



CITY OF FOREST PARK
DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, June 26, 2025 at 3:00 PM
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

Angelyne Butler, *Chairwoman*
Eric Stallings, *Vice Chairman*
Jacklyn Faith, *Member*
Nancy Howard, *Member*
Tre Holland, *Member*
Dhaval Shah, *Member*
Jay Evans, *Member*

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Review & Approval of May 22, 2025, Meeting Minutes

OLD BUSINESS:

2. Update: Advanced DDA Training

NEW BUSINESS:

3. Review of Assignment and Estoppel Agreement

FINANCIAL REPORT:

[May](#) 2025 Financial Report

MAIN STREET UPDATE:

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.



CITY OF FOREST PARK
DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, May 22, 2025, at 3:00 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

MINUTES

Angelyne Butler, *Chairwoman*
Eric Stallings, *Vice Chairman*
Jacklyn Faith, *Member*
Nancy Howard, *Member*
Tre Holland, *Member*
Dhaval Shah, *Member*
Jay Evans, *Member*

CALL TO ORDER/WELCOME: Chairwoman Angelyne Butler called the Downtown Development Authority Regular Meeting on May 22, 2025, to order at 3:12 p.m.

PRESENT:

Angelyne Butler
Jacklyn Faith (Attended via Zoom)
Nancy Howard (Attended via Zoom)
Jay Evans

ALSO PRESENT:

Ricky L. Clark, Jr., City Manager
Danielle Matricardi, City Attorney
John Wiggins, Director of Finance
Rochelle B. Dennis, Interim Director of Economic Development
Charise Clay, Economic Development Staff Assistant
Talisa Adams, Procurement Manager

ADOPTION OF THE AGENDA WITH ADDITIONS/DELETIONS: Nancy Howard made a motion to adopt the agenda for May 22, 2025, as submitted. Jay Evans seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES: Approval of March 27, 2025, Meeting Minutes: Jay Evans made a motion to approve the March 27, 2025, regular meeting minutes as submitted. Jacklyn Faith seconded the motion. The motion passed unanimously.

FINANCIAL REPORT: John Wiggins, Director of Finance provided the April 2025 Financial Report of the Downtown Development Authority. The DDA had an opening balance of \$2,598,761, deposits totaling \$170,988, and an ending balance of \$2,741,674. YTD actual operating revenue totaled \$3,678,033. YTD actual operating budget of \$1,429,768, YTD expenses \$940,734, and ending operating expense balance of \$402,084. The DDA GA Fund 1 account had a prior balance of \$2,082,749.85 with an ending balance of \$2,090,259.88.

OLD BUSINESS:

2. **Update and Discussion of the DDA Advanced Board Training:** Rochelle B. Dennis, Interim Economic Development Director, shared that staff will move forward with scheduling the in-person Advanced DDA training with the Carl Vincent Institute. Kathryn Lookofsky has been identified as the trainer. Staff will send a poll to determine availability for a Friday or Saturday in the month of June.
3. **Review and Approval of HVAC Proposals for 819 Forest Parkway, Suite D:** Talisa Clark, Procurement Manager reviewed the two bids received for the replacement of the HVAC unit at 819 Forest Parkway, Suite D. A&D Horizon's estimate was \$12,900. AERAS' estimate was \$18,260.04. Staff recommended accepting the lowest bid from A&D Horizon. Jacklyn Faith made a motion to award the HVAC replacement contract for 819 Forest Parkway, Suite D to A&D Horizon. Jay Evans seconded the motion. The motion was unanimously approved.

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

1. Ms. Dennis shared drafts for the new seasonal Main Street Light Pole Banners. The board wants a new concept for the Spring and Summer banner.
2. The Main Street program is in the early stages of the planter box painting project. Staff will announce an artist call in mid-summer.
3. Staff are finalizing concepts for Main Street swag to include branded ambassador shirts, festival shirts, baseball caps, a Main Street tent and tablecloth.
4. Ms. Dennis provided updates on St. Patrick's Day Fountain Festival, the Longest Table, Food & Wine Crawl, and Up Early on Main.
5. 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
 - p. Schedule of Ribbon Cuttings & BRE Visits by Ward
 - q. Gillem Road Repairs
 - r. URA Boundary expansion

- s. Restoration on Main
- t. Sale of 794 Main Street

EXECUTIVE SESSION:

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

Jay Evans made a motion to enter Executive Session at 3:27p.m. Nancy Howard seconded the motion. The motion passed unanimously.

Jay Evans made a motion to adjourn the Executive Session and to reconvene the regular meeting at 4:13 p.m. seconded the motion. The motion passed unanimously.

Jacklyn Faith made a motion to authorize the attorney to draft the lease agreement with Vladimir Benoit for 4987 East Street. The motion was seconded by Jay Evans. The motion passed unanimously.

ADJOURNMENT:

Chairwoman Butler adjourned the meeting at 4:47 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.

DOWNTOWN DEVELOPMENT AUTHORITY FUND

Operating Cash:

| | Beginning Budget | Deposits | WDs and Debits | Ending Balance |
|----------------------------------|---------------------|---------------|-------------------|-------------------|
| DDA Checking 0510 | 942,179 | 13,511 | 90,289 | 865,401 |
| DDA Series 2023B 3693 | 851,200 | 2,027 | | 853,227 |
| DDA Main Street Checking 1160 | 948,295 | 2,258 | | 950,552 |
| Total Operating Cash: | 2,741,673 | 17,796 | 90,289 | 2,669,179 |

Operating Revenue:

| | Budget | YTD Actual | Budget |
|-------------------------------|------------------|------------------|--------------------|
| Taxes | | 81,250 | (81,250) |
| Intergovernmental Rev | 357,000 | 3,300,326 | (2,943,326) |
| Investment Income | 150,000 | 227,367 | (77,367) |
| Miscellaneous Revenue | 110,000 | 99,801 | 10,199 |
| Other Sources | 812,768 | | 812,768 |
| Total Revenue Sources: | 1,429,768 | 3,708,744 | (2,278,976) |

Operating Expense:

| | Budget | YTD Actual | Budget | %Use |
|--------------------------------|------------------|------------------|---------------|------------|
| Salaries | 45,000 | | 45,000 | 0% |
| Exce Dir Salary Supplement | 14,000 | | 14,000 | 0% |
| Insurance Liability | 2,500 | 1,213 | 1,287 | 49% |
| Travel for Employees | 1,000 | 3,638 | (2,638) | 364% |
| Bank Charges/ Financial | 1,500 | - | 1,500 | 0% |
| Training & Conferences | 7,000 | 5,279 | 1,721 | 75% |
| Professional Services | 352,077 | 296,068 | 32,710 | 84% |
| Technical Services | 8,732 | 5,923 | (3,579) | 68% |
| Repairs and Maintenance | 47,492 | 45,131 | - | 95% |
| Advertising/ Promo | 24,000 | - | 24,000 | 0% |
| Printing/ Postage | 12,000 | 1,025 | 10,975 | 9% |
| Dues and Subscriptions | 1,000 | 250 | 750 | 25% |
| Public Relations | 40,000 | (49) | 40,049 | 0% |
| Special Events | 50,000 | 52,000 | (2,000) | 104% |
| Supplies | 106,508 | 106,508 | - | 100% |
| Utilities | 18,000 | 14,041 | 1,427 | 78% |
| Infrastructure / Construction | 32,000 | 30,440 | - | 95% |
| Catalyst Development Site | 64,280 | 64,280 | - | 100% |
| Bond Debt Pymt 819 & 832 | 134,411 | - | 134,411 | 0% |
| Purchase Property/Land DDA | 18,268 | 7,968 | 1,038 | 44% |
| Reserve for Contingencies | 5,000 | - | 5,000 | 0% |
| Loss on Disposition - Property | - | 397,400 | (397,400) | 0% |
| Issuance Cost | 145,000 | | 145,000 | 0% |
| Interest Expense | 300,000 | | 300,000 | 0% |
| Total Expense: | 1,429,768 | 1,031,115 | 31,596 | 72% |

Total Net Position as of May 2025: **2,677,629** **(31,596)** **(2,646,033)**

6/25/2025 8:56 AM REGULAR DEPARTMENT PAYMENT REPORT

PAGE: 1
BANK: DDA

VENDOR SET: 01 FOREST PARK, GA
FUND : 590 DOWNTOWN DEVELOPMENT AUTH
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 5/01/2025 THRU 5/31/2025
BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|---|-----------|---------------------|--|-------------|---------|-----------|
| 01-020505 HOME DEPOT, THE | I-4971701 | 590 22-7310-54-1411 | INFRASTRUCTUR: 4987 EAST ST. | | 000717 | 11,990.00 |
| | | | VENDOR 01-020505 TOTALS | | | 11,990.00 |
| 01-022935 HOME DEPOT, PUBLIC WO I-017657/4074547 | | 590 22-7520-52-2201 | REPAIRS AND M: 819 FOREST PKWY, SUI 000718 | | | 73.18 |
| 01-022935 HOME DEPOT, PUBLIC WO I-021674/0080519 | | 590 22-7520-52-2201 | REPAIRS AND M: 4987 EAST STREET 000718 | | | 30.98 |
| | | | VENDOR 01-022935 TOTALS | | | 104.16 |
| 01-023379 WASTE MANAGEMENT-SOUTH I-5256308-1375-2 | | 590 22-7520-53-1106 | UTILITIES : 769 MAIN STREET 001351 | | | 122.29 |
| 01-023379 WASTE MANAGEMENT-SOUTH I-5256897-1375-4 | | 590 22-7520-53-1106 | UTILITIES : 819 FOREST PKWY 001355 | | | 261.26 |
| | | | VENDOR 01-023379 TOTALS | | | 383.55 |
| 01-026510 OASIS CONSULTING SERVI I-21952 | | 590 22-7310-54-1411 | INFRASTRUCTUR: WEST STREET 001354 | | | 8,400.00 |
| | | | VENDOR 01-026510 TOTALS | | | 8,400.00 |
| 01-027168 PIPER SANDLER & CO. I-44482 | | 590 22-7520-52-1205 | PROFESSIONAL : DDA APRIL 2023 000747 | | | 900.00 |
| | | | VENDOR 01-027168 TOTALS | | | 900.00 |
| 01-030352 CLAYTON COUNTY WATER A I-12288603 04/25 | | 590 22-7520-53-1106 | UTILITIES : 954 MAIN ST. 001343 | | | 76.76 |
| 01-030352 CLAYTON COUNTY WATER A I-32674751 | | 590 22-7520-53-1106 | UTILITIES : 4950 COURTNEY DR. 001344 | | | 24.02 |
| 01-030352 CLAYTON COUNTY WATER A I-32701612 04/25 | | 590 22-7520-53-1106 | UTILITIES : 769 MAIN STREET 001345 | | | 3.75 |
| 01-030352 CLAYTON COUNTY WATER A I-3271143704/29/25 | | 590 22-7520-53-1106 | UTILITIES : 819 FOREST PKWY 001336 | | | 469.72 |
| 01-030352 CLAYTON COUNTY WATER A I-32717372 | | 590 22-7520-53-1106 | UTILITIES : 765 MAIN ST. 001346 | | | 0.75 |
| 01-030352 CLAYTON COUNTY WATER A I-32717377 | | 590 22-7520-53-1106 | UTILITIES : 771 MAIN ST. 001347 | | | 3.75 |
| 01-030352 CLAYTON COUNTY WATER A I-32718576 | | 590 22-7520-53-1106 | UTILITIES : 763 MAIN ST. 001348 | | | 3.75 |
| 01-030352 CLAYTON COUNTY WATER A I-32718635 | | 590 22-7520-53-1106 | UTILITIES : 755 MAIN ST. 001349 | | | 3.75 |
| 01-030352 CLAYTON COUNTY WATER A I-3271881104/28/25 | | 590 22-7520-53-1106 | UTILITIES : 982 MAIN STREET 001337 | | | 2.20 |
| 01-030352 CLAYTON COUNTY WATER A I-32726242 | | 590 22-7520-53-1106 | UTILITIES : 4879 WEST ST. 001350 | | | 363.65 |
| | | | VENDOR 01-030352 TOTALS | | | 952.10 |
| 01-070140 GEORGIA POWER CO. I-13538-58313 04/25 | | 590 22-7520-53-1106 | UTILITIES : 819 BULK BILL 001328 | | | 154.90 |
| 01-070140 GEORGIA POWER CO. I-15032-62389 | | 590 22-7520-53-1106 | UTILITIES : 819, SUITE D 001338 | | | 519.41 |
| 01-070140 GEORGIA POWER CO. I-90309-75073 | | 590 22-7520-53-1106 | UTILITIES : 4879 WEST STREET 001338 | | | 122.20 |
| 01-070140 GEORGIA POWER CO. I-9597974134MARAPR25 | | 590 22-7520-53-1106 | UTILITIES : 4987 EAST STREET 001338 | | | 77.87 |
| | | | VENDOR 01-070140 TOTALS | | | 874.38 |

| VENDOR NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|---|---------|---------------------|------------------------------------|-------------|---------|-----------|
| 01-230426 KING TREE EXPERT | I-18414 | 590 22-7520-52-1205 | PROFESSIONAL : 4987 EAST STREET | | 001329 | 3,800.00 |
| | | | VENDOR 01-230426 TOTALS | | | 3,800.00 |
| 01-230628 ULTIMATE SECURITY OF A I-363987 | | 590 22-7520-53-1106 | UTILITIES : DDA PROPERTY | | 001339 | 75.00 |
| | | | VENDOR 01-230628 TOTALS | | | 75.00 |
| 01-230764 CARL VINSON INSTITUTE I-290888 | | 590 22-1510-52-3701 | TRAINING & CO: DDA MEMBER TRAINING | | 001340 | 279.00 |
| | | | VENDOR 01-230764 TOTALS | | | 279.00 |
| 01-232583 ANDERSON LAWN CARE, LL I-841 | | 590 22-7520-52-1205 | PROFESSIONAL : DDA LANDSCAPER | | 001341 | 1,475.84 |
| 01-232583 ANDERSON LAWN CARE, LL I-846 | | 590 22-7520-52-1205 | PROFESSIONAL : DDA LANDSCAPER | | 001342 | 1,475.84 |
| 01-232583 ANDERSON LAWN CARE, LL I-850 | | 590 22-7520-52-1205 | PROFESSIONAL : DDA LANDSCAPER | | 001342 | 1,475.84 |
| 01-232583 ANDERSON LAWN CARE, LL I-852 | | 590 22-7520-52-1205 | PROFESSIONAL : DDA LANDSCAPER | | 001352 | 1,475.84 |
| | | | VENDOR 01-232583 TOTALS | | | 5,903.36 |
| 01-232610 DUNCAN'S LANDSCAPING & I-61865 | | 590 22-7520-52-1205 | PROFESSIONAL : CITY FOUNTAIN PLAZA | | 001353 | 4,041.00 |
| | | | VENDOR 01-232610 TOTALS | | | 4,041.00 |
| 01-232902 OMEGA PEST SOLUTION I-3905A | | 590 22-7520-53-1106 | UTILITIES : 819 FOREST PKWY-D | | 000735 | 20.00 |
| | | | VENDOR 01-232902 TOTALS | | | 20.00 |
| 01-232923 HOLLAND LEGACY I-4987 EAST | | 590 22-7310-54-1411 | INFRASTRUCTUR: 4987 EAST STREET | | 000709 | 9,800.00 |
| | | | VENDOR 01-232923 TOTALS | | | 9,800.00 |
| 01-232961 A & D HORIZON, INC I-127 | | 590 22-7520-52-2201 | REPAIRS AND M: 819 FOREST PKWY-D | | 000736 | 24,446.40 |
| 01-232961 A & D HORIZON, INC I-129 | | 590 22-7520-52-2201 | REPAIRS AND M: 819 FOREST PKWY-D | | 000736 | 535.00 |
| | | | VENDOR 01-232961 TOTALS | | | 24,981.40 |
| 01-233089 RITE AT HOME ATLANTA L I-IN-10255 | | 590 22-7520-52-1205 | PROFESSIONAL : 4987 EAST STREET | | 000737 | 18,000.00 |
| | | | VENDOR 01-233089 TOTALS | | | 18,000.00 |
| VENDOR SET 590 DOWNTOWN DEVELOPMENT AUTH TOTAL: | | | | | | 90,503.95 |
| REPORT GRAND TOTAL: | | | | | | 90,503.95 |

** 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 | 590-22-1510-52-3701 | TRAINING & CONFERENCES | 279.00 | 7,000 | 1,721.00 | | |
| | 590-22-7310-54-1411 | INFRASTRUCTURE/CONSTRUCTIO | 30,190.00 | 32,000 | 1,560.00 | | |
| | 590-22-7520-52-1205 | PROFESSIONAL SERVICES | 32,644.36 | 352,077 | 5,082.89 | | |
| | 590-22-7520-52-2201 | REPAIRS AND MAINTENANCE | 25,085.56 | 47,492 | 1,968.55 | | |
| | 590-22-7520-53-1106 | UTILITIES | 2,305.03 | 18,000 | 2,098.69 | | |
| | | TOTAL: | 90,503.95 | | | | |

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: DDA -DOWNTOWN DEV AUTH
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: 590-00-0000-00-0000 THRU 590-99-9999-99-9999
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

DWNTWN DEV AUTH OF THE CITY OF FOREST PARK (1144-

Statement Period

Thu, 01 May 2025 through Sat, 31 May 2025

DDA MAIN STREET PROJECT ACCOUNT
745 FOREST PKWY
FOREST PARK GA 30297

Account Type

DWNTWN DEV AUTH OF THE CITY OF FOREST

| | |
|---------------------|----------------|
| Current Yield | 4.36024 |
| Prior Balance | \$2,090,259.88 |
| Deposits | \$0.00 |
| Withdrawals | \$0.00 |
| Earnings Reinvested | \$7,740.69 |
| New Balance | \$2,098,000.57 |

| Date | Activity | Amount | Balance |
|------------|-----------------|------------|----------------|
| 05/01/2025 | Forward Balance | \$0.00 | \$2,090,259.88 |
| 05/31/2025 | Reinvestment | \$7,740.69 | \$2,098,000.57 |
| 05/31/2025 | Ending Balance | \$0.00 | \$2,098,000.57 |

| | |
|--|----------------|
| Current period earnings received after close: | \$0.00 |
| Previous period earnings received after close: | \$0.00 |
| Average daily invested balance during period: | \$2,090,259.88 |
| Net Management Fee withheld from distribution: | \$97.64 |

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

590-DOWNTOWN DEVELOPMENT AUTH
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

REVENUE SUMMARY

| | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|------------------------|-------------------|-------------------|------------------------|---------------------|-------------------|-----------------|
| TAXES | 0 | 0.00 | 81,250.00 | 0.00 (| 81,250.00) | 0.00 |
| INTERGOVERNMENTAL REV. | 357,000 | 0.00 | 3,300,325.50 | 0.00 (| 2,943,325.50) | 924.46 |
| INVESTMENT INCOME | 150,000 | 14,183.62 | 227,366.82 | 0.00 (| 77,366.82) | 151.58 |
| MISCELLANEOUS REVENUE | 110,000 | 9,016.50 | 99,801.23 | 0.00 | 10,198.77 | 90.73 |
| TOTAL REVENUES | 617,000 | 23,200.12 | 3,708,743.55 | 0.00 (| 3,091,743.55) | 601.09 |

EXPENDITURE SUMMARY

| | | | | | | |
|--------------------------|-----------|-----------|------------|-----------|-------------|-------|
| ADMINISTRATION | | | | | | |
| OTHER COSTS | 0 | 0.00 | 397,400.00 | 0.00 (| 397,400.00) | 0.00 |
| TOTAL ADMINISTRATION | 0 | 0.00 | 397,400.00 | 0.00 (| 397,400.00) | 0.00 |
| FINANCE | | | | | | |
| PERSONAL SERV. & EE BENE | 59,000 | 0.00 | 0.00 | 0.00 | 59,000.00 | 0.00 |
| PURCHASED/CONTRACT SERV. | 547,301 | 52,878.10 | 410,478.18 | 29,130.67 | 107,692.53 | 80.32 |
| SUPPLIES | 124,508 | 2,150.13 | 120,892.58 | 1,427.45 | 2,187.97 | 98.24 |
| CAPITAL OUTLAYS | 248,959 | 30,190.00 | 102,687.62 | 1,037.62 | 145,233.38 | 41.66 |
| DEPRECIATION & AMORTIZAT | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| OTHER COSTS | 5,000 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| LOAN | 445,000 | 0.00 | 0.00 | 0.00 | 445,000.00 | 0.00 |
| OTHER USES | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL FINANCE | 1,429,768 | 85,218.23 | 634,058.38 | 31,595.74 | 764,113.88 | 46.56 |

TOTAL EXPENDITURES

| | | | | | | |
|------------------------------------|------------|-----------|----------------|------------|---------------|-------|
| TOTAL EXPENDITURES | 1,429,768 | 85,218.23 | 1,031,458.38 | 31,595.74 | 366,713.88 | 74.35 |
| REVENUE OVER/(UNDER) EXPENDITURES | (812,768) | 62,018.11 | 2,677,285.17 (| 31,595.74) | 3,458,457.43) | |
| OTHER SOURCES | 812,768 | 0.00 (| 5,986.25) | 0.00 | 818,754.25 | 0.74- |
| OTHER USES | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| NET OTHER FINANCING SOURCES & USES | 812,768 | 0.00 (| 5,986.25) | 0.00 | 818,754.25 | 0.74- |

REVENUES & OTHER SOURCES OVER/
(UNDER) EXPENDITURES & OTHER USES

| | | | | |
|-----|------------|----------------|------------|-----------------|
| 0 (| 62,018.11) | 2,671,298.92 (| 31,595.74) | (2,639,703.18) |
|-----|------------|----------------|------------|-----------------|

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

590-DOWNTOWN DEVELOPMENT AUTH

% OF YEAR COMPLETED: 91.67

| REVENUES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|-------------------|-------------------|------------------------|---------------------|-------------------|-----------------|
| TAXES | | | | | | |
| 590-00-0000-31-8000 OTHER TAXES | 0 | 0.00 | 81,250.00 | 0.00 (| 81,250.00) | 0.00 |
| TOTAL TAXES | 0 | 0.00 | 81,250.00 | 0.00 (| 81,250.00) | 0.00 |
| INTERGOVERNMENTAL REV. | | | | | | |
| 590-00-0000-33-8000 Payment in lieu of Tax (PILOT) | 357,000 | 0.00 | 3,300,325.50 | 0.00 (| 2,943,325.50) | 924.46 |
| TOTAL INTERGOVERNMENTAL REV. | 357,000 | 0.00 | 3,300,325.50 | 0.00 (| 2,943,325.50) | 924.46 |
| INVESTMENT INCOME | | | | | | |
| 590-00-0000-36-1000 INTEREST INCOME | 150,000 | 14,183.62 | 227,366.82 | 0.00 (| 77,366.82) | 151.58 |
| TOTAL INVESTMENT INCOME | 150,000 | 14,183.62 | 227,366.82 | 0.00 (| 77,366.82) | 151.58 |
| MISCELLANEOUS REVENUE | | | | | | |
| 590-00-0000-38-1000 DD AUTH RENT 751-771 MAIN ST | 0 | 0.00 | 4,800.25 | 0.00 (| 4,800.25) | 0.00 |
| 590-00-0000-38-1005 EVENT REVENUE | 25,000 | 0.00 | 3,227.06 | 0.00 | 21,772.94 | 12.91 |
| 590-00-0000-38-1006 MEMBERSHIP REVENUE | 5,000 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 590-00-0000-38-2601 819 FOREST PARKWAY RENTS | 80,000 | 9,016.50 | 81,823.25 | 0.00 (| 1,823.25) | 102.28 |
| 590-00-0000-38-9000 OTHER REVENUE | 0 | 0.00 | 9,950.67 | 0.00 (| 9,950.67) | 0.00 |
| TOTAL MISCELLANEOUS REVENUE | 110,000 | 9,016.50 | 99,801.23 | 0.00 | 10,198.77 | 90.73 |
| TOTAL REVENUE | 617,000 | 23,200.12 | 3,708,743.55 | 0.00 (| 3,091,743.55) | 601.09 |

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

PAGE: 3

590-DOWNTOWN DEVELOPMENT AUTH
DEPARTMENT - ADMINISTRATION

% OF YEAR COMPLETED: 91.67

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|-------------------|-------------------|------------------------|---------------------|-------------------|-----------------|
| OTHER COSTS | | | | | | |
| 590-20-7550-57-5000 LOSS ON DISPOSITION - PROPERTY | 0 | 0.00 | 397,400.00 | 0.00 (| 397,400.00) | 0.00 |
| TOTAL OTHER COSTS | 0 | 0.00 | 397,400.00 | 0.00 (| 397,400.00) | 0.00 |
| TOTAL ADMINISTRATION | 0 | 0.00 | 397,400.00 | 0.00 (| 397,400.00) | 0.00 |

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

PAGE: 4

590-DOWNTOWN DEVELOPMENT AUTH
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 | | | | | | |
| 590-22-1510-51-1101 SALARIES | 45,000 | 0.00 | 0.00 | 0.00 | 45,000.00 | 0.00 |
| 590-22-1510-51-1102 EXCE DIR SALARY SUPPLEMENT | 14,000 | 0.00 | 0.00 | 0.00 | 14,000.00 | 0.00 |
| TOTAL PERSONAL SERV. & EE BENE | 59,000 | 0.00 | 0.00 | 0.00 | 59,000.00 | 0.00 |
| PURCHASED/CONTRACT SERV. | | | | | | |
| 590-22-1510-52-3111 INSURANCE LIABILITY | 2,500 | 0.00 | 1,213.00 | 0.00 | 1,287.00 | 48.52 |
| 590-22-1510-52-3500 TRAVEL FOR EMPLOYEES | 1,000 | 0.00 | 3,638.20 | 0.00 | 2,638.20 | 363.82 |
| 590-22-1510-52-3601 BANKING/CR CARD FEES | 1,500 | 2,201.09 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 590-22-1510-52-3701 TRAINING & CONFERENCES | 7,000 | 279.00 | 5,279.00 | 0.00 | 1,721.00 | 75.41 |
| 590-22-7520-52-1202 ATTORNEY FEES | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 590-22-7520-52-1205 PROFESSIONAL SERVICES | 352,077 | 28,844.36 | 296,068.43 | 32,710.11 | 23,298.46 | 93.38 |
| 590-22-7520-52-1301 TECHNICAL SERVICES | 8,732 | 0.00 | 5,923.11 | 3,579.44 | 6,388.71 | 26.84 |
| 590-22-7520-52-2201 REPAIRS AND MAINTENANCE | 47,492 | 25,135.14 | 45,130.95 | 0.00 | 2,361.05 | 95.03 |
| 590-22-7520-52-3310 ADVERTISING/PROMO | 24,000 | 0.00 | 0.00 | 0.00 | 24,000.00 | 0.00 |
| 590-22-7520-52-3401 PRINTING/POSTAGE | 12,000 | 0.00 | 1,024.94 | 0.00 | 10,975.06 | 8.54 |
| 590-22-7520-52-3610 DUES AND SUBSCRIPTIONS | 1,000 | 0.00 | 250.00 | 0.00 | 750.00 | 25.00 |
| 590-22-7520-52-3913 PUBLIC RELATIONS | 40,000 | 0.00 | 49.01 | 0.00 | 40,049.01 | 0.12 |
| 590-22-7520-52-3914 SPECIAL EVENTS | 50,000 | 820.69 | 51,999.56 | 0.00 | 1,999.56 | 104.00 |
| TOTAL PURCHASED/CONTRACT SERV. | 547,301 | 52,878.10 | 410,478.18 | 29,130.67 | 107,692.53 | 80.32 |
| SUPPLIES | | | | | | |
| 590-22-7520-53-1105 SUPPLIES | 106,508 | 0.00 | 106,851.78 | 0.00 | 343.78 | 100.32 |
| 590-22-7520-53-1106 UTILITIES | 18,000 | 2,150.13 | 14,040.80 | 1,427.45 | 2,531.75 | 85.93 |
| TOTAL SUPPLIES | 124,508 | 2,150.13 | 120,892.58 | 1,427.45 | 2,187.97 | 98.24 |
| CAPITAL OUTLAYS | | | | | | |
| 590-22-7310-54-1411 INFRASTRUCTURE/CONSTRUCTION | 32,000 | 30,190.00 | 30,440.00 | 0.00 | 1,560.00 | 95.13 |
| 590-22-7310-54-1412 CATALYST DEVELOPMENT SITE | 64,280 | 0.00 | 64,280.00 | 0.00 | 0.00 | 100.00 |
| 590-22-7310-54-1413 BOND DEBT PYMT 819 & 833 | 134,411 | 0.00 | 0.00 | 0.00 | 134,411.00 | 0.00 |
| 590-22-7310-54-1414 PURCHASE PROPERTY / LAND DDA | 18,288 | 0.00 | 7,967.62 | 1,037.62 | 9,262.38 | 49.30 |
| TOTAL CAPITAL OUTLAYS | 248,959 | 30,190.00 | 102,687.62 | 1,037.62 | 145,233.38 | 41.66 |
| DEPRECIATION & AMORTIZAT | | | | | | |
| 590-22-7520-56-1000 Depreciation Expense | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL DEPRECIATION & AMORTIZAT | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| OTHER COSTS | | | | | | |
| 590-22-1510-57-9000 RESERVE FOR CONTINGENCIES | 5,000 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 590-22-1510-57-9100 RESERVE FOR INSURANCE | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 590-22-7520-57-1001 INTERGOVERNMENTAL | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL OTHER COSTS | 5,000 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| LOAN | | | | | | |
| 590-22-1510-58-4000 ISSUANCE COST | 145,000 | 0.00 | 0.00 | 0.00 | 145,000.00 | 0.00 |
| 590-22-8000-58-1101 BOND PAYMENT - PRINCIPAL | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 590-22-8000-58-2300 INTEREST EXPENSE | 300,000 | 0.00 | 0.00 | 0.00 | 300,000.00 | 0.00 |
| TOTAL LOAN | 445,000 | 0.00 | 0.00 | 0.00 | 445,000.00 | 0.00 |

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

PAGE: 5

590-DOWNTOWN DEVELOPMENT AUTH
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 91.67

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|-------------------|-------------------|------------------------|---------------------|-------------------|-----------------|
| OTHER USES | | | | | | |
| 590-22-7520-61-1100 Transfer to General Fund | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL OTHER USES | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL FINANCE | 1,429,768 | 85,218.23 | 634,058.38 | 31,595.74 | 764,113.88 | 46.56 |

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

590-DOWNTOWN DEVELOPMENT AUTH

% OF YEAR COMPLETED: 91.67

| | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|-------------------|-------------------|------------------------|---------------------|-------------------|-----------------|
| TOTAL EXPENDITURES | 1,429,768 | 85,218.23 | 1,031,458.38 | 31,595.74 | 366,713.88 | 74.35 |
| REVENUE OVER/(UNDER) EXPENDITURES | (812,768) | 62,018.11 | 2,677,285.17 | 31,595.74 | (3,458,457.43) | |
| OTHER FINANCING SOURCES & USES | | | | | | |
| OTHER FINANCING SOURCES | | | | | | |
| 590-00-0000-39-2200 SALE OF PROPERTY | 812,768 | 0.00 | (5,986.25) | 0.00 | 818,754.25 | 0.74- |
| 590-00-0000-39-3800 CAPITAL CONTRIBUTIONS | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL OTHER FINANCING SOURCES | 812,768 | 0.00 | (5,986.25) | 0.00 | 818,754.25 | 0.74- |
| OTHER FINANCING USES | | | | | | |
| TOTAL OTHER FINANCING USES | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| NET OTHER SOURCES & USES | 812,768 | 0.00 | (5,986.25) | 0.00 | 818,754.25 | 0.74- |
| REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES | 0 | 62,018.11 | 2,671,298.92 | 31,595.74 | (2,639,703.18) | |