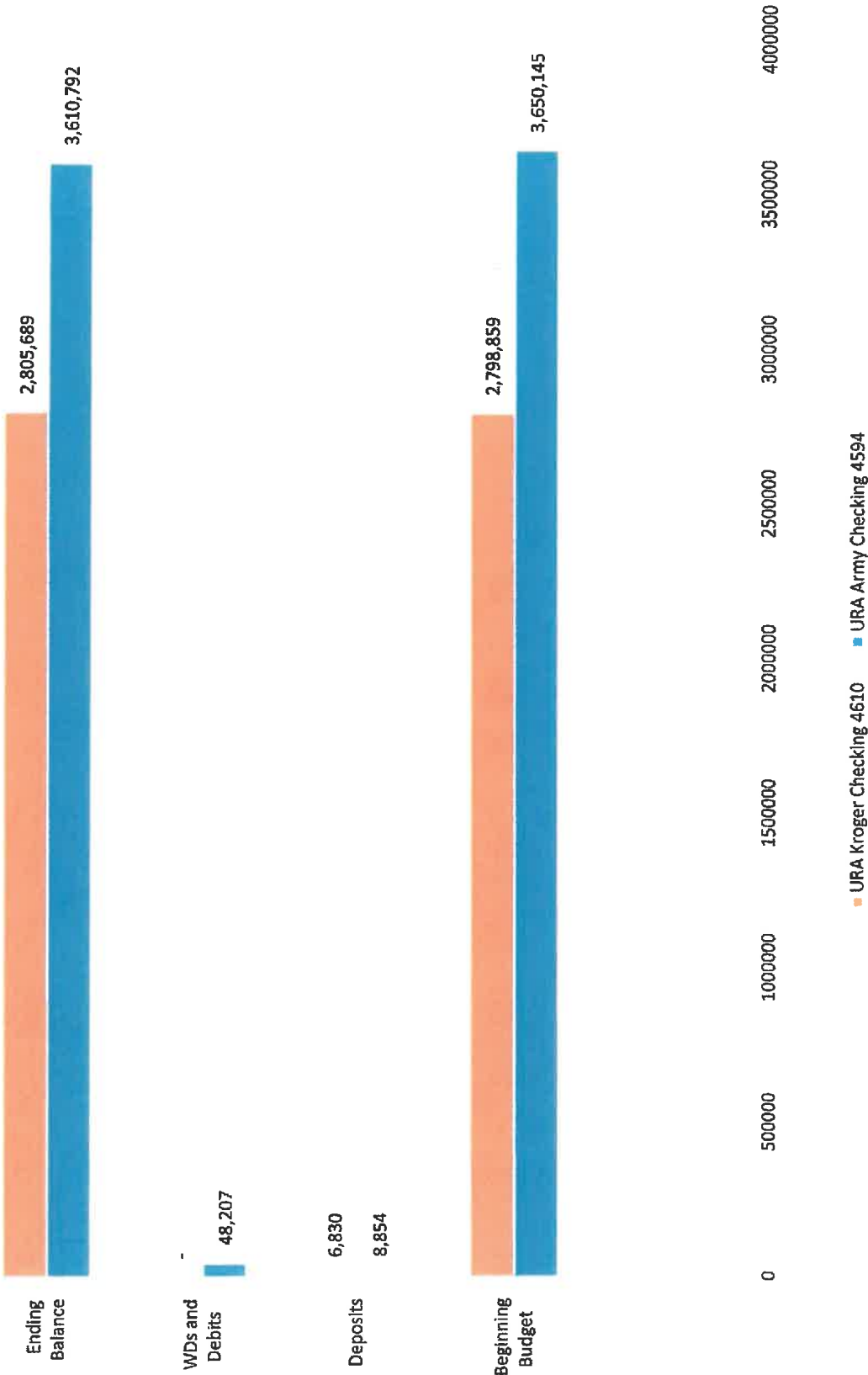
	Budget	YTD Actual	Encumbrance	Budget Balance
Investment Income	150,000	1,597,464	-	(1,447,464)
Lease Income	15,000	18,204	-	(3,204)
Miscellaneous Revenue	5,000	-	-	5,000
Transfer from Other Funds	450,000	30,000,000	-	(29,550,000)
Transfer From General Fund	900,000	2,803,870	-	(1,903,870)
Easement Compensation	-	300	-	(300)
Residual Equity - Fund Balance	-	-	-	-
Sale of Property - Proceeds	14,000,000	13,728,673	-	271,328
Total Other Financing Sources:	15,520,000	48,148,511	-	(32,628,511)

Operating Expense:

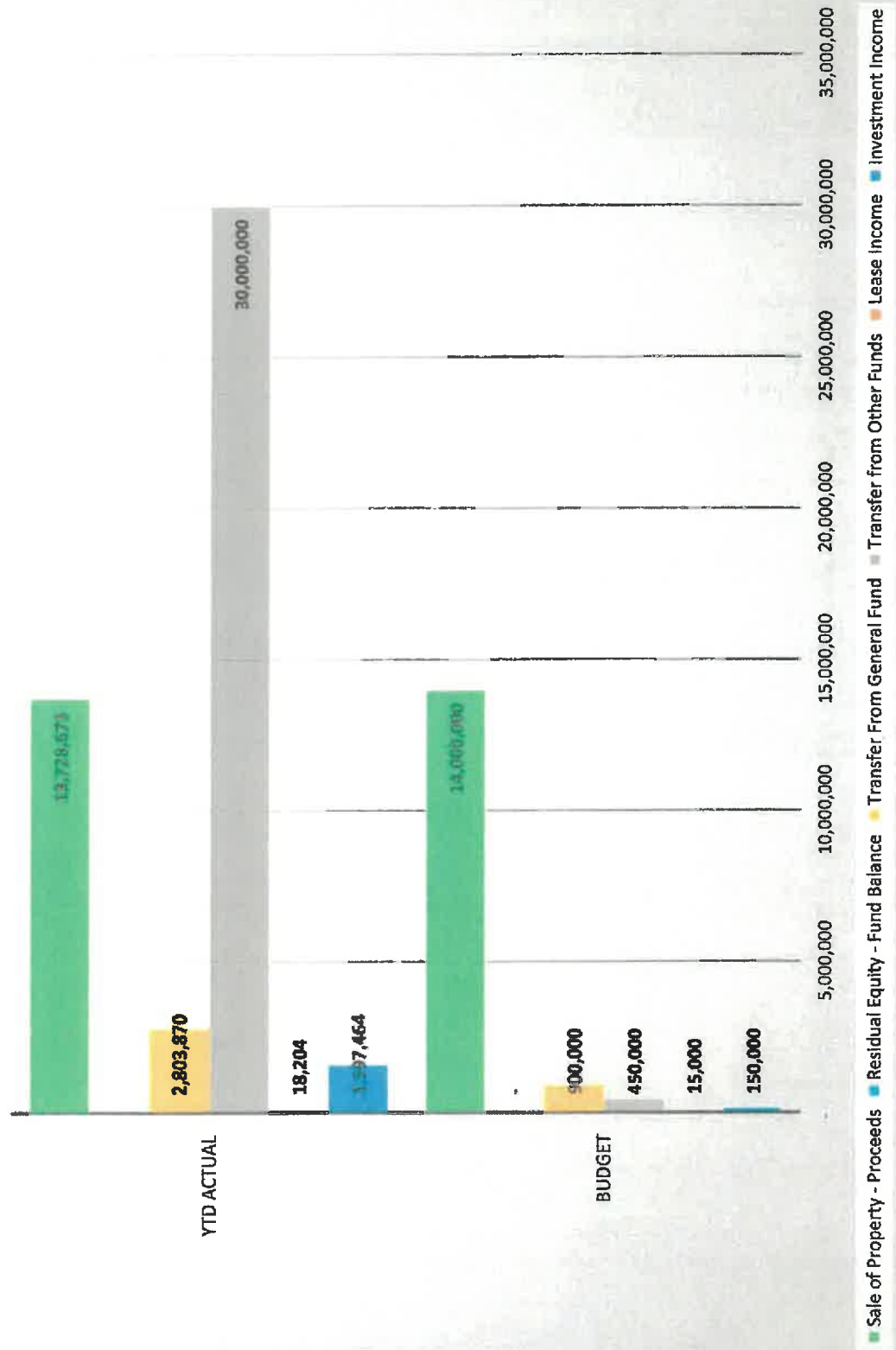
	Budget	YTD Actual	Encumbrance	Budget Balance	% Used
Salaries	105,000	-	-	105,000	0%
Development Fees	174,000	685,434	-	(511,434)	394%
Bank Service Fees	2,500	792	-	1,708	32%
Computer Equip & Maint	5,000	-	7,168	(2,168)	143%
Postage Shipping & Courier	350	-	-	350	0%
Travel for Employees	1,500	-	-	1,500	0%
Training & Conferences	4,000	3,028	-	972	76%
Meetings & Events	3,000	3,283	-	(283)	109%
Public Relations	80,000	-	-	80,000	0%
Consulting Services	385,000	101,491	144,330	139,179	64%
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	153,429	52,074	4,498	98%
Electric Utilities	6,000	-	-	6,000	0%
Water & Sewer	35,000	-	-	35,000	0%
Gas Utilities	2,500	420	-	2,080	17%
Insurance Prop and Casualty	13,000	10,487	-	2,513	81%
Office Supplies	1,000	801	-	199	80%
URA Bond Payment	1,100,000	-	-	1,100,000	0%
Cost of Sales (Land)	25,000	-	-	25,000	0%
Advertising	5,000	-	-	5,000	0%
Printing	1,000	108	-	892	11%
Repair & Maintenance	5,000	3,000	-	2,000	60%
Owners Association assessment	-	5,050	-	(5,050)	0%
Contract Labor	-	(195)	-	195	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%
Interest	350,000	325,235	-	24,765	0%
Transfer to GF	-	446,138	-	(446,138)	0%
Reserve	20,000	-	-	20,000	0%
Total Expense:	3,078,850	1,739,851	203,572	1,135,427	63%

Total Net Position as of May 2025:	12,441,150	46,408,660	(203,572)	(33,763,938)
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Operating Cash



Operating Revenues



RESERVE	20,000	
TRANSFER TO GF		
INTEREST	350,000	
ANVIL BLOCK RD IMPROVEMENTS	150,000	
INFRASTRUCTURE - RD WIDENING	150,000	
CAPITAL OUTLAY	105,000	
CONTRACT LABOR		
OWNERS ASSOCIATION ASSESSMENT		
REPAIR & MAINTENANCE	5,000	
PRINTING	1,000	108
ADVERTISING	5,000	
COST OF SALES (LAND)	25,000	
URA BOND PAYMENT	1,100,000	
OFFICE SUPPLIES	1,000	
INSURANCE PROP AND CASUALTY	13,000	
GAS UTILITIES	2,500	420
WATER & SEWER	35,000	
ELECTRIC UTILITIES	6,000	
PROFESSIONAL SERVICES	210,000	153,429
FINANCIAL CONSULTING	20,000	1,350
ARCHITECTS FEES	80,000	
GILLEM CELEBRATION	40,000	
CONSULTING SERVICES	385,000	101,491
PUBLIC RELATIONS	80,000	
MEETINGS & EVENTS	3,000	
TRAINING & CONFERENCES	4,000	3,028
TRAVEL FOR EMPLOYEES	1,500	
POSTAGE SHIPPING & COURIER	350	
COMPUTER EQUIP & MAINT	5,000	
BANK SERVICE FEES	2,500	792
DEVELOPMENT FEES	174,000	
SALARIES	105,000	

■ Budget
 ■ YTD Actual

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-026510	OASIS CONSULTING SERVI	I-22167	585 22-7310-52-1201	CONSULTING	: URA PROPERTIES	002444	1,020.00
01-026510	OASIS CONSULTING SERVI	I-22533	585 22-7310-52-1201	CONSULTING	: NEW URA SERVICE CONT	002446	4,420.00
01-026510	OASIS CONSULTING SERVI	I-22573	585 22-7310-52-1201	CONSULTING	: NEW URA SERVICE CONT	002446	470.00
01-026510	OASIS CONSULTING SERVI	I-22574	585 22-7310-52-1201	CONSULTING	: NEW URA SERVICE CONT	002446	340.00
				VENDOR 01-026510	TOTALS		6,250.00
01-026713	DAF CONCRETE, INC	I-41735	585 22-7340-52-2201	REPAIRS & MAI	: 200 METCALF ROAD	002445	3,000.00
				VENDOR 01-026713	TOTALS		3,000.00
01-130231	MARKET GROCERY CO	I-00243423	585 22-1510-52-3915	MEETINGS & EV	: URA BLOCK PARTY	002442	458.63
				VENDOR 01-130231	TOTALS		458.63
01-231677	FALCON DESIGN CONSULTA	I-44700	585 22-7310-52-1201	CONSULTING	: URA GILLEM PROJECT	002440	8,040.00
01-231677	FALCON DESIGN CONSULTA	I-45065	585 22-7310-52-1205	PROFESSIONAL	: URA- METCALF EXTENSI	002448	1,995.00
				VENDOR 01-231677	TOTALS		10,035.00
01-231857	BRIGHTVIEW LANDSCAPE S	I-9334193	585 22-7310-52-1205	PROFESSIONAL	: URA LANDSCAPING	002441	3,598.00
				VENDOR 01-231857	TOTALS		3,598.00
01-233031	PARTNERSHIP FOR SOUTHE	I-FPAPR00025	585 22-7310-52-1201	CONSULTING	: URA SERVICES- BLANKE	002443	10,500.00
				VENDOR 01-233031	TOTALS		10,500.00
01-233036	TUNNELL, SPRANGER & AS	I-30575	585 22-7310-52-1205	PROFESSIONAL	: URA SERVICES	002447	1,911.00
				VENDOR 01-233036	TOTALS		1,911.00
				VENDOR SET 585	URA FUND	TOTAL:	35,752.63
					REPORT GRAND TOTAL:		35,752.63

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP=====	
				ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
2024-2025	585-22-1510-52-3915	MEETINGS & EVENTS	458.63	3,000	400.05- Y		
	585-22-7310-52-1201	CONSULTING	24,790.00	385,000	139,178.75		
	585-22-7310-52-1205	PROFESSIONAL SERVICES	7,504.00	210,000	4,497.50		
	585-22-7340-52-2201	REPAIRS & MAINTENANCE	3,000.00	5,000	2,000.00		
TOTAL:			35,752.63				

NO ERRORS

SELECTION CRITERIA

VENDOR SET: 01 FOREST PARK, GA
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 5/01/2025 THRU 5/31/2025
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 **

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

585-URA FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	150,000	188,272.33	1,597,464.29	0.00 (	1,447,464.29)	1,064.98
MISCELLANEOUS REVENUE	20,000	0.00	18,503.94	0.00	1,496.06	92.52
TOTAL REVENUES	170,000	188,272.33	1,615,968.23	0.00 (	1,445,968.23)	950.57
<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)	393.93
TOTAL ADMINISTRATION	174,000	0.00	685,433.63	0.00 (	511,433.63)	393.93
<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	33,704.18	281,823.15	203,571.94	372,154.91	56.60
SUPPLIES	1,144,500	0.00	1,221.03	0.00	1,143,278.97	0.11
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	33,704.18	1,054,417.31	203,571.94	1,649,060.75	43.27
TOTAL EXPENDITURES	3,081,050	33,704.18	1,739,850.94	203,571.94	1,137,627.12	63.08
REVENUE OVER/ (UNDER) EXPENDITURES	(	2,911,050)	154,568.15 (	123,882.71)	(	2,583,595.35)
OTHER SOURCES	15,350,000	0.00	46,532,542.50	0.00 (	31,182,542.50)	303.14
NET OTHER FINANCING SOURCES & USES	15,350,000	0.00	46,532,542.50	0.00 (31,182,542.50)	303.14
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER USES	12,438,950	154,568.15	46,408,659.79 (	203,571.94)	(	33,766,137.85)

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

585-URA FUND

% OF YEAR COMPLETED: 91.67

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	150,000	188,272.33	1,597,464.29	0.00 (	1,447,464.29)	1,064.98
TOTAL INVESTMENT INCOME	150,000	188,272.33	1,597,464.29	0.00 (	1,447,464.29)	1,064.98
<u>CONTRIB & DONATIONS-PRIV</u>						
MISCELLANEOUS REVENUE						
585-00-0000-38-1000 LEASE INCOME	15,000	0.00	18,203.94	0.00 (	3,203.94)	121.36
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	0	0.00	300.00	0.00 (	300.00)	0.00
TOTAL MISCELLANEOUS REVENUE	20,000	0.00	18,503.94	0.00	1,496.06	92.52
TOTAL REVENUE	170,000	188,272.33	1,615,968.23	0.00 (	1,445,968.23)	950.57

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

585-URA FUND
DEPARTMENT - MISC

% OF YEAR COMPLETED: 91.67

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: MAY 31ST, 2025

585-URA FUND
DEPARTMENT - ADMINISTRATION

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PURCHASED/CONTRACT SERV.						
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.	174,000	0.00	685,433.63	0.00 (511,433.63)	393.93
<u>LOAN</u>						

TOTAL ADMINISTRATION	174,000	0.00	685,433.63	0.00 (511,433.63)	393.93
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585-URA FUND
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 91.67

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	86.80	791.76	0.00	1,708.24	31.67
585-22-1510-52-1101 BANKING/CR CARD FEES	7,200	0.00	0.00	7,168.19	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	458.63	3,282.96	0.00	282.96	109.43
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	16,750.00	101,491.25	144,330.00	139,178.75	63.85
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	18,650.00	6.75
585-22-7310-52-1204 FINANCIAL CONSULTING	210,000	8,554.00	153,428.75	52,073.75	4,497.50	97.86
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	5,049.75	5,049.75	0.00	5,049.75	0.00
585-22-7310-52-3611 OWNERS ASSOCIATION ASSESSMENT	0	195.00	195.00	0.00	195.00	0.00
585-22-7310-52-3851 CONTRACT LABOR	5,000	3,000.00	3,000.00	0.00	2,000.00	60.00
585-22-7340-52-2201 REPAIRS & MAINTENANCE	857,550	33,704.18	281,823.15	203,571.94	372,154.91	56.60
TOTAL PURCHASED/CONTRACT SERV.						
SUPPLIES	1,000	0.00	0.00	0.00	1,000.00	0.00
585-22-1510-53-1102 OFFICE SUPPLIES	1,100,000	0.00	0.00	0.00	1,100,000.00	0.00
585-22-4223-53-1124 URA BOND PAYMENT	0	0.00	801.17	0.00	801.17	0.00
585-22-7310-53-1103 GENERAL DEPARTMENT EXPENSE	35,000	0.00	0.00	0.00	35,000.00	0.00
585-22-7310-53-1211 WATER - SEWERAGE	2,500	0.00	419.86	0.00	2,080.14	16.79
585-22-7310-53-1221 UTILITIES - GAS	6,000	0.00	0.00	0.00	6,000.00	0.00
585-22-7310-53-1231 UTILITIES - ELECTRICITY	1,144,500	0.00	1,221.03	0.00	1,143,278.97	0.11
TOTAL SUPPLIES						
CAPITAL OUTLAYS	105,000	0.00	0.00	0.00	105,000.00	0.00
585-22-1510-54-2502 CAPITAL OUTLAY	150,000	0.00	0.00	0.00	150,000.00	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	405,000	0.00	0.00	0.00	405,000.00	0.00
TOTAL CAPITAL OUTLAYS						
DEPRECIATION & AMORTIZAT						
OTHER COSTS	25,000	0.00	0.00	0.00	25,000.00	0.00
585-22-7310-57-5010 COST OF SALES (LAND)	20,000	0.00	0.00	0.00	20,000.00	0.00
585-22-7310-57-9000 RESERVE	45,000	0.00	0.00	0.00	45,000.00	0.00
TOTAL OTHER COSTS						

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

585-URA FUND
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 91.67

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	33,704.18	1,054,417.31	203,571.94	1,649,060.75	43.27

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

585-URA FUND

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL EXPENDITURES	3,081,050	33,704.18	1,739,850.94	203,571.94	1,137,627.12	63.08
REVENUE OVER/(UNDER) EXPENDITURES	(2,911,050)	154,568.15 (	123,882.71) (	203,571.94) (	2,583,595.35)	
OTHER FINANCING SOURCES & USES						
OTHER FINANCING SOURCES						
585-00-0000-39-1100 TRANSFER FROM OTHER FUNDS	450,000	0.00	30,000,000.00	0.00 (	29,550,000.00)	6,666.67
585-00-0000-39-1110 TRANSFER FROM OTHER FUNDS	900,000	0.00	2,803,870.00	0.00 (	1,903,870.00)	311.54
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	15,350,000	0.00	46,532,542.50	0.00 (	31,182,542.50)	303.14
OTHER FINANCING USES						
NET OTHER SOURCES & USES	15,350,000	0.00	46,532,542.50	0.00 (31,182,542.50)	303.14
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	12,438,950	154,568.15	46,408,659.79 (	203,571.94) (	33,766,137.85)	

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

586-URA Series 2021
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	0	1,745.12	104,755.73	0.00 (	104,755.73)	0.00
TOTAL REVENUES	0	1,745.12	104,755.73	0.00 (	104,755.73)	0.00
<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	28.00	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	28.00	30,000,333.95	0.00 (	30,000,333.95)	0.00
TOTAL EXPENDITURES	0	28.00	30,729,761.45	0.00 (	30,729,761.45)	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	1,717.12 (	30,625,005.72)	0.00	30,625,005.72	
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER USES	0	1,717.12 (	30,625,005.72)	0.00	30,625,005.72	

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

586-URA Series 2021

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
586-00-0000-36-1000 INTEREST INCOME	0	1,745.12	104,755.73	0.00 (	104,755.73)	0.00
TOTAL INVESTMENT INCOME	0	1,745.12	104,755.73	0.00 (	104,755.73)	0.00
TOTAL REVENUE	0	1,745.12	104,755.73	0.00 (	104,755.73)	0.00

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

586-URA Series 2021
DEPARTMENT - MISC

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>LOAN</u>						
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

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

586-URA Series 2021
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PURCHASED/CONTRACT SERV.						
586-22-1510-52-1101 BANKING/CR CARD FEES	0	28.00	333.95	0.00 (	333.95)	0.00
TOTAL PURCHASED/CONTRACT SERV.	0	28.00	333.95	0.00 (	333.95)	0.00
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	28.00	30,000,333.95	0.00 (	30,000,333.95)	0.00

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 91.67

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

CAPITAL OUTLAYS

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 91.67

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: MAY 31ST, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 91.67

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: MAY 31ST, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 91.67

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: MAY 31ST, 2025

586-URA Series 2021

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL EXPENDITURES	0	28.00	30,729,761.45	0.00	(30,729,761.45)	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	1,717.12	(30,625,005.72)	0.00	30,625,005.72	
OTHER FINANCING SOURCES & USES						
OTHER FINANCING SOURCES						
OTHER FINANCING USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	1,717.12	(30,625,005.72)	0.00	30,625,005.72	