



CITY OF FOREST PARK
DEVELOPMENT AUTHORITY REGULAR MEETING

Wednesday, August 27, 2025 at 5:30 PM
City Hall-Council Chambers, Virtual Meeting Via Zoom

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

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

AGENDA

Billy Freeman, Jr., *Chairman*

Alvin Patton, *Vice Chairman*

Felicia Davis, *Member*

Hector Gutierrez, *Member*

Bennett Joiner, *Member*

Victoria Williams, *Member*

Rhonda Wright, *Member*

MEETING NOTICE:

The meeting will be livestreamed and available on the City's YouTube channel – “City of Forest Park GA”

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Review & Approval of the July 23, 2025 Meeting Minutes

NEW BUSINESS:

- [2.](#) Review of Georgia Utility Contractors Association Preliminary Development Plan
- [3.](#) Review of July 2025 Finance Report

ECONOMIC DEVELOPMENT UPDATE:

OLD BUSINESS:

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

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720.



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MINUTES

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

MEETING NOTICE:

To watch the meeting via YouTube - <https://bit.ly/3c28p0A>

CALL TO ORDER/WELCOME: Billy Freeman, Jr. called the Development Authority Regular meeting to order on July 23, 2025, at 5:33 p.m.

PRESENT:

Billy Freeman, Jr.
Alvin Patton
Victoria Williams
Rhonda Wright

ALSO PRESENT:

Kirby Glaze, Esq., DA General Counsel
Rochelle B. Dennis, Economic Development Director
Charise Clay, Economic Development Staff Assistant

ADOPTION OF AGENDA WITH ANY ADDITIONS/DELETIONS: Victoria Williams made a motion to approve the agenda as submitted. Rhonda Wright seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES: Rhonda Wright made a motion to approve June 25, 2025, Development Authority Regular Meeting minutes as submitted. Victoria Williams seconded the motion.

NEW BUSINESS:

Review & Approval of FY 25-26 DA Budget: Economic Development Director Rochelle Dennis presented the FY 25-26 Development Authority of \$1,754,250 for review and approval. Victoria Williams made a motion to approve the FY 25-26 Development Authority budget as submitted. It was seconded by Billy Freeman, Jr. The motion passed unanimously.

Monthly Financial Report: Economic Development Staff Assistant Charise Clay presented the June 2025 Development Authority Financial Report. As of June 30, 2025, the Development Authority had total assets of \$4,852,503.99.

ECONOMIC DEVELOPMENT UPDATE: Economic Development Director Rochelle B. Dennis provided the Economic Development Update.

- Up Early on Main – August 23, 2025
- Up Early on Main – September 20, 2025
- Longest Table – October 5, 2025
- Blues on Main – October 10, 2025
- Main Street Light Pole Banners to be installed in the Fall
- New Main Street welcome sign to be installed on Lake at train tracks
- Launch of Boxes & Blooms Public Art Series
- Forest Park Business Association Breakfast – September 10, 2025
- **BUSINESS RETENTION & ENGAGEMENT**
 - Russell Landscape Expansion
 - Sankofa Montessori School Temp Relo
 - Ribbon Cutting
 - Extra Mile
 - Ward BRE Visits
 - GPI Security Group
 - Partnership with SBDC
 - Economic Development Roundtable
 - FP Brokers Reception & Tour
- **WORKFORCE DEVELOPMENT**
 - L.E.A.F. LIFE Initiative Housing Reveal
 - Partnership with Councilwoman Latresa Akins-Wells Job Fair (August 14)
 - Elevate Program Partnership
- **CARTER ON MAIN (803 Main) - Townhomes**
 - Finalizing easement agreement
 - Resubmitting updated plans / exterior changes
- **CARTER ON SCOTT (0 Scott Road) – 17 Single Family Homes**
 - LDB pending
- **MARTA (Old Dixie)**
 - Demolition has started
 - Pre-development meeting complete
- **CHERRY STREET – 6 Single Family Homes**
 - Building permit for 3 homes
 - Phased approach
- **FLORENCE ON MAIN (760-770 Main)**
 - DCA Tax Credits – pending
 - UDRB, Plan Review, Building Permit
- **STARR PARK**

- Resubmission of plans to Fire Marshal to proceed
- **721 MORROW ROAD**
 - 48 2-story Townhomes w/ Front Garage
- **RESTORATION ON MAIN (850 Main)**
 - 5 Micro suites / Ballroom / Event Hall / Cafe
 - Exterior & Interior renovations 85% complete
- **1035 Main – Coworking Flex Space**
 - Waiting on payment for UDRB Application (August Meeting pending)
- **SCANNELL – 22 Acres (Spec building at Gillem)**
- **564 MAIN STREET – Roofing Company HQ**
 - Submitted Paperwork
 - Complete renovation
 - Paving Lot – on-street parking
- **751-771 MAIN STREET**
 - Pending development plan submission
- **GUCA (794 Main Street)**
- **DIGITAL REALTY**
 - Data Center Community Town Hall – July 2, 2025
- **1500 SOUTHPPOINT – MATTHEWS INTERNATIONAL**

OLD BUSINESS:

Update on the sale of 794 Main Street: DA Attorney Kirby Glaze provided the update. The Georgia Utilities Association has until July 30, 2025, to submit their Development Plans to the City and the Development Authority. Purchase and Sale Agreement has been accepted, and funds are in escrow.

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

ADJOURNMENT: Victoria Williams made a motion to adjourn the meeting at 6:15 p.m. Alvin Patton seconded the motion. The motion passed 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 404-366-4720.



GEORGIA UTILITY CONTRACTOR'S ASSOCIATION, INC.

Item #2.

804 Main Street, Suite C, Forest Park, Georgia 30297-1476 * (404) 362-9995 * www.guca.com

2025-2026 GUCA
BOARD OF DIRECTORS

Kenya Simmons, President
T&J Industries Development &
Contracting, Inc.

Justin Thompson, 1st Vice President
RDJE, Inc.

Russell Swafford, 2nd Vice President
Vertical Earth, Inc.

Scott Burton, Secretary
Legacy Water Group, LLC

Andy Cook, Treasurer
Ruby-Collins, Inc.

Andrew Bell, Director
Elite Utility Solutions

JW Culbreth, Director
Georgia Development Partners

Daniel Danner, Director
Dennis Taylor and Company, Inc.

Todd Day, Director
Gunter Construction Company

Jeff Duncan, Director
Benchmark Excavating, Inc.

Jeremy Free, Director
Strack, Inc.

Mark Gravel, Director
Willow Construction, Inc.

John Lee, Director
Helix Grading & Utility, LLC

Clay Sanders, Director
Southern Utility Group

Vicki Temple, Director
Civil Site Services, Inc.

Will Bice, Associate Director
Cowin Equipment Company

Tom Halliburton, Associate Director
Thomas Concrete of Georgia

Jason Lee, Ex Officio
Integral Municipal Services Corporation

Scott Cahalan, Esq.
Smith, Gambrell & Russell, LLP

Scott Brumelow
Executive Director

July 30, 2025

BY HAND-DELIVERY to:

Development Authority of the City of Forest Park
785 Forest Parkway
Forest Park, GA 30297
Attn: Rochelle Dennis

Re: Required Correspondence for the purchase and development of 794 Main Street,
Forest Park, GA.

Dear Ms. Dennis:

GUCA would like to present the following documents regarding the purchase and
development of 794 Main Street, Forest Park, GA.

1. Property Survey provided by BRC Land Services
2. Phase 1 Environmental Assessment provided by United Consulting
3. Preliminary Development Plan provided by Armentrout, Matheny,
Thurmond
4. Preliminary Building structure provided by Armentrout, Matheny,
Thurmond

GUCA is currently in the process of securing funding for the construction of the building
structure and all the needed components as required.

- RFP standards have been determined by a building committee and dispersed to
agreed upon banks for consideration.
- Banking packages have been shared to a pre-determined set of financial
institutions and are currently being considered.
- Financial packages have been shared to pre-determined number of banks and are
currently in underwriting.
 - Once commitment letters are returned, they will be reviewed and
agreed upon by building committee and in lines with the
by-laws for GUCA.
- We understand commitment letters are not an agreement to lend, but a general
indication of what the lending institution feels comfortable with based on
preliminary information shared.

Sincerely,

Scott Brumelow
Executive Director

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24

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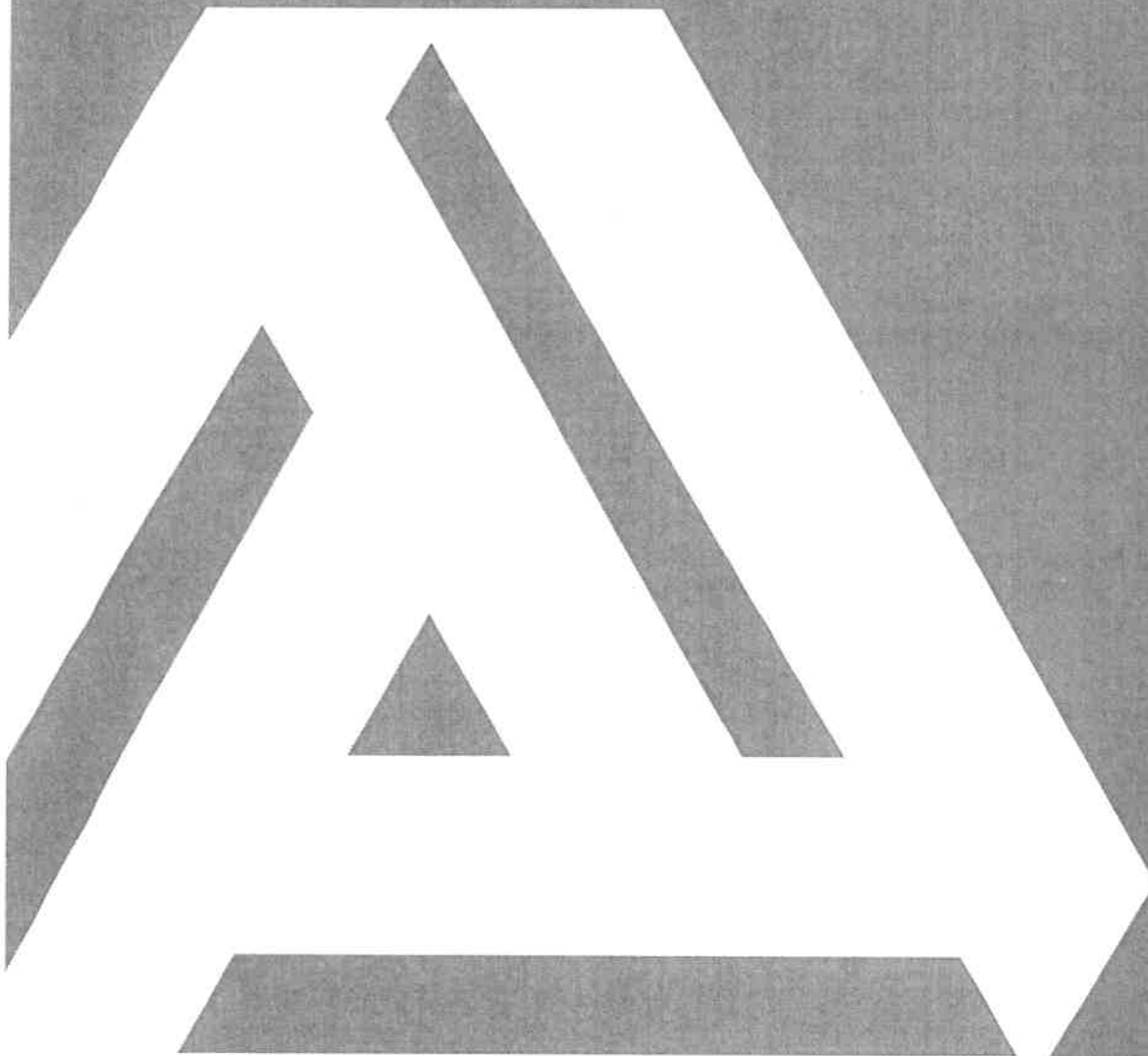


UNITED
CONSULTING

REPORT

For
**Georgia Utility Contractors
Association, Inc.**

Phase I Environmental Assessment
794 Main Street
Forest Park, Clayton County, Georgia





June 27, 2025

Scott Brumbelow, Executive Director
Georgia Utility Contractors Association, Inc.
804 Main Street, Suite C
Forest Park, GA 30297

Via Email: scott@guca.com

RE: Report I for Phase I Environmental Assessment
794 Main Street
Forest Park, Clayton County, Georgia
Project No. GUCAI-25-09531-01

Dear Mr. Brumbelow:

United Consulting is pleased to submit this report of our Phase I Environmental Assessment for the above-referenced project. For property transaction purposes, if applicable, the Viability Date of this report is included in the table below:

Table of Critical Dates

Research/Assessment Component	Date
Date of Regulatory Database Report	June 11, 2025
Date of Recorded Title/Environmental Lien Search	N/A
Earliest Date of Interviews (Owner, Government, etc.)	June 16, 2025
Date of Site and Area Reconnaissance	June 17, 2025
Report Issuance Date (Declaration by Environmental Professional)	June 27, 2025
Report Viability Date	December 8, 2025

We appreciate the opportunity to assist you with this project and look forward to working with you again. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

UNITED CONSULTING


Gregory Brooker
Senior Environmental Specialist

KMN/GAB/MGA/bk

SharePoint: GUCAI-25-GA-09531-01


Michael G. Abernathy
Senior Environmental Specialist

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EXHIBITS

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Table 2 – Site Reconnaissance Information

Table 3 – Area Reconnaissance Information

Table 4 – Summary of Potential Data Failures/Gaps

APPENDICES

Appendix A Figures

Figure 1: Site Location Map

Figure 2: USGS Topographic Map

Appendix B Client Provided Site Information

Appendix C Regulatory Database Information

Appendix D Historic Document Review

Appendix E Photographic Record

Appendix F Interview Forms

Appendix G File Review Documentation/Previous Environmental Reports

File Review – Crumbley Tire Center

Appendix H Qualifications

1.0 EXECUTIVE SUMMARY ¹

United Consulting has completed a Phase I Environmental Assessment on the **794 Main Street** Subject Property located in Forest Park, Clayton County, Georgia. The results from this investigation are briefly summarized below. The text of the report should be reviewed for a discussion of these items.

1. The Subject Property consisted of approximately 0.44 acres of vacant grassed land. Historically, the Subject Property was developed with one building. This building was demolished between 2010 and 2015, and the lot remained vacant grassed land.
2. The Subject Property was surrounded by offices, roadways, and vacant land. United Consulting did not identify features or conditions indicative of Recognized Environmental Conditions (RECs) on the Subject Property during the site reconnaissance, or on vicinity properties during the area reconnaissance. No previous uses of obvious environmental concern were noted for the Subject Property or adjoining properties.
3. The Subject Property was not listed on the state or federal environmental databases reviewed. Based on review of the Environmental Data Resources, Inc. (EDR) report, there were nine off-site, listed regulated facilities identified within the prescribed search distances of the Subject Property. Five EDR historical facilities were identified within 1/8-mile of the Subject Property. Based on the distance and topographic relationship to the Subject Property, and regulatory file review, it is United Consulting's opinion that the identified facilities do not represent RECs to the Subject Property.
4. This assessment has revealed no RECs, Historical RECs (HRECs), Controlled RECs (CRECs), or Significant Data Gaps in connection with the Subject Property.
5. The Vapor Encroachment Screening included a Tier 1 screening. Based on the results of the screening, a vapor encroachment condition (VEC) does not exist.

¹ This Executive Summary is not intended to be used or relied upon without reference to the entire report and cannot otherwise be properly understood and interpreted. It is provided solely for the convenience of the Client and not as a substitute for the report or review of the report.

2.0 INTRODUCTION

2.1 Contractual Details

2.1.1 Purpose

United Consulting was retained by **Georgia Utility Contractors Association, Inc.** to perform a Phase I Environmental Assessment of the Subject Property. The purpose of this assessment was to determine whether there is recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs), in connection to the Subject Property. The protocol used for this assessment is in substantial conformance with the American Society for Testing and Materials (ASTM) Practice E 1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the All-Appropriate Inquiry (AAI) Rules, 40 CFR § 312².

Recognized environmental conditions (RECs) is a term defined by ASTM as: 1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; 2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release; or 3) under conditions that pose a material threat of a future release to the environment.

RECs do not include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of government agencies. RECs do not include agricultural land use, railroad corridors, or other land uses in which fertilizers, pesticides, and/or other herbicides are applied in accordance with standard application procedures. RECs also do not include items such as asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality and high voltage powerlines. United Consulting can assist you with these non-scope items if needed.

Historical recognized environmental condition (HREC) is a term defined by ASTM as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority without subjecting the subject property to any controls (for example, activity and use limitations, or other property use limitations). A HREC is not a REC.

Controlled recognized environmental condition (CREC), is a term defined by ASTM as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority, or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations, or other property use limitations). A CREC is also a REC.

² Title 40 of the Code of Federal Regulations, Part 312 (40 CFR § 312), Standards and Practices for All Appropriate Inquiries, Effective November 1, 2006, as published in the Federal Register: updated December 15, 2022 (Volume 87, Number 240), pages 76578-76581.

The Practice E 1527-21 and the AAI Rule were developed to satisfy one of the requirements to qualify for the innocent landowner's liability protection, the contiguous property owner protection, and/or the bona fide prospective purchaser protection provided for in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Small Business Liability Relief and Brownfields Revitalization Act of 2002. The ASTM approach constitutes a limited, but commercially prudent and reasonable, inquiry. The E 1527-21 Standard has been prepared to meet the AAI requirements. This assessment was, therefore, performed to identify environmental concerns that may be discerned by visual observation and information-gathering procedures.

2.1.2 Scope

The scope of our services, which substantially follows ASTM Standard E 1527-21 and the AAI Rule, included the following items:

1. Research of readily available Federal and State environmental agency records for evidence of hazardous substance or related activities on or near the Subject Property. This included the: LUST, NPL, SEMS, Registered UST, RCRA-TSD, RCRA-Generators, ERNS, and other reasonably ascertainable files.
2. Research of reasonably available tribal records for the property and nearby properties.
3. Conduct regulatory file reviews for adjoining and nearby regulated facilities, as deemed necessary by the Environmental Professional.
4. Review of historic maps, city directories and aerial photographs to assess area history and past use of the Subject Property.
5. Reconnaissance of the Subject Property and surrounding area, with a focus on environmental issues.
6. Interviews with the current property owner, past property owners, local residents, government agencies, and firms adjoining to the Subject Property, as possible, to assess past use and present activities which may have impacted the Subject Property.
7. Assess for potential vapor intrusion risks, including a tier one screening per the ASTM Standard Guide for "Vapor Encroachment Screening on Property Involved in Real Estate Transactions," E2600-15.
8. Review of the Chain-of-Title, records of environmental liens, and records of institutional and engineering controls for the property, if provided by the client, as part of the all appropriate inquiry.
9. Preparation of this report to document the results of the site reconnaissance, historical and regulatory research, and interviews, and to provide United Consulting's professional opinion of the environmental condition of the Subject Property.

2.1.3 Significant Assumptions

This Assessment was based on the following significant assumptions in the preparation of this report:

- Site Use – This assessment was conducted with the understanding that the client is considering purchase of the Subject Property.
- Groundwater Flow Direction – The direction of groundwater flow in the area of the property has been inferred based on the site observations of topographic slope, proximity of nearby water bodies, and review of USGS topographic maps.
- Regulatory Records Information – This assessment is based on information provided by EDR regarding the regulatory status of facilities within the minimum search distances, and that this data is complete, accurate, and current.
- Data Gaps – Only the identified significant data gaps affect the assessment.
- Other – This assessment is also based on all information provided through interviews of pertinent agencies, occupants, users, and persons familiar with the property being complete and unbiased.

These limitations are referred to in the ASTM Standard as assumptions. They form part of the basis for the assessment performed for this Subject Property. If any of these items are not accurate, United Consulting must be so informed so appropriate re-assessment can be performed.

2.1.4 Limitations

United Consulting has performed appropriate inquiry for this Phase I Environmental Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-21 and 40 CFR § 312, the AAI Rule. In accordance with this practice, asbestos, mold, lead-based paint testing, radon, endangered species, and wetlands work are excluded from the standard scope of work for Phase I Environmental Assessments. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a site. United Consulting's assessment is based on a visual evaluation of the surficial conditions, and is a professional opinion, only. No other warranty or guarantee is expressed or implied. This report must be considered in its entirety.

United Consulting's conclusions, opinions and suggestions have been prepared using generally accepted standards prevailing within the relevant disciplines as practiced within the southeastern United States. Nothing contained within this report is intended to supersede or replace the judgment of the Client. All decisions relating to the aforementioned project or site are the sole responsibility of said user(s).

United Consulting's conclusions, opinions and suggestions are based upon information furnished including governmental records, as well as United Consulting's professional experience. This assessment may not detect or account for all conditions or factors present at a project area or Subject Property. Should such unexpected conditions or factors become manifest during subsequent activities at a site, it will be necessary for United Consulting to review and re-evaluate any and all conclusions, opinions and suggestions made with respect to this project or Subject Property. Accordingly, United Consulting should be contacted immediately in such a situation.

2.1.5 Special Terms and Conditions

The terms and conditions for this Phase I Environmental Assessment were set forth in United Consulting's proposal dated May 29, 2025, which was authorized the same day by Mr. Scott Brumbelow, a representative of Georgia Utility Contractors Association, Inc.

2.1.6 User Reliance

This report is for the exclusive use of **Georgia Utility Contractors Association, Inc.** and may be used only in reference to the project described herein. United Consulting is not responsible for the conclusions, opinions, or recommendations of others, and shall not be liable for unauthorized use of this report.

The right to rely upon this report and the data herein may not be assigned without the express written permission of United Consulting. As a prerequisite for the granting of such permission, the third-party user(s) (including, but not limited to, the Client's successors and assigns) must agree to be bound by the terms and conditions of the original agreement between United Consulting and the Client. Further, reliance is dependent on similar uses of the property and the document.

2.2 Site Description

2.2.1 Location and Legal Description

The Subject Property consisted of approximately 0.44 acres located east of the intersection of Main Street and North Lake Drive in Forest Park, Clayton County, Georgia. The Subject Property consisted of one parcel identified by the Clayton County Parcel ID 13050B J001A. The client provided the site address of 794 Main Street, Forest Park for the Subject Property. United Consulting utilized a client provided tax map to determine the limits of the Subject Property during the site reconnaissance. The location of the Subject Property is illustrated on Figure 1, which is located in Appendix A. The tax map is reproduced in Appendix B. A legal description of the Subject Property was not provided.

Exhibit 1: Aerial Photograph of the Subject Property**2.2.2 Site and Vicinity General Characteristics**

At the time of the site reconnaissance, the Subject Property was vacant, grassed land. Areas surrounding the Subject Property were developed with commercial buildings or were vacant lots. The subject property is bound to the west by North Lake Drive, and to the south by Main Street.

2.2.3 Previous Environmental Assessments

United Consulting has not been provided with previous environmental assessments conducted on the Subject Property.

3.0 USER PROVIDED INFORMATION

United Consulting provided Georgia Utility Contractors Association, Inc. with a user questionnaire. Mr. Scott Brumbelow, representative of Georgia Utility Contractors Association, Inc., completed the questionnaire on May 30, 2025. A summary of the information provided is presented below:

3.1 Title Records

Mr. Brumbelow stated that the chain of title would be provided for the Subject Property. As of the issuance of this report, a full chain of title report has yet to be received. If this is received at a later date and changes United Consulting's opinion regarding the Subject Property, an addendum will be issued.

3.2 Environmental Liens or Activity and Use Limitations

Mr. Brumbelow indicated it was unknown whether there were environmental liens or activity and use limitations (AULs) associated with the Subject Property.

3.3 Specialized Knowledge of User

Mr. Brumbelow indicated he had no specialized knowledge of environmental conditions at the Subject Property.

3.4 Commonly Known Information

Mr. Brumbelow indicated he was not aware of commonly known information within the community regarding environmental conditions. United Consulting also attempted to conduct interviews with available local persons in an attempt to obtain commonly known information concerning the Subject Property. Details of the interviews performed are included in Section 6 of this report.

3.5 Valuation Reduction for Environmental Issues

Mr. Brumbelow indicated that the purchase price of the Subject Property was within the fair market value of other non-contaminated property in the vicinity.

3.6 Owner, Property Manager, and Occupant Information

Mr. Brumbelow indicated that the current owner of the Subject Property is the City of Forest Park, and provided United Consulting with contact information for an owner representative. United Consulting contacted the owner representative in an attempt to gain an owner interview, as further discussed in Section 6.2.

3.7 Reason for Performing Phase I

This Phase I Environmental Assessment was conducted with the understanding that the client intends to purchase the Subject Property and wishes to fulfill one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* protections under Superfund regulations, as well as to assess potential regulatory, liability and valuation issues.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

The topography, geology and hydrogeology commonly control the migration of chemicals released at a site/facility. The relative location of the properties will often define their potential interaction and hydraulic connection. The description of the physical setting for the Subject Property is provided below, starting with the topography and geology. The estimated surface water and groundwater flow directions are then estimated and described.

4.1.1 Geology and Topography

The Subject Property is located in the Piedmont Physiographic Province of Georgia, which is characterized by medium- to high-grade metamorphic rocks and scattered igneous intrusions. Topography in the province is variable and ranges from gently rolling hills in the south to moderate to steep hills in the north. Based on the United States Geological Survey (USGS) 7.5-minute topographic quadrangle map of the area, *Jonesboro, Georgia, 2014*, and the USGS National Map (accessed June 17, 2025), elevations in the vicinity of the Subject Property range from approximately 900 feet above mean sea level (ft msl) to approximately 1,010 ft msl. The Subject Property was near the top of a hill with an approximate elevation of 1,010 ft msl. Surface water flow at the Subject Property and immediate vicinity generally flows radially away from the Subject Property. Figure 2, which is located in Appendix A, shows the topography of the Subject Property and surrounding areas.

The metamorphic rocks comprising the Piedmont were formed when older "parent" rocks were subjected to high temperatures and/or pressures during regional metamorphism that occurred during the creation of the Appalachian Mountains. The same high temperatures and pressures also caused some "parent" rocks to fully melt and subsequently re-crystallize as intrusive igneous rocks. According to the Geologic Map of Georgia, the rock types underlying the Subject Property have been mapped as Precambrian-Paleozoic Period granite gneiss / amphibolite.

4.1.2 Groundwater Flow

In the Piedmont Physiographic Province, the upper groundwater zone is located in residual soils, which is underlain by bedrock. Groundwater flow in the upper zone is generally unconfined. Flow in the deeper rock zone is generally contained in joints, fractures and other openings in bedrock and the pore spaces in the overlying residual soil. Groundwater recharge occurs by seepage of water through the soil and/or rock or by flowing directly into openings in outcropping rock. The primary source of recharge water is from precipitation that falls in the area but can also originate from river discharge during dry periods. The movement of groundwater typically follows the original surface topography, moving from hilltops and uplands to stream valleys. The water table is generally 30 to 100 feet below the ground surface on hilltops and hillsides but is at or near the ground surface in stream valleys and draws. In this type of geologic setting, the direction of groundwater flow can be anticipated to generally conform to that of the surface water.

Based on the USGS National Topographic Map of the area, groundwater beneath the Subject Property is anticipated to flow radially away from the Subject Property as the Subject Property is on top of a hill. As the Subject Property is located on top of a small hill, no properties are considered up-gradient to the Subject Property.

4.2 Standard Environmental Record Sources

4.2.1 Search Basis:

Reasonably ascertainable Federal and State environmental agency records were reviewed for evidence of regulated or investigated facilities within the minimum search distances outlined by ASTM E 1527-21 and 40 CFR § Part 312, which are presented below in Table 1.

4.2.2 Record Search:

United Consulting utilized a commercial database reporting company (Environmental Data Resources, Inc., or EDR) to provide Federal, State, and Tribal environmental records. The search was conducted by outlining the property boundaries within the EDR mapping tool and requesting a search of applicable environmental databases for the required search distances. Due to the EDR Geocoding capabilities, facility locations are not always exact; therefore, some facilities may appear within the database reports that are actually beyond the required search distances. United Consulting utilized a combination of online mapping and field verification to locate the listed facilities and only those facilities confirmed to be within the respective ASTM or AAI search distances are referenced in this report. Therefore, some facilities may be shown in the database report that are not within the applicable search distances and as such, are not discussed in this report. A copy of the database report used for the regulatory agency review is included in Appendix C. The facilities identified and search records reviewed are listed in Table 1.

Table 1: Regulatory Databases

Environmental Database	Number On Site	Number Off Site
SEARCH DISTANCE: 1-MILE		
United States Environmental Protection Agency (US EPA) National Priority List (NPL)	0	0
US EPA CORRACTS database	0	0
Georgia EPD Hazardous Site Inventory (HSI), also referred to as a Georgia EPD State Hazardous Waste Site (SHWS)	0	0
SEARCH DISTANCE: 1/2-MILE		
US Tribal Records (Indian Reservations) ¹	0	0
US Tribal LUST Records (Indian LUST) ¹	0	0
US EPA delisted National Priority List (Delisted NPL)	0	0
US EPA Brownfields (US BROWNFIELDS)	0	0
US EPA Resource Conservation and Recovery Act – Treatment, Storage and Disposal (RCRA TSD) Facilities List	0	0
US EPA US EPA Superfund Enterprise Management System (SEMS), formerly the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database	0	0

Environmental Database	Number On Site	Number Off Site
US EPA SEMS Archive , formerly CERCLIS - No Further Action (NFRAP)	0	0
Georgia Brownfields Public Records List (BROWNFIELDS)	0	0
Georgia EPD delisted State Hazardous Waste Site (DEL SHWS)	0	0
Georgia EPD Non-Hazardous Site Inventory (GA Non-HSI)	0	1
Georgia Leaking UST List (LUST)	0	8
Georgia Environmental Protection Division (EPD) Operating Solid Waste Facilities List (SWLF) and Recycling Facilities (SWRCY)	0	0
SEARCH DISTANCE: PROPERTY AND ADJOINING		
US Tribal UST Records (Indian UST) ¹	0	0
US EPA Resource Conservation and Recovery Act (RCRA) Generators database (GNRTR) ²	0	0
Georgia EPD Registered Underground Storage Tanks (UST) List	0	0
Georgia EPD Drycleaners (DRYCLEANERS)	0	0
US Federal per- and poly-fluoroalkyl substances (PFAS) associated listings ³	0	0
SEARCH DISTANCE: PROPERTY ONLY		
US EPA Emergency Response Network System (ERNS) and Georgia Spills List database (SPILLS)	0	0
US Engineering Controls (US ENG CONTROLS)	0	0
US and State Institutional Controls (INST CONTROLS)	0	0
Facility Index System (FINDS)	0	0
Enforcement & Compliance History Information (ECHO)	0	0
NOTES: The list/database information was obtained from Environmental Data Resources, Inc. (EDR). EDR updates their system information routinely. Their databases are derived from databases developed by various government agencies. United Consulting cannot warrant the accuracy of the information included in these databases. The EDR data was relied upon for this Assessment. ¹ No Federal Tribal Lands are located within Georgia; therefore, no Tribal LUST or UST files exist for Georgia. ² The RCRA-Generators database includes Large Quantity Generators (LQG), Small Quantity Generators (SQG), Very-Small Quantity Generators (VSQG), and Non-Generators (Non-Gen) ³ These are PFAS associated listings identified by EDR and listed under their Other Ascertainable Records.		

4.2.3 Listed Regulated Facilities:

The Subject Property was not listed on the state or federal environmental databases reviewed. There were nine off-site, listed regulated facilities identified within the prescribed search distances of the Subject Property. The identified facilities are further discussed below and in Section 4.4.

4.2.4 Orphan Facilities:

The regulatory database report includes a list (Orphan List) of facilities that could not be mapped due to poor or incomplete address information. United Consulting reviewed this list, which included one facility, to determine if this orphan facility was located within the respective search distances from the Subject Property. The listed orphan facility appeared to be located outside the ASTM/AAI search radii from the Subject Property and is therefore not considered a REC to the Subject Property.

4.2.5 Other Notable Facilities:

Other notable facilities include those businesses, properties or facilities that were not listed as regulated facilities but were observed during the reconnaissance and appear to represent potential RECs. Other notable facilities also include those facilities that were listed under non-ASTM or AAI databases or were outside the required search distances. No "other notable" facilities were identified during our research or reconnaissance.

4.3 Additional Environmental Record Sources

4.3.1 Internet Searches

A Google search was conducted for the address of the Subject Property (794 Main Street, Forest Park Georgia, 30297). The query did not provide results of environmental significance for the Subject Property. United Consulting also conducted a search for the address of the Subject Property using the EPA EnviroFacts Multi-system search (<https://enviro.epa.gov/>). No results were returned for the Subject Property.

4.3.2 Historical Facilities:

EDR has compiled a proprietary list of potential historic facilities by searching business directories available to EDR. The facilities identified in this compilation include those facilities that may have operated as gasoline stations/filling stations/service stations or dry-cleaning establishments. EDR identified five historical facilities within 1/8-mile of the Subject Property. Based on distance and topographic relationship to the Subject Property, it is United Consulting's opinion that four of these five facilities do not represent RECs to the Subject Property.

4.4 Discussion of Identified Facilities:

Nine regulated facilities were identified, which included nine regulatory database listings within the applicable ASTM/AAI search distances. Additional research conducted by United Consulting did not identify additional facilities. United Consulting's conclusion whether the identified facility(s) represent a REC to the Subject Property is further discussed below. Based on the topographic and hydraulic relation of the surrounding facilities to the Subject Property, only those facilities immediately adjoining are further discussed below.

4.4.1 Facilities Identified on the Subject Property

Review of the EDR regulatory database report did not identify the Subject Property on the state or federal environmental databases reviewed. Additional record searches also did not identify facilities on the Subject Property.

4.4.2 Facilities Identified Outside of the Subject Property Boundaries

Former Crumbley Tire Center
775 Main Street
Adjoining

This facility was listed as a historical automotive shop, and a LUST facility, according to the EDR report reviewed. This facility formerly adjoined the Subject Property to the southwest and appears to be down-gradient of the Subject Property. Two 3,000 gallon and one 1,800 gallon USTs were removed from this facility on May 7, 2009. At the time of removal, six soil samples were collected beneath the USTs and two stockpile samples were obtained. The soil samples were analyzed for benzene, toluene, ethylbenzene, and xylene (BTEX), polynuclear aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPH) – diesel range organics (DRO) and gasoline range organics (GRO). Ethylbenzene and xylenes were detected at very low concentrations in two of the samples. A Phase II Environmental Assessment (Phase II) reportedly also occurred at the facility in early 2009, which collected groundwater from three monitoring wells at the facility and analyzed the samples for BTEX, PAHs, TPH-DRO, and TPH-GRO. No detections above laboratory detection limits were identified within the groundwater samples. Based on the results of the closure report and previous Phase II, the facility received a “No Further Action, However” letter for the release, dated June 22, 2009. Due to the low soil detections, lack of groundwater impacts, and the topographic relationship to the Subject Property, it is in United Consulting’s opinion that this facility does not represent a REC to the Subject Property.

Based on distance and topographic relationship to the Subject Property, it is United Consulting’s opinion that the remaining identified facilities do not represent RECs to the Subject Property.

4.5 Historic Document Review

4.5.1 Approach:

Historic research was conducted to assess the history of the Subject Property and surrounding areas from an environmental perspective. This research included reviewing available aerial photography/satellite imagery, city directories, Sanborn® Fire Insurance Maps, and topographic maps, as readily available and outlined below.

- Aerial Photographs, dated 1939, 1940, 1949, 1950, 1955, 1960, 1968, 1972, 1978, 1981, 1988, 1993, 1999, 2007, 2010, 2015, 2019, 2023.
- City Directories dated 1967 through 2020.
- 30-Minute USGS Topographic Maps: *Atlanta, Georgia*, dated 1888 and 1895.
- 7.5-Minute USGS Topographic Maps: *Jonesboro, Georgia*, dated 1954, 1968, 1973, 1995, 2014, 2017, 2020.

EDR indicated that Sanborn® maps do not exist for the Subject Property area. No other pertinent historic aerial photography, area specific documentation, or maps were readily available for review. Copies of the historic review documents are located in Appendix D.

4.5.2 Subject Property Review:

4.5.2.1 Aerial Photography/Satellite Imagery

The 1939 aerial photograph showed the Subject Property as developed with a small building.

No significant changes to the Subject Property were observed in the subsequent aerial photographs until the 2015 aerial photograph, when the building had been demolished. Since this time, the Subject Property was observed as vacant, grassed land.

4.5.2.2 City Directories

The Subject Property address of 794 Main Street was first listed within the city directories reviewed in 1970 as Builders Brokerage.

In the 1976 through 1992 city directories the Subject Property was listed as Whites TV.

The Subject Property was not listed in the 1995 through 2005 city directories reviewed.

In 2010, the Subject Property was listed as New Birth Bible Believers.

The Subject Property was not listed in the 2014 through 2020 city directories reviewed.

4.5.2.3 Sanborn® Fire Insurance Maps

Sanborn® Fire Insurance Maps do not exist for the Subject Property.

4.5.2.4 Topographic Maps

Due to the scale, no structures were mapped on the 1888 or 1895 USGS topographic maps.

The 1954 through 1973 USGS topographic maps did not show structures on the Subject Property.

The 1992 through 2020 USGS topographic map series only depict landmark structures. No landmark structures were mapped on the Subject Property.

4.5.3 Adjoining Property Review:

4.5.3.1 Aerial Photography/Satellite Imagery

The 1939 aerial photograph showed a single-family home on the eastern adjoining property and a building on the southern adjoining property likely associated with the railroad.

The 1960 aerial photograph showed the construction of a commercial building on the western adjoining property, and the construction of a train station on the southern adjoining property. The construction of a commercial building was also shown on a parcel southwest of the Subject Property.

The 1972 aerial photograph showed construction of a commercial building on the eastern adjoining parcel.

The 1978 aerial photograph showed construction of a parking lot on the northern adjoining property. No significant changes were observed on the adjoining properties in the aerial photographs from 1981 to 2007.

The 2010 aerial photograph showed the demolition of the train station on the southern adjoining property, and the western adjoining building. The building southwest of the Subject Property was also demolished.

The 2015 aerial photograph showed the extension of North Lake Drive located west of the Subject Property and the renovation of the intersection between North Lake Drive and Main Street southwest of the Subject Property.

No significant changes were observed on the adjoining properties in subsequent aerial photographs.

4.5.3.2 City Directories

United Consulting reviewed the city directories for addresses adjoining to and in the vicinity of the Subject Property.

The northern adjoining property was not listed in the city directories reviewed. The western adjoining property, identified by the address 786 Main Street, was identified as commercial property starting in 1976 until the 2017 city directory when it was no longer listed.

The southwestern adjoining property at 775 Main Street was identified as an automotive shop in the 1976 through 2010 city directories. This facility is further discussed above in Section 4.4.

The southern adjoining properties were listed at 799 Main Street and 803 Main Street. The property listed at 799 Main Street was not listed in the city directories reviewed. The property listed at 803 Main Street was listed as an office from the 1976 city directory until the 2005 city directory when it was listed as a church. After the 2005 city directory, 803 Main Street was no longer listed.

The eastern adjoining property was listed as offices from the 1976 city directory through the 2020 city directory.

No listings of environmental concern were identified within the city directories reviewed for properties adjoining to or within the direct vicinity of the Subject Property, outside of the aforementioned automotive shop.

4.5.3.3 Sanborn® Fire Insurance Maps

Sanborn® Fire Insurance Maps do not exist for the Subject Property area.

4.5.3.4 Topographic Maps

Due to the scale, no structures were mapped on the 1888 or 1895 USGS topographic maps.

The 1954 through 1973 USGS topographic maps did not show structures adjoining the Subject Property.

The 1992 through 2020 USGS topographic map series only depicts landmark structures. No landmark structures were mapped on adjoining properties. However, the 2017 USGS topographic map showed the extension of North Lake Drive located west of the Subject Property.



4.5.4 Summary of Historic Document Review:

4.5.4.1 On-site

Based on the historic documents reviewed, the Subject Property was historically developed land with one building. This building was demolished between 2010 and 2015, and the lot remained vacant cleared land.

4.5.4.2 Adjoining Properties

Based on the historic documents reviewed, properties adjoining to the Subject Property were historically undeveloped and/or developed with commercial buildings and single family residences.

5.0 RECONNAISSANCE

5.1 Subject Property Reconnaissance

5.1.1 Methodology and Limiting Conditions:

United Consulting's reconnaissance of the Subject Property was performed on June 17, 2025. The reconnaissance was conducted to look for evidence of RECs at the Subject Property. The reconnaissance consisted of an on-site, visual review by a representative from United Consulting: Mr. Michael Abernathy, Senior Environmental Specialist. The reconnaissance was performed by walking portions of the perimeter boundaries of the Subject Property and the interior portion of the Subject Property. No limiting conditions were encountered.

5.1.2 Results:

The results of the reconnaissance are summarized in the table below. Additional discussion is provided following the table as appropriate. Photographs of the Subject Property are included in Appendix E.

Table 2: Site Reconnaissance Information

Items	Observed (Yes/No)	Discussion (Blanks indicate items not observed on the Subject Property)
Current Use of the Subject Property	Yes	Discussed below
Contracted Maintenance Services	No	
Drums	No	
Easements	No	
Hazardous Substances and Petroleum Products in Connection with identified uses	No	
Hazardous Substances and Petroleum Products Containers	No	
Odors	No	
Polychlorinated Biphenyl (PCB) Equipment	No	
Ponds and/or Pools of Liquid or Sludge	No	
Roads and Access	Yes	The Subject Property was accessed via Main Street to the south and North Lake Drive to the west.
Sewage Service	No	
Solid Waste	No	
Stained Soil or Pavement	No	
Storage Tanks (ASTs/USTs)	No	Discussed below
Stressed Vegetation	No	
Sumps and/or Pools of Liquid or Sludge	No	



Items	Observed (Yes/No)	Discussion (Blanks indicate items not observed on the Subject Property)
Wastewater/Process Water	No	
Water Service	No	
Wells	No	
Interior Observations		
Drains/Sumps/Trenches	N/A	
Heating/Cooling	N/A	
Hydraulic Equipment	N/A	
Service/Equipment Pit	N/A	
Stains or Corrosion	N/A	

5.1.2.1 Site Structures/Property Use:

The Subject Property was vacant grassed land. No current use of the Subject Property was apparent.

5.1.2.2 Tanks:

No aboveground storage tanks (ASTs) were observed on the Subject Property. No features indicative of USTs, such as fill caps, vent pipes, pump islands, or associated piping were observed on the Subject Property.

5.2 Area Reconnaissance

5.2.1 Methodology:

A foot and automobile tour of the surrounding area was conducted to assess area land use and to look for evidence of potential sources of hazardous substances on adjoining or nearby properties. The reconnaissance was performed by the same individual as the site reconnaissance while walking along the Subject Property boundaries and driving along the nearby public roads. Observations were limited to what could be seen from publicly accessible areas.

5.2.2 Results:

The results of the reconnaissance are included in the table below and summarized further below. Photographs of the surrounding area are included in Appendix E.



Table 3: Area Reconnaissance Information

Items	Observed (Yes/No)	Discussion (Blanks indicate items not observed in the vicinity of the Subject Property)
Area Structures	Yes	Discussed below
Area Property Use	Yes	Discussed below
Drums	No	
Easements	Yes	Typical utility easements were observed along vicinity roads.
Hazardous Substances and Petroleum Products in Connection with identified uses	No	
Hazardous Substances and Petroleum Products Containers	No	
Ponds and/or Pools of Liquid or Sludge	No	
Solid Waste	Yes	Typical dumpsters were used by the adjoining properties
Stained Soil or Pavement	No	
Storage Tanks (ASTs/USTs)	No	
Stressed Vegetation	No	
Wells	No	

5.2.2.1 Area Structures/Property Use

The property adjoining north of the Subject Property was a paved vacant lot. Adjoining west of the Subject Property was North Lake Drive, followed by a vacant lot. Adjoining south of the Subject Property was Main Street followed by vacant lots. The eastern adjoining property was developed with a single-story office building.

6.0 INTERVIEWS

6.1 Interview Methodology

During and following the reconnaissance, interviews were conducted with people familiar with the Subject Property. These persons were questioned as to their knowledge of any past activities at the Subject Property, which might present the potential for recognized environmental conditions. The interviews provided the following information. Copies of interview forms are included in Appendix F.

6.2 Property Owner(s)

Ms. Rochelle Dennis was provided as the owner representative for the Subject Property. Ms. Dennis completed United Consulting's owner questionnaire on June 16, 2025. She stated that they have owned the Subject Property for 14 years and that she believed the Subject Property to have historically been undeveloped land. She was unaware of structures or previous environmental reports associated with the Subject Property. Further, she indicated he was unaware of environmental concerns associated with the Subject Property or surrounding area.

6.3 Site Manager/Occupants/Local Residents

As the Subject Property was vacant, no individuals were located on the Subject Property to be interviewed during the site reconnaissance. A United Consulting employee called Jonesy's Place and spoke to an employee (name not provided). The Jonesy's Place employee indicated that she was unaware of environmental concerns regarding the Subject Property.

6.4 Local Government Officials

United Consulting submitted an Open Records Request with the City of Forest Park Fire Department, requesting records of emergency responses of potential environmental concern associated with the Subject Property. As of the issuance of this report, no response has been received.

7.0 VAPOR ENCROACHMENT SCREEN

7.1 Purpose

The purpose of the vapor encroachment screening was to assess for a potential vapor encroachment condition (VEC) at the Subject Property. A VEC is generally defined as the presence or likely presence of certain volatile chemicals that can migrate as a vapor into the sub-surface of the Subject Property caused by the release of vapors from contaminated soil or groundwater or both either on or near the Subject Property as identified by the Tier 1 or Tier 2 procedures in the ASTM Standard Guide for "Vapor Encroachment Screening on Property Involved in Real Estate Transactions," E2600-15.

7.2 Tier 1 Vapor Encroachment Condition Screening:

Using the information as gathered and documented within this Phase I Environmental Assessment, have known, or suspected potentially contaminated (up- and/or side-gradient) properties with Chemicals of Concern (COC) been identified within the Area of Concern (AOC):

Chemical of Concern (COC)	Search Distance*	Facilities Identified? (Y/N)
Petroleum Constituents	1/10 Mile	N
Non-Petroleum Volatile Chemicals	1/3 Mile	N
Notes: *Approximate minimum search distance from the perimeter of the Subject Property.		

For down-gradient, off-site potentially contaminated properties, the AOC is reduced to the critical distance. For cross-gradient, off-site potentially contaminated properties, the AOC is reduced to the critical distance plus one half of a reasonable estimation of the contaminated plume width.

Is potential source within the critical distance as outlined above?

Chemical of Concern (COC)	Critical Distance (+ width for cross-gradient)	Potential Source Within Critical Distance? (Y/N)
Petroleum Constituents	30 Feet	N
Non-Petroleum Volatile Chemicals	100 Feet	N

7.2.1 Identified Facilities within AOC/Critical Distance:

- None identified.

Based on the above information, as supported with information documented in the Phase I Environmental Assessment Report, the Tier 1 Screening conclusion is:

	Check which Applies
A VEC exists	<input type="checkbox"/>
A VEC does not exist	<input checked="" type="checkbox"/>

8.0 DATA GAPS

8.1 Purpose

United Consulting conducted a thorough review on the use of the Subject Property during completion of this Phase I Environmental Assessment. The below table summarizes many of the common data failures/gaps encountered during the completion of a Phase I Environmental Assessment. Per ASTM and AAI standards, United Consulting has relied on 'User Provided Information' to complete this property assessment. If the user fails to provide this information to United Consulting, it could result in a determination that "all appropriate inquiry" for this site is incomplete. Further, United Consulting is not responsible for any errors or omissions associated with the User Provided Information.

Table 4: Summary of Potential Data Failures/Gaps

Report Section	Information/Data	Comment	Significant Data Gap (Y/N/NA)	Additional Action(s) (Y/N/NA)
Section 3 - User Provided Information				
3.1	Title History	Not Provided	N	Y
3.2	Environmental Lien Review	Not Provided	N	Y
3.3	Specialized Knowledge	Obtained	N	N
3.4	Commonly Known Information	Obtained	N	N
3.5	Valuation Reduction for Environmental Issues	Client Commented	N	N
Section 4 - Historical Use Information				
4.5.2.1	4.5.3.1 Aerial Photographs	Obtained	N	N
4.5.2.2	4.5.3.2 City Directories	Obtained	N	N
4.5.2.3	4.5.3.3 Sanborn Fire Insurance Maps	N/A	N	N
4.5.2.4	4.5.3.4 Topographic Maps	Obtained	N	N
Section 5 - Site Reconnaissance				
5.1.2	Exterior Accessibility	Accessible	N	N
5.1.2	Interior Accessibility	N/A	N	N
Section 5 - Area Reconnaissance				
5.2	Accessibility	Accessible	N	N
Section 6 - Interviews				
6.2	Property Owner	Obtained	N	N
6.3	Site Manager/Occupants/ Local Residents	Obtained	N	N
6.4	Local Government Officials	Obtained	N	N
Notes:				
Common Data Descriptions: Not Provided, Provided, Not Contacted, Contacted, Accessible, Not Accessible, Obtained, Not Obtained, Gap, Failure, NA = Not Available				
Per ASTM E 1527-21, failure to provide the 'user provided information' to the environmental professional could result in a determination that "all appropriate inquiry" for this site is incomplete.				

8.2 Discussion of Data Gaps

United Consulting conducted a thorough historical review on the past use of the Subject Property during completion of this Phase I Environmental Assessment.

The historical research included sources from 1888 to present. The lack of chain of title represents a data gap to this report. This data gap did not prevent United Consulting from forming an opinion regarding RECs at the Subject Property and therefore is not deemed to be a significant data gap.

United Consulting recommends that the individual conducting the title research for the Subject Property also search for environmental liens and activity and use limitations connected with the Subject Property. If environmental liens and activity and use limitations are found, United Consulting should be contacted to assess their significance.

9.0 FINDINGS AND OPINIONS

The Subject Property consisted of approximately 0.44 acres of vacant grassed land. Historically, the Subject Property was developed with one building. This building was demolished between 2010 and 2015, and the lot remained vacant grassed land.

The Subject Property was surrounded by offices, roadways, and vacant land. United Consulting did not identify features or conditions indicative of Recognized Environmental Conditions (RECs) on the Subject Property during the site reconnaissance, or on vicinity properties during the area reconnaissance. No previous uses of obvious environmental concern were noted for the Subject Property or adjoining properties.

The Subject Property was not listed on the state or federal environmental databases reviewed. Based on review of the Environmental Data Resources, Inc. (EDR) report, there were nine off-site, listed regulated facilities identified within the prescribed search distances of the Subject Property. Five EDR historical facilities were identified within 1/8-mile of the Subject Property. Based on the distance and topographic relationship to the Subject Property, it is United Consulting's opinion that the identified facilities do not represent RECs to the Subject Property.

The Vapor Encroachment Screening included a Tier 1 screening. Based on the results of the screening, a VEC does not exist.

This assessment has revealed no RECs, HRECs, CRECs, or Significant Data Gaps in connection with the Subject Property.



10.0 CONCLUSIONS

United Consulting has performed a Phase I Environmental Assessment for the Subject Property in substantial conformance with the scope and limitations of ASTM Practice E 1527-21 and the AAI Rule (in 40 CFR § 312). Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed no RECs, HRECs, CRECs, or Significant Data Gaps in connection with the Subject Property.



11.0 DEVIATIONS

The Phase I Environmental Assessment was performed to substantially meet the requirements of ASTM for such investigations. The technical requirements of the ASTM standard, revised in the year 2021, were followed.

United Consulting's opinions included issues beyond strict liability under CERCLA, or Superfund. No substantial deviations or limiting conditions to the ASTM were made outside of those previously stated.

12.0 REFERENCES

A summary of the references used in this assessment is provided below, as required by ASTM.

1. All Appropriate Inquiry (AAI) Rules, 40 CFR § 312.
2. American Society for Testing and Materials (ASTM) Practice E 1527-21.
3. ASTM Standard for "Vapor Encroachment Screening on Property Involved in Real Estate Transactions," E 2600-15.
4. Butts, C., and Gildersleeve, B., 1948, Geology and Mineral Resources of the Paleozoic Area in Northwest Georgia, Georgia Geological Survey Bulletin 54.
5. Environmental Data Resources, Inc. (edrnet.com), provider of:
 - a. Aerial Photography
 - b. City Directory Review
 - c. Regulatory Review
 - d. Sanborn® Fire Insurance Map Review
 - e. Topographic Maps Review
6. Google Earth, provider of satellite imagery and geolocation services, www.GoogleEarth.com.
7. USGS National Map (<https://apps.nationalmap.gov/viewer/>)
8. Lawton, D.E., et al., 1976, Geologic Map of Georgia, Georgia Geological Survey.
9. Miller, J.A., 1990, Groundwater Atlas of the United States, Segment 6, Alabama, Florida, Georgia, South Carolina, United States Geological Survey Hydrologic Investigations Atlas HA-730-G.
10. United States Department of Agriculture (USDA), Natural Resource and Conservation Service (NRCS), websoil survey, www.usda.gov.

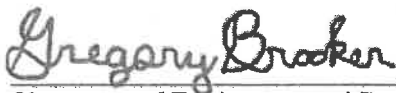
13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, and based on a reasonable interpretation of the applicable regulatory language, I meet the definition of Environmental Professional defined in 40 CFR § 312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR § 312.

Notwithstanding the above, I have prepared this report in conformance with standards and practices prevailing among environmental professionals practicing in our locality, which standards and practices have governed our interpretation and application of regulatory standards, including without limitation, 40 CFR § 312. This practice does not address requirements of any state or local laws. Users are cautioned that state or local laws may impose environmental assessment obligations that are beyond the scope of this practice.

Further, this report has been prepared in accordance with instructions, guidance, standards, or limitations communicated to me by its initial user, as identified in the report. In the case of any conflict, apparent or actual, between regulatory standards and such user directives, I will give priority to the expressed wishes of the user.

In signing this report, I am not attesting to or certifying the accuracy of matter set forth herein (including, without limitation, the accuracy of the information received from sources such as interviews, regulatory databases, public records, photographs, maps, and prospective recipients of this report). Rather, this report contains opinions and conclusions based upon my knowledge and experience applied in reasonable accordance with the prevailing industry standards as described above. No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance with this practice is intended to reduce, but not eliminate, uncertainty regarding the existence of recognized environmental conditions, and this practice recognizes reasonable limits of time and cost.



Signature of Environmental Professional

Gregory Brooker

Senior Environmental Specialist

UNITED CONSULTING



UNITED
CONSULTING

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14.0 QUALIFICATIONS

United Consulting's qualifications are summarized in Appendix H. The resume for the Environmental Professional is also provided in this appendix.

UNITED CONSULTING

July 18, 2025

Mr. Scott Brumbelow
Georgia Utility Contractors Association, Inc.
804 Main Street, Suite C
Forest Park, GA 30297

Email: scott@guca.com

RE: Proposal for Professional Services – GUCA – New Training Facility
794 Main Street Forest Park, GA 30297
Armentrout Matheny Thurmond, P.C., Project No. 25208

Dear Mr. Brumbelow:

It is the understanding of Armentrout Matheny Thurmond P.C. (AMT) that Georgia Utility Contractors Association, Inc. wishes to construct a new two-story building to contain a large class room on the first floor and offices on the second floor. The project area will be two parcels with the building occupying the entirety of the parcel adjacent to Main Street. The building will have steel structure with various exterior wall elements. All floors will be concrete with various finishes. The project includes the development of all interior spaces for their intended use. This facility will be constructed adjacent to the existing GUCA offices. The project will require development of this lot for the building, to include the parking lot, drive and entrance from Hill Street as well as storm detention required by the City of Forest Park. The site area will contain the necessary site components as well as possible training units for field practice. The owner will have the authority to direct these features based on space available. This project will include Architectural, Structural, Mechanical, Electrical, Plumbing and Civil Site plans to accomplish the desired scope of work. The design plans will include the detail and specifications in the plan set so that contractors may bid on the project. There is no kitchen proposed, therefore no health permits will be required. We have estimated your project construction cost based upon a two-story building of 9,600 square feet. Our preliminary estimate of building construction including site improvements is \$2,850,000 to \$3,250,000.

With our understanding of this project, we propose the following tasks to be included in this project:

1. Civil Site Design - AMT will work with you to develop a detailed concept showing a new drive, building location and the storm water treatment area. After concept approval, AMT will refine the design to include the necessary details required by the local ordinance and regulations to satisfy the requirements of the City of Forest Park. Specifically, for this portion of the project, we propose the following tasks:
 - A. Site Survey – You provided a field run survey of the existing project area in pdf and an editable digital version. This Survey included topography and all physical features as of June 20, 2025. This will be the basis for site design.
 - B. Site Grading Plan - This will be designed to accommodate the concept plan. The site is relatively flat and is sloping away from Main Street. The first floor will be on grade with access from the front and rear. Additional grading will be required to direct storm flow to the appropriate devices. Our plan will follow the City of Forest Park ordinances and ADA

regulations. Special consideration around the new entrances shall be made to ensure ADA accessibility.

- C. Stormwater Management Plan - This plan and accompanying hydrology report will address the requirements of the City of Forest Park Stormwater Management ordinance and the Georgia Storm Water Management Manual, Latest Edition. The Site will require installation of best management for the practices and all storm flow will be directed to an underground detention facility on the property. Stormwater management design will include the Operations and Maintenance Agreement as well as any required access easements.
- D. Erosion Sedimentation Plan and Stormwater Pollution Prevention Plan - This work will require a simple erosion and sedimentation control plan as the disturbed area is less than 1 acre. No EPD permit nor *Notice of Intent* is required. Best practices shall be included on the site plan to ensure no sediment is released from the site.
- E. Water and Sewer System - There is no water meters existing on the site. A new water meter is to be installed to serve the new building. The building will require a fire protection sprinkler system. That system is designed and permitted by the fire sprinkler installer, but AMT will design the fire protection supply line and vault. Our design will include the sewer connection for this location. It appears that an 8" sanitary sewer line and 8" waterline are located in the shoulder of Lake Drive nearest the subject parcel.
- F. Landscape and Tree Plan - The plan will also address the City of Forest Park requirements for all trees required by ordinance.
- G. Driveway Permits - There is an existing driveway to the site at the rear of the parcel. This entrance will be improved with a concrete apron to the proposed asphalt parking on the parcel.
- H. Site Inspections - AMT will be available for limited "Called Visits" to consult on issues discovered during construction. Typically this is no more than 2 visits per project. If more extensive visits are requested, we will perform these on an hourly basis. This will also cover any Construction Administration (CA) required.

The fee for the civil site design phase is \$40,000 and includes design development, construction plan sets, and submittal and support to obtain construction permits.

2. Architectural, Structural, Mechanical, Electrical and Plumbing Plans Work - Beginning with the concept plan, the plan development process extends through schematic design, design development drawings and construction plans. We will have regular meetings with you during this process so that your input into the design is assured. The intent is to complement the existing church structure. The building will be constructed with a steel structure. AMT will design the foundations. The MEP plan will include the HVAC system that will consist of discrete units for each planned space: classrooms and offices. It is envisioned to place the HVAC units on the ground adjacent to the building. Details and specifications will be provided so that contractors may bid on the project without relying on assumptions about construction.

For this project, the phases are:

- A. **Conceptual Design:** This stage involves defining the overall concept of the building, including the style, layout, and general design features. It may involve brainstorming sessions, sketching, and preliminary budgeting to determine the feasibility of the project.
- B. **Schematic Design:** In this stage, the designer creates preliminary floor plans and elevations. The design team will also determine the overall structural system and identify any required engineering calculations.
- C. **Design Development:** In this stage, the design team will refine the preliminary design by incorporating input from the design committee and further develop the design details, including materials, colors, and lighting. Structural engineers and mechanical, electrical, and plumbing (MEP) engineers will provide input and specifications as required.
- D. **Construction Documents:** Once the design has been finalized, the architect will create construction documents, which are detailed technical drawings that show the exact specifications and requirements for the project. The construction documents will include drawings for the building envelope, structural framing, MEP systems, and finishes.
- E. **Permitting:** Before construction can begin, the necessary permits must be obtained from the City of Forest Park Building Department. The construction documents will be submitted for review and approval, and any required changes will be made before the permits are issued.
- F. **In terms of specifications for a 9,600 square foot building with class rooms and office building constructed with concrete and steel as well as wood members (potentially), the following factors should be considered:**
 - a. **Building Envelope:** The building envelope, including the roof, walls, and windows, should be designed to meet local building codes and energy efficiency requirements.
 - b. **Structural System:** The structural system shall be designed to support the required loads and to meet local seismic and wind load requirements. The foundation design will also be designed to ensure proper support.
 - c. **MEP Systems:** The mechanical, electrical, and plumbing systems shall be designed to meet the needs of any food prep, including ventilation, HVAC, lighting, and plumbing fixtures. The MEP engineer will provide specifications for equipment and materials, including ductwork, piping, and electrical panels. AMT will coordinate with your A/V contractor to show outlets required for A/V, low voltage sources and CAT 6 receptacles.
 - d. **Finishes:** The finishes shall be specified for all areas of the structure with approval from the owner. This may include flooring, wall finishes, ceiling systems, and lighting fixtures.

Overall, the specifications which will be placed on the plans should be detailed and comprehensive to ensure that the final product meets the owner's vision, local building codes, and industry standards.

The total fee for the a Architectural, Structural, Mechanical, Electrical and Plumbing Plans Work scope is \$116,000 broken down as follows:

Architectural:	\$72,000
Structural:	\$24,000
MEP:	\$20,000

3. Services During Bidding – AMT will provide limited services during the bidding phase to assist the owner with selecting a contractor. These items typically include tasks such as responding to permit review comments, assisting with contractor questions, issuing addenda as necessary, answering pre-bid RFIs and clarifications.

The fee for this portion of work is \$15,000.

4. Construction Administration - During the construction phase, the architect and engineer will provide construction administration services to ensure that the project is built according to the design specifications. This will include periodic site visits, review of shop drawings and submittals, and coordination with the contractor and other consultants. In some cases, your banker may require us, as Architect, to verify pay applications from the contractor. Construction verification and certification is part of this service. This will be an hourly fee based on time and expense. Typically, the CA fee is 15% of the design fee, but will vary based on construction sequence and the requested information by the contractor.

The estimated fee for this portion of work is \$25,000.

5. As-built Plans – The City of Forest Park does require as-built plans for the storm system and the overall site. We will develop the plans and profiles to document the as built condition of the site. A surveyor, preferably the contractor's surveyor who will have the needed information, or can easily develop it, will be needed to obtain the as-built field information. We will provide as-built drawings for the project area for use by you as part of our fee. The surveyor is a reimbursable expense.

The fee for this portion of work is \$3,000.

Note that our fee does not include reimbursable expenses such as permit application fees and printing fees. Reimbursable expenses will include reimbursement of any fees we pay on your behalf, printing of the plans, or other engineering subconsultants that we may hire on your behalf. I recommend a reimbursable expense budget of \$10,000 which does not include subconsultants such as surveyors.

Also, note that the proposal does not include on-site Geotechnical testing or evaluation, nor Special Inspections. Special inspections are required by the City of Forest Park. On this project, required inspections include soil compaction, rebar placement, concrete testing and structural steel observation and approval. I recommend a reimbursable expense budget of \$35,000 for Special Inspections. These budget recommendations are our estimates only. All expenses shall be reimbursed per our hourly rate and reimbursement schedule as shown in Exhibit A.

The Grand Total for all services is \$199,000. Reimbursable expenses and Special Inspections are not included in this amount.

We appreciate your consideration of AMT for this project and have enjoyed working with you on development of this project! If you have any questions in this matter, please feel free to contact me.

Sincerely,
Armentrout Matheny Thurmond P.C.

A handwritten signature in cursive script that reads "Chase T Zech". The signature is written in dark ink and has a fluid, connected style.

Chase T. Zech, P.E.

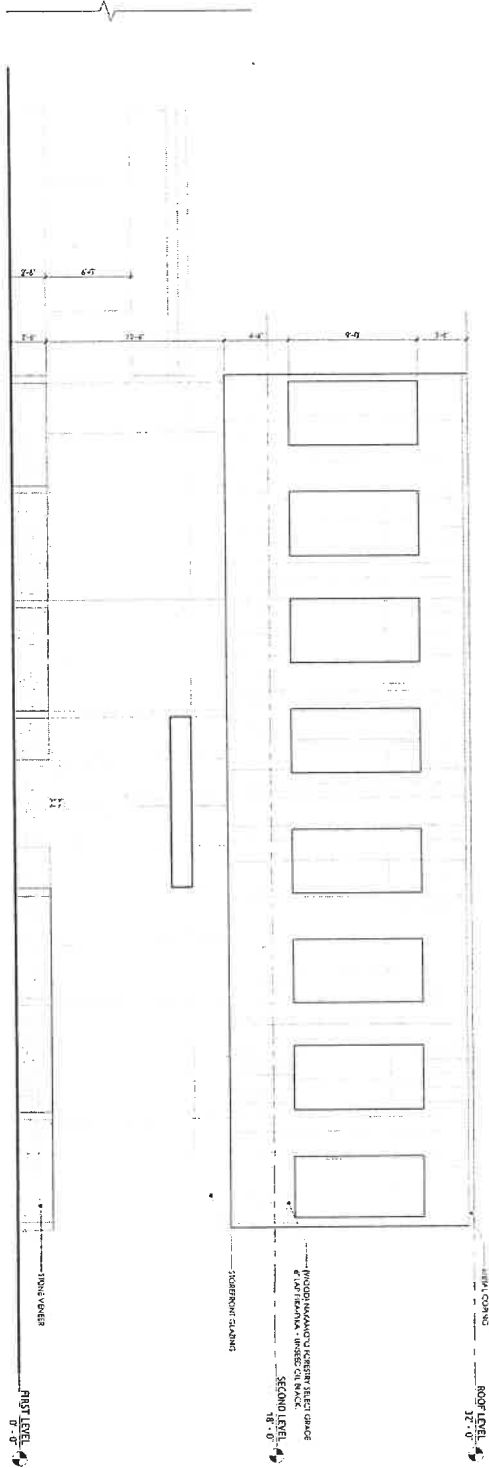
Enclosures: Exhibit A – Hourly Rates

CTZ/25208/proposal

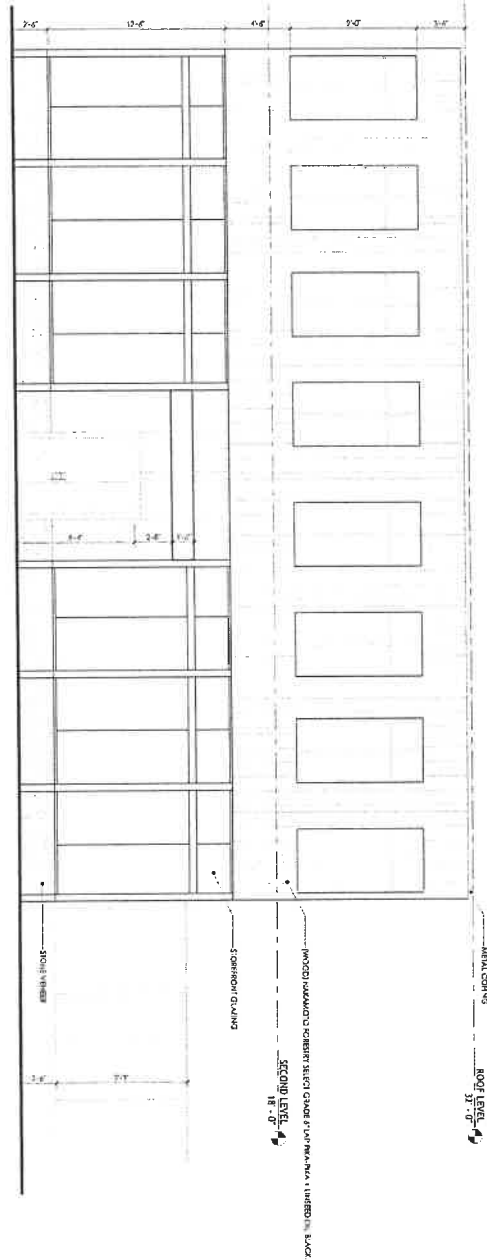
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NOTE: THIS DRAWING IS FOR INFORMATION ONLY. ANY ALTERATIONS OR REVISIONS MUST BE APPROVED IN WRITING BY ARCHITECTURAL PARTNER & ENGINEER, INC.

2 REAR ELEVATION
A200



1 FRONT ELEVATION
A200



A200

ARCHITECTURAL PARTNER & ENGINEER, INC.

20206

GEORGIA UTILITY
CONTRACTORS
795 MAIN ST
FOREST PARK, GA 30297

am
ENGINEERS
ARCHITECTS
PLANNERS
Armentrout • Matheny • Thurmond

DATE: 07/25/2025
DRAWN BY: JWB
CHECKED BY: JWB
APPROVED BY: DWM

DESIGNED: JWB
DRAWN: JWB
CHECKED: JWB
APPROVED: DWM

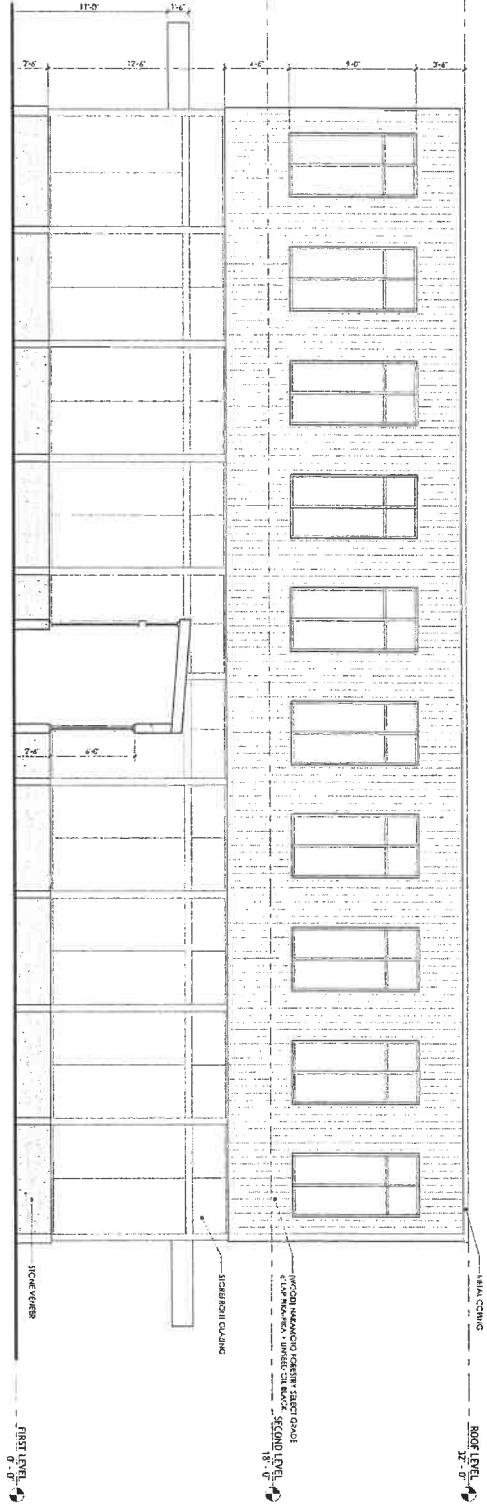
REVISIONS

Date Sequence No. By Description

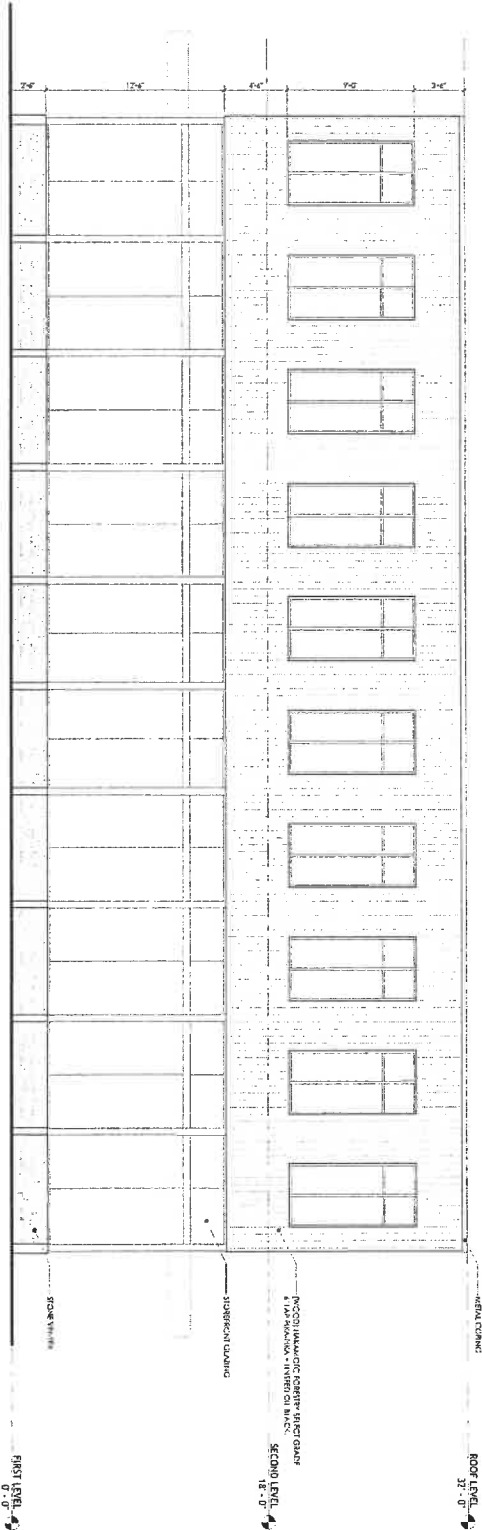
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NOTE: THIS DRAWING IS COMPILED BY CONTRACTOR. ANY ALTERATIONS OR REVISIONS MUST BE APPROVED IN WRITING BY ARCHITECTURAL FIRM AND ENGINEER.

1 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



A201

ENGINEERING ELEVATION

25206

GEORGIA UTILITY
CONTRACTORS
795 MAIN ST
FOREST PARK, GA 30297

amt ENGINEERS
ARCHITECTS
PLANNERS
Armentrout • Matheny • Thurmond

DESIGNED: JWS
DRAWN: JWS
CHECKED: JWS
APPROVE: DWM

DESIGNED: JWS
DRAWN: JWS
CHECKED: JWS
APPROVE: DWM

REVISIONS

Date Sequence No. By Description



RE: Development Plans

From Cahalan, Scott <SCAHALAN@sgrlaw.com>

Date Thu 8/21/2025 4:23 PM

To Kirby Glaze <kirby@hnmhlaw.com>; Scott Brumbelow <scott@guca.com>

Cc Billy Freeman, Jr. <bfreeman@techniqueconcrete.com>; Rochelle Dennis <rdennis@forestparkga.gov>; Simmons, Kenya <kenyasimmons@tjinddev.com>; j.oliver.lee@imsc-corp.com <j.oliver.lee@imsc-corp.com>

CAUTION: This email originated from outside of the organization. Please use caution when interacting with this email.

Kirby

We have a preliminary budget of roughly \$4.4 million.

I prepared the following table as a rough budget. The numbers are conservative. I included the upper end of construction cost provided by our engineer, along with a healthy contingency. Our members will also perform some of the work, which is not reflected in this table.

Description	Est. Cost	Contingency	total
Land	\$150,000		\$150,000
Diligence and Closing	\$30,000		\$30,000
Development	\$25,000	\$25,000	\$50,000
Design	\$250,000	\$50,000	\$300,000
Site	\$100,000	\$50,000	\$150,000
Construction	\$3,200,000	\$250,000	\$3,450,000
Parking/Landscaping	\$100,000	\$20,000	\$120,000
Signage	\$10,000		\$10,000
FF&E	\$100,000	\$25,000	\$125,000
	\$3,965,000	\$420,000	\$4,385,000

We have met with a couple of lenders, and it looks like we will qualify for financing of the project at this budget based upon our longevity of 50 years in existence and our solid financials.

Scott

City of Forest Park - Development Authority

Item #3.

July 31, 2025

Prepared by
Marshall Jones

Prepared on
August 7, 2025

Statement of Financial Position

As of July 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
First Horizon #0373	35,371.21
Total Bank Accounts	35,371.21
Total Current Assets	35,371.21
Fixed Assets	
Accumulated Depreciation	-11,000.00
Equipment	11,000.00
Land and Buildings	
330 Forest Parkway	744,725.00
4812 West Street	227,815.00
4818 West Street	95,565.00
4827 College St	85,000.00
4908-4912 College St	108,424.67
670 North Main St	112,913.00
696 Main St	0.00
763-771 Main St	359,322.00
770 Main St	360,000.00
775 Main St	150,000.00
794 Main St	195,042.00
842 Main St	429,711.00
850 Main St	600,000.00
861 Main St	189,200.00
904-908 Main St	183,893.33
Total Land and Buildings	3,841,611.00
Leasehold Improvements	
330 Forest Pkwy - Sprinkler System	48,185.00
850 Main St - Leasehold Improvements	894,259.42
Demolition	21,600.00
Total Leasehold Improvements	964,044.42
Total Fixed Assets	4,805,655.42
TOTAL ASSETS	\$4,841,026.63

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Management Fee Payable to City	3,750.00
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Total Other Current Liabilities	3,750.00
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		Total
Total Current Liabilities		3,750.00
Total Liabilities		3,750.00
Equity		
Opening Balance Equity		0.00
Retained Earnings		4,852,503.99
Net Revenue		-15,227.36
Total Equity		4,837,276.63
TOTAL LIABILITIES AND EQUITY		\$4,841,026.63

Statement of Activity

July 2025

	Total
REVENUE	
Total Revenue	
GROSS PROFIT	0.00
EXPENDITURES	
Legal & Professional Fees	
Accounting Services	316.50
Total Legal & Professional Fees	316.50
Management Fees	3,750.00
Property expenses	
Electricity	1,627.80
Landscaping	9,055.44
Repair & Maintenance	160.97
Water	316.65
Total Property expenses	11,160.86
Total Expenditures	15,227.36
NET OPERATING REVENUE	-15,227.36
NET REVENUE	\$ -15,227.36

Budget vs. Actuals_FY to last month

July 2025

				Total
	Actual	Budget	over Budget	% of Budget
REVENUE				
Easement Revenue		500.00	-500.00	
Interest Income		1,000.00	-1,000.00	
PILOT Revenue		1,212,750.00	-1,212,750.00	
Proceeds from Sale of Property		500,000.00	-500,000.00	
Rental income		40,000.00	-40,000.00	
Total Revenue	0.00	1,754,250.00	-1,754,250.00	0.00%
COST OF GOODS SOLD				
Cost of Goods Sold		2,500.00	-2,500.00	
Total Cost of Goods Sold	0.00	2,500.00	-2,500.00	0.00%
GROSS PROFIT	0.00	1,751,750.00	-1,751,750.00	0.00%
EXPENDITURES				
Bank Charges		1,000.00	-1,000.00	
Conferences		3,500.00	-3,500.00	
Insurance		2,000.00	-2,000.00	
Legal & Professional Fees		130,000.00	-130,000.00	
Accounting Services	316.50		316.50	
Other		5,000.00	-5,000.00	
Total Legal & Professional Fees	316.50	135,000.00	-134,683.50	0.23 %
Management Fees	3,750.00	45,000.00	-41,250.00	8.33 %
Meetings & Events		1,000.00	-1,000.00	
Office/General Administrative Expenditures		300.00	-300.00	
Other Business Expenses		800.00	-800.00	
Property expenses				
Electricity	1,627.80	2,500.00	-872.20	65.11 %

Total

	Actual	Budget	over Budget	% of Budget
Landscaping	9,055.44		9,055.44	
Repair & Maintenance	160.97	326,400.00	-326,239.03	0.05 %
Utilities		2,500.00	-2,500.00	
Water	316.65	2,500.00	-2,183.35	12.67 %
Total Property expenses	11,160.86	333,900.00	-322,739.14	3.34 %
Transfer to Downtown Development Authority		1,212,750.00	-1,212,750.00	
Travel for Employees		1,500.00	-1,500.00	
Uncategorized Expense		9,000.00	-9,000.00	
Total Expenditures	15,227.36	1,745,750.00	-1,730,522.64	0.87 %
NET OPERATING REVENUE	-15,227.36	6,000.00	-21,227.36	-253.79 %
NET REVENUE	\$ -15,227.36	\$6,000.00	\$ -21,227.36	-253.79 %