



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

Wednesday, February 01, 2023 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, *Chairman*

Alvin Patton, *Vice Chairman*

Felicia Davis, *Member*

Hector Gutierrez, *Member*

Bennett Joiner, *Member*

Victoria Williams, *Member*

Rhonda Wright, *Member*

MEETING NOTICE:

Due to COVID-19, CDC requirements of masks and social distancing will be adhered.

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

1. Approval of October 26, 2022 Meeting Minutes

OLD BUSINESS:

2. Facade Grant Approvals
3. DA Landscaping Contract
4. Update: 850 Main Street

NEW BUSINESS:

5. Approval of 2023 Meeting Calendar
6. 696 Main Street Property Agreement
7. Long term plan for 750-771 Main Street
8. Build out of 767 Main Street
9. Private Financial Audit

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 404-366-1555.



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ECONOMIC DEVELOPMENT
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Forest Park, GA 30297

MINUTES

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

MEETING NOTICE:

Due to COVID-19, CDC requirements of masks and social distancing will be adhered.

CALL TO ORDER/WELCOME:

Vice Chairman Alvin Patton called the Development Authority Meeting on October 26, 2022, to order at 5:32pm.

Present:

Billy Freeman, Jr.
Alvin Patton
Victoria Williams
Rhonda Wright

Also Present:

Bobby Jinks, Public Works Director
Councilwoman Kimberly James
Kirby Glaze, DA General Counsel
Bruce Abraham, Economic Development Director
Charise Clay, Economic Development- Staff Assistant
Danita Hamid, Economic Development Project Manager

APPROVAL OF MINUTES:

1. Approval of September 28, 2022, Meeting Minutes

Victoria Williams made a motion to approve the September 28, 2022, meeting minutes. Rhonda Wright seconded the motion. Motion approved unanimously.

OLD BUSINESS:

2. 850 Main Street

Chairman Freeman, discussed 850 Main Street:

- Mr. Freeman delivered the architectural renderings for 850 Main Street. The renderings described a mixed used building with 8 apartment units on top and one retail space on the bottom. If the board decides to move forward on the project gathering construction costs and building designs will be the next steps.

NEW BUSINESS:

3. Façade Grant Application Review

Danita Hamid, Econ. Dev. Project Manager delivered the Façade Grant review update:

- The board was given a list of all the current recipients and new applicants for the grant. 7 businesses on Main Street have been awarded grant funding. The 2 new grant applicants are Atlas Strength & Conditioning (4931 Phillips Drive) and Tabejo Investments (752 Main Street). Atlas is requesting funds for an outdoor workout area. Both companies are operated by the same organization. Before approving grant funds, the board requested the owner of both properties to come and discuss their project with the board.
- 780 Main Street: Nachae Jones of Jonesy's Place was approved for a Façade Grant in August of 2021. According to the Grant Acknowledgement Form, recipients have 6 months to start their project once it is approved by the board or they can be removed from the program at the discretion of the Development Authority. To stay in accordance with the Façade Grant Acknowledgement Form, Nachae is asking for an extension to begin her project due to switching contractors.

Victoria Williams made a motion to approve an extension for Jonesy's Place. Rhonda Wright seconded the motion. Motion approved unanimously.

4. Economic Development Update

Bruce Abraham, gave the Economic Development, update:

- DA Financial update: Charise Clay and Chiquita Barkley, City of Forest Park- Finance Director, met to discuss the process of transitioning the Development Authority's finances from the city to a private institution. Monthly meetings prior to the monthly board meetings will occur between the 2.
- Forest Park Business Association: Every business in the city was invited to Breakfast on the Go with the city. Almost 100 businesses attended the event. A business directory was created with all attendee information. More events and seminars are coming.
- Gillem: A very substantial prospect is looking to take about 75-80 acres at Gillem. The organization is expected to provide around 2,000 high-earning jobs. 3 restaurants and a brewery are interested in beginning their project at Gillem.
- BlueStar: The movie studio at Gillem Logistics Center is finally beginning construction. 600,000 sq. ft. renovation will be coming. \$180 million investment for the City of Forest Park. The studio will support about 1,200 people.

5. Local Community Initiative (LCI)

Bruce Abraham, gave the LCI, update:

- New landscaping, curbs, and other improvements are underway on Main Street. The improvements will take place in phases.

Other Discussion:

- Councilwoman Kimberly James informed the board of an event that'll take place next year. The event will be a community giveaway at the new movie studio in Gillem in June of next year.

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

Rhonda Wright made a motion to adjourn the regular meeting and enter Executive Session at 6:02pm. Victoria Williams seconded the motion. Motion approved unanimously.

Victoria Williams made a motion to exit Executive Session at 6:13pm. Rhonda Wright seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Victoria Williams made a motion to adjourn the meeting at 6:18pm. Alvin Patton seconded the motion. Motion approved unanimously.

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.



Development Authority
745 Forest Parkway
Forest Park, GA 30297
Office: (404)363-2454
www.forestparkga.gov

Forest Park Facade Grant Application

Applicant Information:

Applicant Name: Tabejo Investments DBA Revival Coworking

Co-Applicant Name (if property is owned by another): _____

Business Name: Tabejo Investments LLC.

Business License Number: SEC-53-001435-2022

Street Address: 752 Main Street City: Forest Park State/Zip: GA / 30297

Cell Phone #: _____ Alternative Phone #: _____

Email: Preston@revivalcoworking.com

Project Description:

Please provide a general description of your project. Include all estimates, drawings, and plans with application.

Addition of an outdoor workspace to add to the external appeal of 752 Main Street which will be a collaborative workspace for small and medium sized businesses and non-profit organizations. Improvements will include timber columns, and open timber framed gables, the roof will be painted black and brick accents will be emphasized. Pergola style shading will be added to the North Oak facing side of the building where outdoor desks, meeting chairs, and meeting tables will be setup so that tenants of the space can take meetings both outdoor and indoor. Outdoor WiFi access points will be installed outside for members to enjoy. Solar powered lighting fixtures and string lights will be included to illuminate the space outside of the building for safety and aesthetic value as well as plant life to ensure the excellent air quality. The purpose for this request is specifically to purchase and improve the facade for 752 Main St, through the gables, black roof, timber columns, and brick accents and lighting fixtures. Tabejo Investments will purchase all equipment including WiFi access points, tables, chairs, couches, and desks. These improvements will help fuel small business growth in Forest Park which will help revive the urban socio-economic status.

If the building is currently not in use, what is the proposed use for the building?

Collaborative Workspace



Development Authority
745 Forest Parkway
Forest Park, GA 30297
Office: (404)363-2454
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Costs & Expenses

What is the estimated cost for the building improvements? Please include supporting estimates documentation.

32,000.00 PB
44,450.00

Will you request prepayment of partial funds to begin the project? Yes

Grant amount requested: \$ 25,000.00

Applicant Acknowledgement:

I, Tabejo Investments DBA Revival Coworking acknowledge that the information contained in this application is true and accurate.

I, the undersigned, understand that the facade grant must be used for the project described in this application. I have read and agree to abide by the required guidelines of the Forest Park Façade Grant program. I will adhere to the decision of the Development Authority. I understand that improvements funded by the Development Authority must be maintained for a period of at least three years. I understand that if approved, I will not be eligible for the facade grant for three years once grant funds are disbursed.

Applicant Signature: [Handwritten Signature]

Co-Applicant Signature (if applicable): [Handwritten Signature]

Date: _____

FOR OFFICE USE ONLY

Reviewed by: Danita Hamid Date Reviewed: 8/8/2022

Project Type (Major or Minor Improvement): _____

Date Presented to DA: _____ Date Approved: _____

Amount Approved: \$ _____ Required Completion Date: _____

Notes: 8/8/22 -> awaiting additional funds for FY22-23 - DH
9/29/2022 - only eligible for \$15,000 under FY22-23 guidelines as of 9/28/2022 - DH

ESTIMATE



Short Construction, Inc./SCI Restoration, LLC.

718 Campbell Circle
Hapeville, Ga. 30354
Phone: (678) 776-3276
Email: ShortConstructionInc@gmail.com
Fax: (404) 768-1033
Web: ShortConstructionInc.com

Prepared For

Tebejo Investments
752 Main St
Forest Park, Ga

Estimate # 2022-51
Date 07/27/2022

Description

Total

Misc. exterior

\$44,450.00

Construct partially covered outdoor patio space with timber framing for outdoor seating on front and part of the left side of the building.



Subtotal	\$44,450.00
Total	\$44,450.00















Forest Park Facade Grant Application

Applicant Information:

Applicant Name: Jon Stachelrodt

Co-Applicant Name (if property is owned by another): Jayaprakash Pokala

Business Name: Daffodil Pediatrics

Business License Number: 3522-7

Street Address: 4905 Courtney Dr

City: Forest Park

State/Zip: 30297

Cell Phone #:

Alternative Phone #:

Email: jon.stachelrodt@daffodilpeds.com

Project Description:

Please provide a general description of your project. Include all estimates, drawings, and plans with application.

Grading, landscaping, and tree removal for beautification project on property.

If the building is currently not in use, what is the proposed use for the building?



Costs & Expenses

What is the estimated cost for the building improvements? Please include supporting estimates documentation.

\$21,400.00

Will you request prepayment of partial funds to begin the project? Yes

Grant amount requested: \$ 15,000.00

Applicant Acknowledgement:

I, Jon Stachelrodt acknowledge that the information contained in this application is true and accurate.

I, the undersigned, understand that the façade grant must be used for the project described in this application. I have read and agree to abide by the required guidelines of the Forest Park Façade Grant program. I will adhere to the decision of the Development Authority. I understand that improvements funded by the Development Authority must be maintained for a period of at least three years. I understand that if approved, I will not be eligible for the façade grant for three years once grant funds are disbursed.

Applicant Signature: 

Co-Applicant Signature (if applicable): _____

Date: 11/25/2022

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Reviewed by: Danita Hamid Date Reviewed: 12/1/2022

Project Type (Major or Minor Improvement): Landscaping

Date Presented to DA: _____ Date Approved: _____

Amount Approved: \$ _____ Required Completion Date: _____

Notes: Only eligible for \$12,840. Not on Main Street, but off of Courtney near Main street



ESTIMATE



Prepared For
Daffodil Pediatrics
4905 Courtney Dr
Forest Park GA 30297

Short Construction, Inc./SCI Restoration, LLC.

718 Campbell Circle
 Hapeville, Ga. 30354
 Phone: (678) 776-3276
 Email: ShortConstructionInc@gmail.com
 Fax: (404) 768-1033
 Web: ShortConstructionInc.com

Estimate # 3051
 Date 11/21/2022

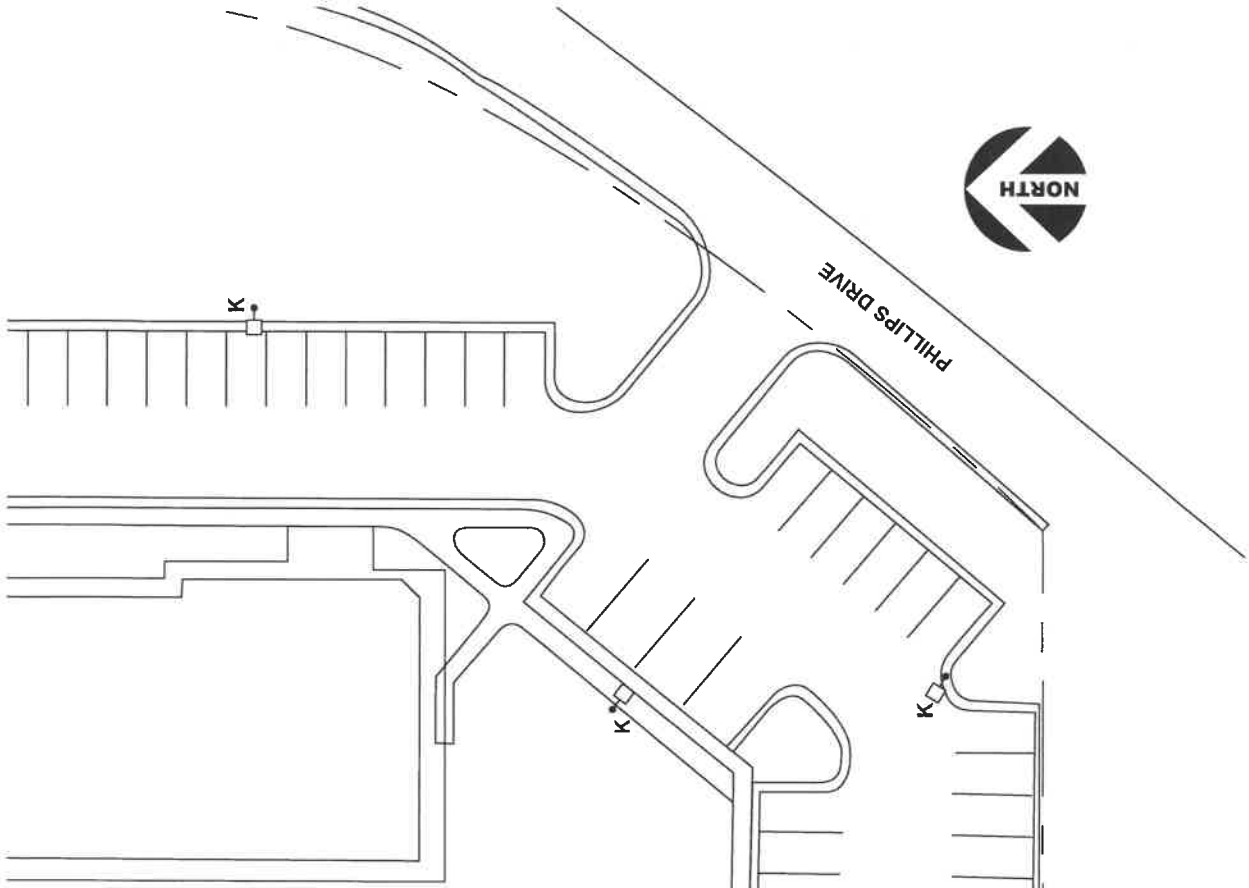
Description	Total
Landscaping	\$23,700.00
Tree removal and debris removal-8000	
Grading-5000	
Water retention canal-5400	
Seed & Straw-1200	
Fencing-4100	
	Subtotal \$23,700.00
	Total \$23,700.00

Notes:

Thank You for the Opportunity!



PHILLIPS DRIVE



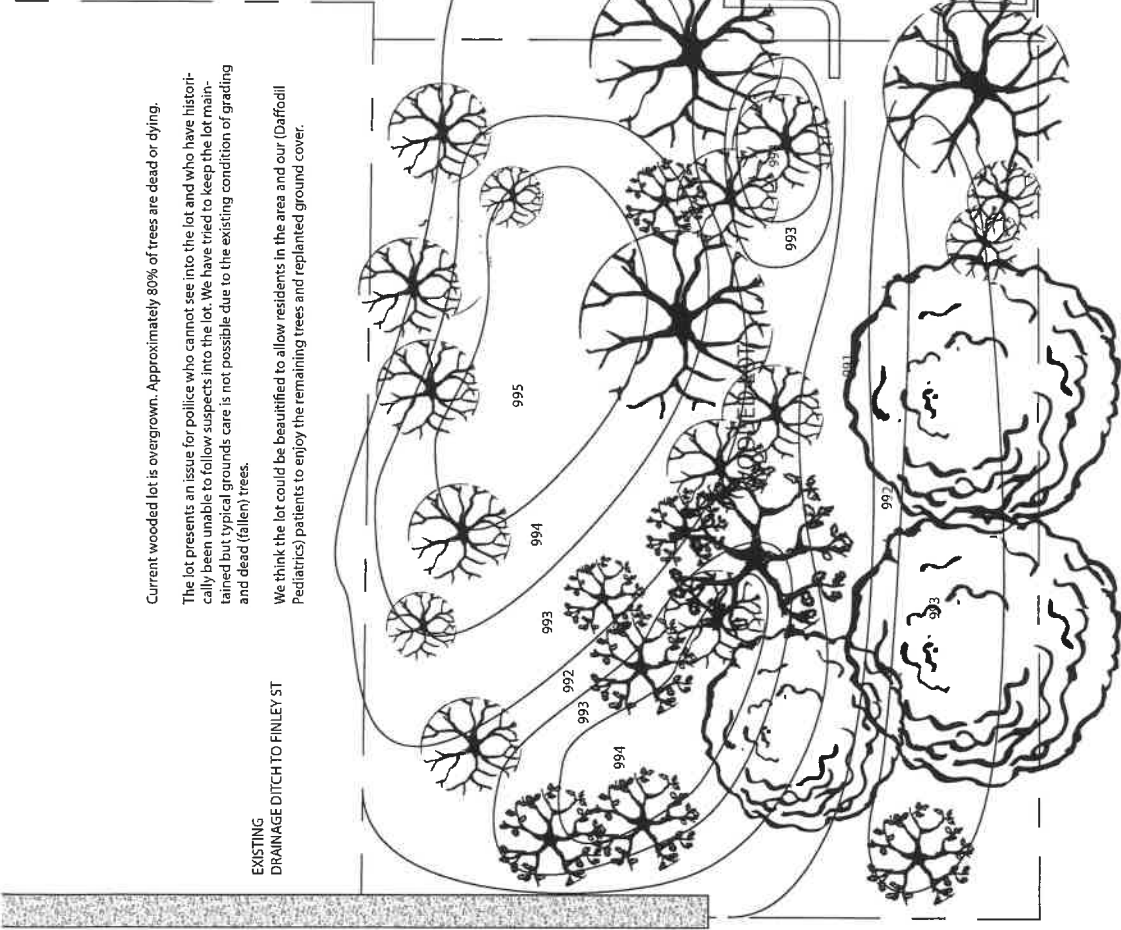
1" = 20'

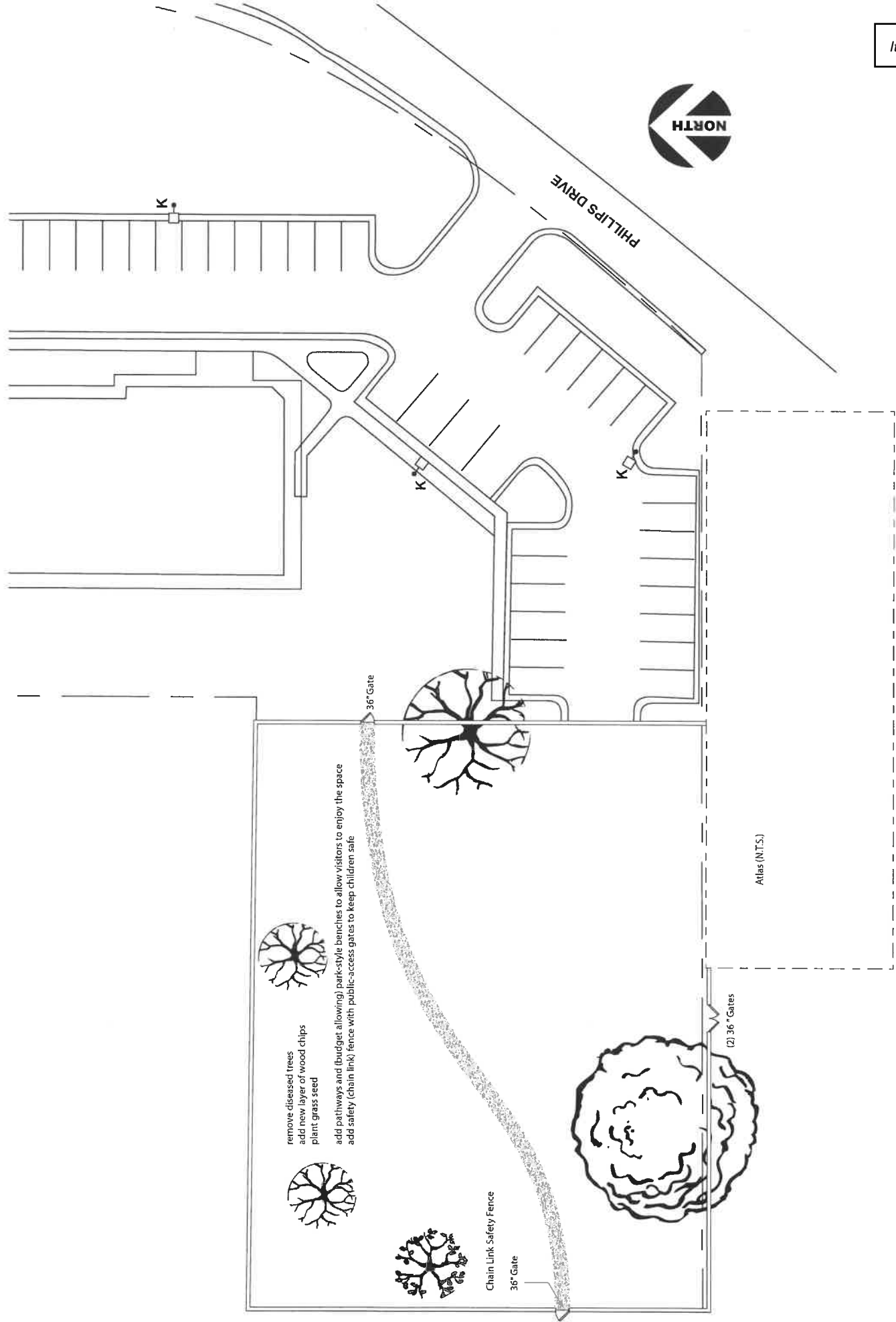
Current wooded lot is overgrown. Approximately 80% of trees are dead or dying.

The lot presents an issue for police who cannot see into the lot and who have historically been unable to follow suspects into the lot. We have tried to keep the lot maintained but typical grounds care is not possible due to the existing condition of grading and dead (fallen) trees.

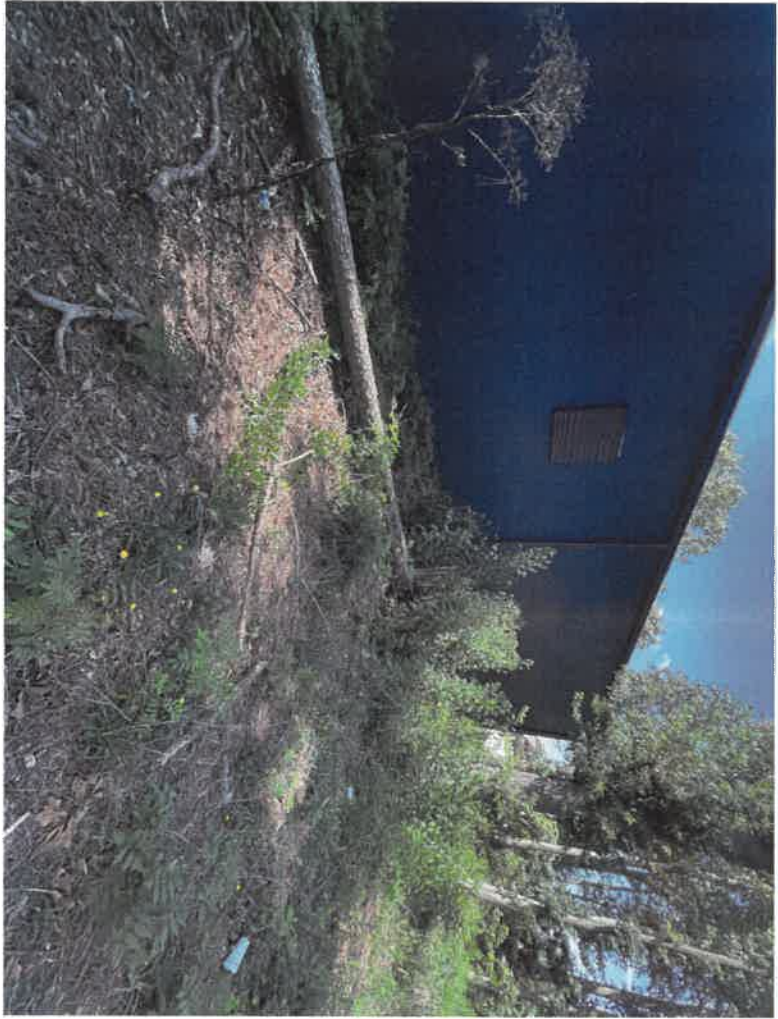
We think the lot could be beautified to allow residents in the area and our (Daffodil Pediatrics) patients to enjoy the remaining trees and replanted ground cover.

EXISTING DRAINAGE DITCH TO FINLEY ST





Item #2.



The pine trees are dead and dying. The arborist indicated a beetle infestation at the roots has effectively killed or is killing all of them.

The arborist recommend all pine trees be removed.

Density. Too many trees are too close together. Arborist recommend thinning out the hardwoods and Crepe Myrtles.





Development Authority
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Office: (404)363-2454
www.forestparkga.gov

Forest Park Facade Grant Application

Applicant Information:

Applicant Name: Atlas Strength & Conditioning DBA MultiFitness

Co-Applicant Name (if property is owned by another):

Business Name: Atlas Strength & Conditioning LLC.

Business License Number: SEC-71-000737-2020

Street Address: 4931 Phillips Drive City: Forest Park State/Zip: GA/ 30297

Cell Phone #: Alternative Phone #:

Email: Preston@Revivalcoworking.com

Project Description:

Please provide a general description of your project. Include all estimates, drawings, and plans with application.

Outdoor fitness space to promote the well-being and health of local residents, reduce stress and enhance the space. The space will be constructed on a 3200 square-foot concrete plateau with perforation to avoid water retention. Flooring will be a combination of grass turf and rubber mats suitable for agility, sled, and sports performance. A shed style roof on top of a 20-foot shipping container for storage will be installed to ensure both shade during the hot months and be aesthetically pleasing from Main Street and Phillips Drive. A motivational mural that honors Forest Park is being considered on the Main Street facing side of the gym building. North and east boundaries will have a wooden fence and south and west sides will have a tall black chain-link fence for maximum visibility and safety. Any equipment installed in the gym space, including but not limited to, lifting equipment will be weatherproof and black. Renderings of the proposed outdoor fitness space are attached to this application. In addition a wooden gated area will be constructed around our dumpster to prevent local dumping of large items. Funds are being requested for the development of the ground covering, fencing, and mural only.

If the building is currently not in use, what is the proposed use for the building?

Building is in use as a fitness center.



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Costs & Expenses

What is the estimated cost for the building improvements? Please include supporting estimates documentation.

~~\$32,000.00~~
\$37,700.00

Will you request prepayment of partial funds to begin the project? Yes
25,000.00

Grant amount requested: \$ _____

Applicant Acknowledgement:

Atlas Strength & Conditioning DBA MultiFitness

I _____ acknowledge that the information contained in this application is true and accurate.

I, the undersigned, understand that the façade grant must be used for the project described in this application. I have read and agree to abide by the required guidelines of the Forest Park Façade Grant program. I will adhere to the decision of the Development Authority. I understand that improvements funded by the Development Authority must be maintained for a period of at least three years. I understand that if approved, I will not be eligible for the façade grant for three years once grant funds are disbursed.

Applicant Signature: [Signature]

Co-Applicant Signature (if applicable): _____

Date: _____

FOR OFFICE USE ONLY

Reviewed by: _____ Date Reviewed: _____

Project Type (Major or Minor Improvement): _____

Date Presented to DA: _____ Date Approved: _____

Amount Approved: \$ _____ Required Completion Date: _____

Notes: 8/8/22 - awaiting additional funds for FY22-23 - PH
9/29/22 - only eligible for \$15,000 under FY22-23 guidelines as of 9/26/2022 - PH

ESTIMATE



Short Construction, Inc./SCI Restoration, LLC.

718 Campbell Circle
Hapeville, Ga. 30354
Phone: (678) 776-3276
Email: ShortConstructionInc@gmail.com
Fax: (404) 768-1033
Web: ShortConstructionInc.com

Prepared For
Atlas Strength & Conditioning
4931 Phillips Dr
Forest Park, Ga

Estimate # 2022-52
Date 07/27/2022

Description

Total

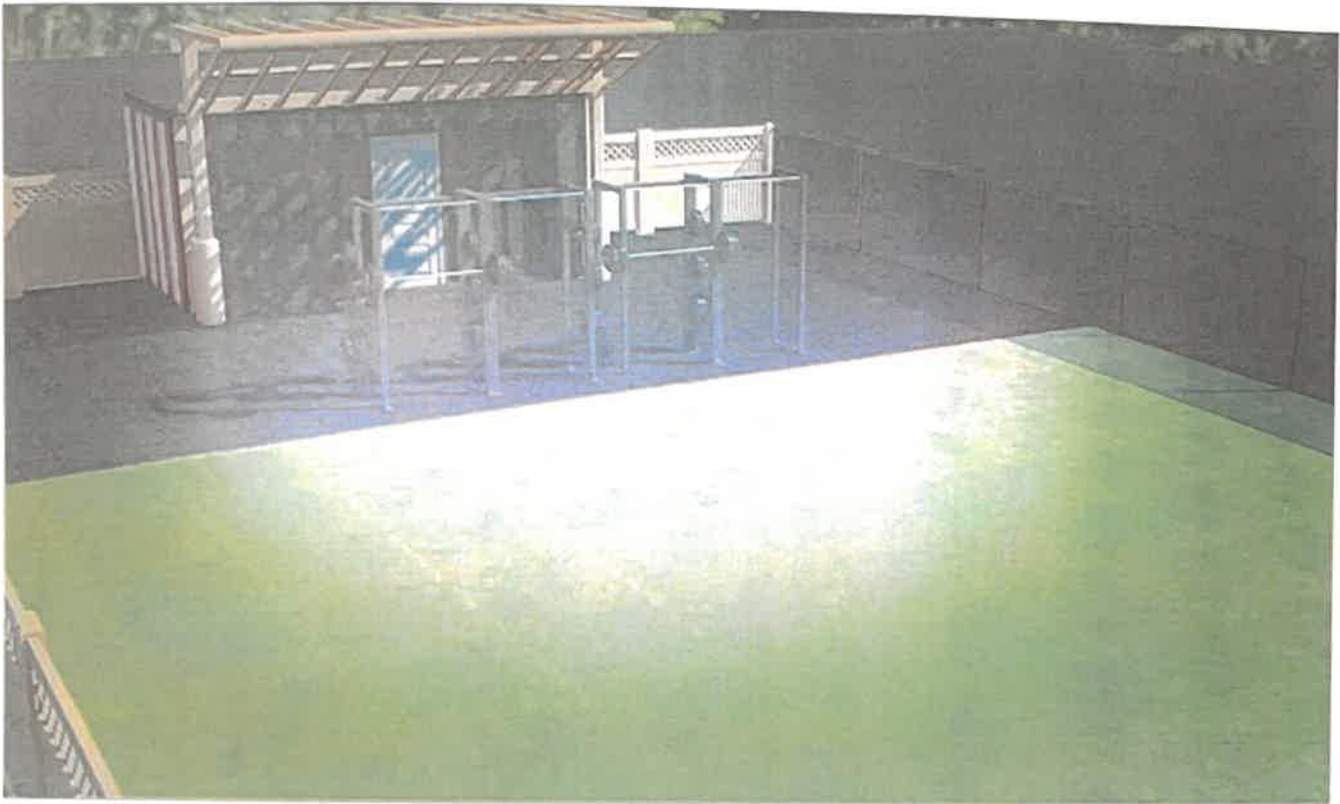
Misc. Exterior \$37,700.00
Construct outdoor exercise space on rear of building with a decorative shed, fence and turf area.

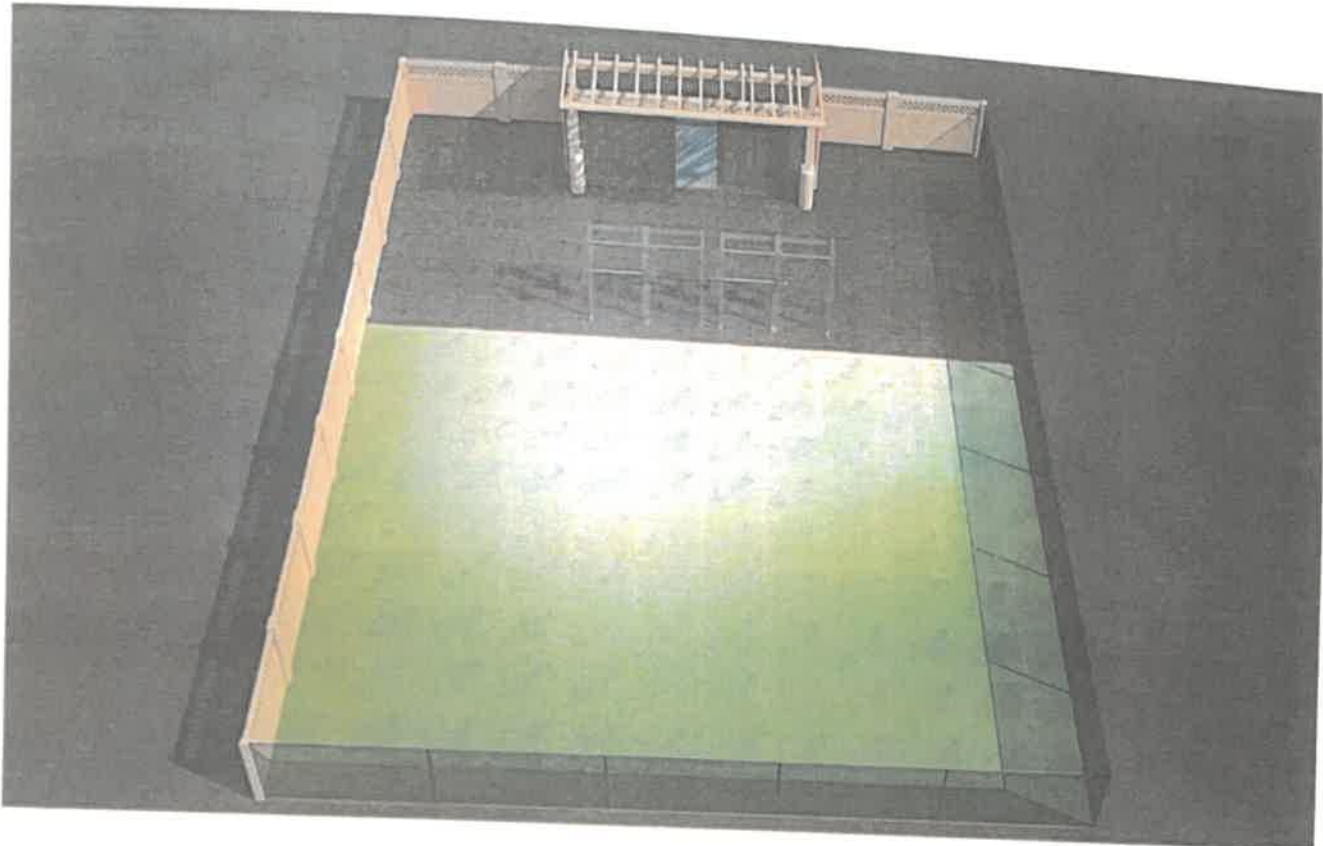


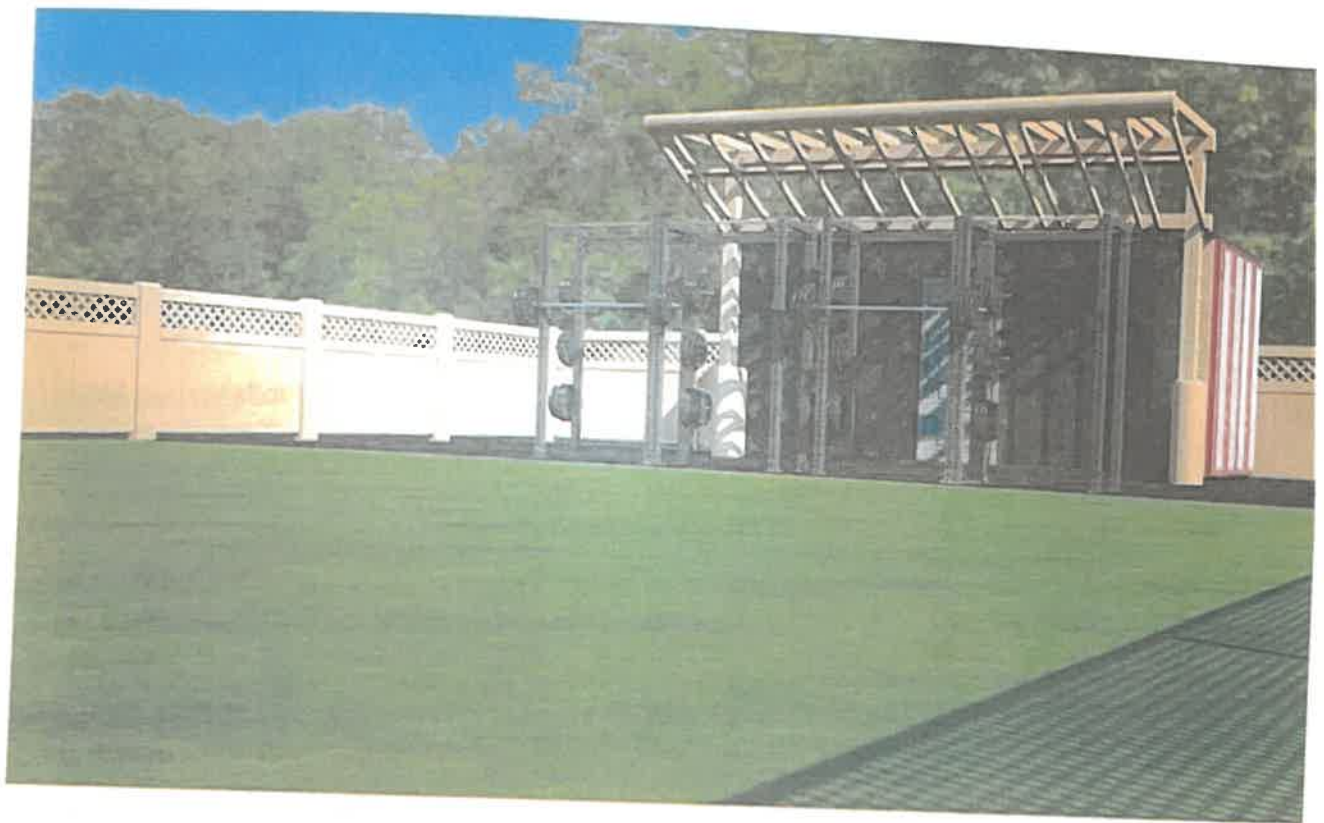
Subtotal \$37,700.00
Total **\$37,700.00**

Notes:

Thank You for the Opportunity!







Development Authority [DA]

Yearly Meeting Calendar

January 25, 2023

February 22, 2023

March 22, 2023

April 26, 2023

May 24, 2023

June 22, 2023

July 28, 2023

August 23, 2023

September 27, 2023

October 25, 2023

November 15, 2023

December 20, 2023

