



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, March 24, 2022 at 6:00 PM
Council Chambers

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

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

AGENDA

Kimberly James, Member
Eliot Lawrence, Member
Debra Patrick, Member
Marisol Sconiers, Member
Avery Wilson, Member
Vacant, Member
Vacant, 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 February 24, 2022, Meeting Minutes](#)

OLD BUSINESS:

NEW BUSINESS:

2. Swearing in of New Members
3. [Officer Elections](#)
4. [Approval of 2022 Meeting Calendar](#)
5. [Joint Economic Development Retreat \(May 13- May 15, 2022\)](#)

6. Economic Development Update

7. Gillem 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 404-366-1555.



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MINUTES

Angelyne Butler, Chairwoman
Steve Bernard, Vice Chairman
Ed Taylor, Secretary
Nachae Jones, Member
Eric Stallings, Member
Jacklyn Faith, Member
Nancy Howard, Member

MEETING NOTICE:

Due to COVID-19, CDC requirements of Masks and Social Distancing will be adhered.

CALL TO ORDER/WELCOME:

Chairwoman Butler called the Urban Redevelopment Authority meeting on February 24th, 2022, to order at 6:00 pm.

Present:

Angelyne Butler
Steve Bernard
Ed Taylor
Nachae Jones
Eric Stallings
Nancy Howard

Also Present:

Mike Williams, City Attorney
Dr. Marc-Antonie Cooper, City Manager
Bruce Abraham, Economic Development Director
Bobby Jinks, Public Works Director
Charise Clay, Economic Development Staff Assistant

Absent:

Jacklyn Faith

APPROVAL OF MINUTES:

1. Approval of Urban Redevelopment Authority Meeting Minutes- January 20th ,2022

Nachae Jones made a motion to approve the minutes as is. Nancy Howard seconded the motion. Motion approved unanimously.

OLD BUSINESS:

2. Water Tank Preservation Update

Bruce Abraham led the discussion on the Water Tank at Gillem Logistics Center:

- Kimley Horn, an engineer aiding projects at Gillem, gave a quote of \$10,500 for activities such as mapping of the tank, structural inspections, and future maintenance procedures. They also attached a \$1,375 Telecom Carrier analysis, which analyzes if cellphone carriers could use the tank for telecommunications. If the analysis proves that the tower can be used for telecommunications, the URA can market the tower to different cellphone carriers.

Steve Bernard made a motion to approve the recommendations and tasks 1-5 of the contract from Kimely Horn for the water tank. Nachae Jones seconded the motion. Motion approved unanimously.

3. Approval of proposal of Valentino & Associates to prepare subdivision for Gillem Logistics Center

Mike Williams led the discussion on the approval of the proposal for Valentino & Associates to prepare the subdivision for Gillem Logistics Center:

- The purpose of this is to prepare a final plat that shows the existing, developed, and proposed parcels for development, and any remnant properties so that each parcel will be clearly identified. If the plat meets all the requirements of the Plat Act, it will be submitted to the Planning Commission for approval. The final approval will go to the County as a final distinction documenting all properties at Gillem.

Nachae Jones made a motion to approve the final plat for Gillem. Ed Taylor seconded the motion. Motion approved unanimously.

NEW BUSINESS:

Mike Williams asked the board to amend the original agenda due to adding two agenda items:
Resolution to approve the extension of the contract with the Collaborative Firm and Approval of the Intergovernmental Agreement (IGA) as it pertains to the Executive Director

- Ed Taylor made a motion to amend the agenda to add the additional items. Nachae Jones seconded the motion. Motion approved unanimously.

4. Military Museum Update

Bruce Abraham led the discussion on the Military Museum:

- There has been a request to begin research on the development of a military museum at Gillem Logistics Center. The Economic Development Department toured Heritage Park Veterans Museum (99 Lake Dow Rd. McDonough, GA 30252) to gain a better visual and understanding of what a military museum would look like. The board would like to set up a follow-up tour of Heritage Park Veterans Museum.

5. Resolution to approve the extension of the contract with the Collaborative Firm

Mike Williams led the discussion on the resolution:

- The current contract expires in April. The contract needs to be approved for another year for the annual amount of \$84,000. Payments will be split between the DDA & URA, due to both boards using their services.

Nachae Jones made a motion to extend the Collaborative Firm contract for one more year. Nancy Howard seconded the motion. Motion approved unanimously.

6. Approval of the Intergovernmental Agreement (IGA) as it pertains to the Executive Director

Mike Williams led the discussion on the IGA:

- An Intergovernmental Agreement (IGA) between the Downtown Development Authority (DDA), Urban Redevelopment Authority (URA), and Development Authority (DA) providing for an Executive Director.

Steve Bernard made a motion to approve the IGA between the DDA, URA, and DA for an Executive Director. Ed Taylor seconded the motion. Motion approved unanimously.

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

Nachae Jones made a motion to recess the regular meeting and enter Executive Session at 6:20pm. Ed Taylor seconded the motion. Motion approved unanimously.

Nachae Jones made a motion to end executive session and resume the regular meeting at 6:57pm. Nancy Howard seconded the motion. Motion approved unanimously.

Steve Bernard made a motion to approve a resolution of the URA with respect to the sale of certain properties to project Blue Star, reaffirming contracts, certain easements, leases, licenses, and additional agreements necessary to carry out the intent of such contracts. Ed Taylor seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Eric Stallings made a motion to adjourn the regular meeting at 6:58pm. Nancy Howard 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.*

Officer Descriptions

Duties of Chairperson:

The Chairperson shall be responsible for directing all Board affairs and shall preside at all meetings of the Board. He or she may sign any documents which have been authorized by the Board or are required by law to be signed or executed. In general, he or she shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Board from time to time.

Duties of Vice Chairperson:

In the absence of the Chairperson, or in the event of his or her inability or refusal to act, as determined by a majority of the members present at a meeting at which a quorum is present, the Vice Chairperson shall perform the duties of the Chairperson and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairperson. The Vice Chairperson shall perform such other duties as from time to time may be assigned to him or her by the Chairperson or by the members of the Authority. The execution of any instrument of the Authority by the Vice Chairperson shall be conclusive evidence, as to third parties, of his or her authority to act in the stead of the Chairperson.

Duties of the Secretary/Treasurer:

The Authority may appoint a member of the Board to perform all or portions of the duties of secretary and/or treasurer. The secretary shall affix the Authority seal to any lawfully executed documents requiring it and shall attest to the signature of the Chairperson and/or the Vice Chairperson of the Authority who are authorized to execute documents of the Authority. The treasurer shall supervise the custodian of all of the funds of the Authority and shall supervise the collection of monies due to the Agency, the expenditures of the Agency funds, and the preparation and maintenance of appropriate books of account. The treasurer shall make available all financial information of the Authority to the Mayor and Council of Forest Park, Georgia. In general, the secretary and/or treasurer shall perform all duties usually incident to the office of secretary and treasurer and such other duties as may be prescribed by the members of the Authority from time to time.

Urban Redevelopment Authority

[URA]

Yearly Meeting Calendar

January 20, 2022

February 24, 2022

March 24, 2022

April 28, 2022

May 26, 2022

June 23, 2022

July 28, 2022

August 25, 2022

September 22, 2022

October 27, 2022

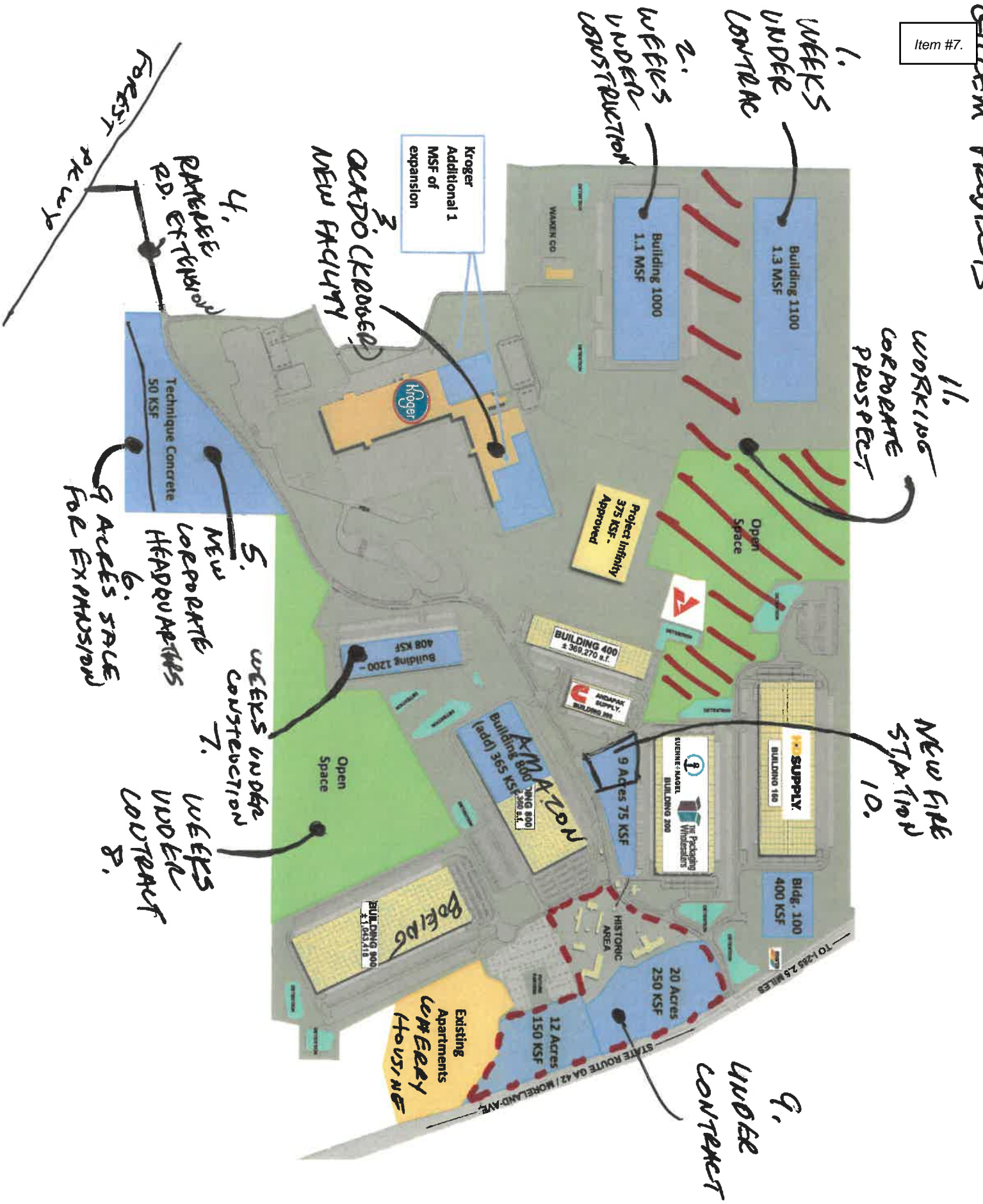
November 17, 2022

December 15, 2022



GULFEM PROJECTS

Item #7.



11. WORKING CORPORATE PROSPECT

NEW FIRE STATION 10.

9. UNDER CONTRACT

1. WEEKS UNDER CONTRACT

2. WEEKS UNDER CONSTRUCTION

3. ACROSS NEW HIGHWAY

4. PARKING LOT EXTENSION

5. NEW CORPORATE HEADQUARTERS

6. 9 ACRES SPACE FOR EXPANSION

7. WEEKS UNDER CONSTRUCTION

8. WEEKS UNDER CONTRACT

Kroger Additional 1 MSF of expansion

Project Infinity Approved 375 KSF.

BUILDING 400 369,270 sq ft

ADAPAK SUPPLY BUILDING 200

9 Acres 75 KSF

SUPPLY BUILDING 150

Bldg. 100 400 KSF

AMAZON Building 800 (add) 365 KSF

Building 1200 - 408 KSF

BoKING BUILDING 900 1,053,118 sq ft

Existing Apartments WAREY HOUSES

20 Acres 250 KSF

12 Acres 150 KSF

FOREST PARKWAY

TO I-265 2.5 MILES

STATE ROUTE 04 42 / MORELAND AVE