



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, March 14, 2024 at 5:30 PM
Council Chambers

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

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

AGENDA

Kimberly James, Chairwoman
Eliot Lawrence, Vice Chairman
Debra Patrick, Member
Avery Wilson, Member

CALL TO ORDER/WELCOME:

1. New Member Swearing In

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

2. Approval of February 8, 2024 Meeting Minutes

OLD BUSINESS:

3. URA History & Update

NEW BUSINESS:

4. Financial Report
5. TA Gillem Logistics 1100 Update
6. Evolution Update

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

ADJOURNMENT:

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



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, February 08, 2024, at 5:30 PM
 City Hall-Council Chambers, Virtual Meeting Via Zoom and YouTube Livestream

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

ECONOMIC DEVELOPMENT
 745 Forest Parkway
 Forest Park, GA 30297

MINUTES

Kimberly James, Chairwoman
Eliot Lawrence, Vice Chairman
Debra Patrick, Member
Marisol Sconiers, Member
Avery Wilson, Member

CALL TO ORDER/WELCOME: Chairwoman Kimberly James called the Urban Redevelopment Authority regular meeting on February 8, 2024, to order at 5:37 pm.

PRESENT:

- Kimberly James
- Eliot Lawrence
- Debra Patrick
- Avery Wilson

ALSO PRESENT:

- Ricky L. Clark, Jr., City Manager
- Danielle Matricardi, City Attorney
- John Wiggins, Director of Finance
- Bruce Abraham, Director of Economic Development
- Lashawn Gardiner, Director of Planning and Community Development
- Bobby Jinks, Director of Public Works
- Rochelle B. Dennis, Economic Development Project Manager

APPROVAL OF MINUTES: Approval of January 11, 2024, Meeting Minutes: Avery Wilson made a motion to approve the January 11, 2024, meeting minutes with the following changes:

- Change the time for the Executive Session from 5:34 pm to 5:44 pm
- Change the spelling of Debrea to Debra

Kimberly James seconded the motion. The motion passed unanimously.

BYLAWS UPDATE: Tabled until updated information is provided. No action taken.

EVOLUTION: A GILLEM CELEBRATION:

- Ricky L. Clark, Jr., City Manager, made a presentation on Evolution, a public event celebrating the former Ft. Gillem as the largest and most successful rapid redevelopment of a decommissioned military base in the world. The event, to be held on Thursday, April 18, 2024, at 6:30 p.m. is to celebrate this historic accomplishment and the City of Forest Park's repayment of the \$30M debt to the United States Army. The Adjutant General, Federal, State, and local elected officials are expected to be in attendance for the three hundred guests. The Army Band will provide entertainment. The Forest Park JROTC will participate as escorts for the event.
- The outdoor event will be held under a tent on a field owned by Kroger. Kroger has donated use of the space. To offset expenses, staff will make a concerted effort to secure private sponsor funding.
- Eliot Lawrence made a motion to approve the URA committing funds not to exceed \$85,000 to support the Gillem Celebration on April 18, 2024. The motion was seconded by Avery Wilson. The motion was unanimously approved.

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

- Debra Patrick made a motion to enter Executive Session at 5:45 pm. Avery Wilson seconded the motion. The motion unanimously passed.
- Eliot Lawrence made a motion to close the Executive Session at 6:50 pm. Avery Wilson seconded the motion. The motion unanimously passed.

NEW BUSINESS:

2024 URA Officer Election: Marisol Sconiers is stepping down from the URA Board. A replacement will be appointed by the City Council. The Chair of the URA Board is appointed by the mayor. Kimberly James made a motion to accept the below slate of URA Board Members. The motion was seconded by Eliot Lawrence. The motion passed unanimously. The approved slate of URA Board Officers is as follows:

- Chair – Kimberly James
- Vice Chair – Avery Wilson
- Secretary & Treasurer – Charise Clay, Economic Development Staff Assistant

Debra Patrick left the meeting at 6:55 pm.

OLD BUSINESS:

Turnover of Anvil Block / Metcalf to City: Bruce Abraham updated the URA Board on the road turnover of Anvil Block and Metcalf to the City of Forest Park. The estimated cost is \$3-6M. Staff is waiting for an updated proposal from Valentino & Associates on the surveying work that is required for Falcon Engineering to begin the road turnover work. The work cannot commence until a survey is completed.

Gillem URA Landscape 2024 Contract: Bruce Abraham informed the URA Board that an updated Scope of Work (SOW) is necessary from the original landscape estimates. Once the SOW is updated, staff will secure three updated estimates to present to the board for approval. Current estimates for landscape services twice monthly are as follows: Ray Womack \$6,250; Anderson \$2,900; and Worldscapes \$425.

Financial Report: City of Forest Park Finance Director John Wiggins provided the URA Financial Report. The Operating Statement (cash on hand in three bank accounts), Operating Revenue (operating cash, operating expenses, and statement of account) were reviewed. Director Wiggins explained that the board should see a better return on their March 2024 statement. Councilwoman Kimberly James questioned the decrease in the Sinking Fund

balance from November to December. Director Wiggins will research and report on the findings at the March meeting.

Director Bruce Abraham is stepping down from his role as the Economic Development Director as of February 29, 2024. He thanked the URA board for their dedication and leadership.

ADJOURNMENT: Avery Wilson made a motion to adjourn the meeting at 7:09 pm. Eliot Lawrence seconded the motion. The motion unanimously passed.

*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.*

ANNUAL REPORT

MARCH 1, 2024

Downtown Development Authority of the City of Forest Park
745 Forest Parkway
Forest Park, Georgia 30297
Attn: Chairman

Re: 2023 ANNUAL REPORT - Memorandum of Understanding and Economic Development Agreement (“EDA”) between TA Gillem Logistics 1100, LLC (the “Company”) and the Downtown Development Authority of the City of Forest Park (the “Authority”) regarding the capital project located at 200 Metcalf Road Extension, Forest Park, Georgia (the “Project”)

Dear Chairwoman Butler:

This letter shall serve as the 2023 Annual Report, as required under the EDA.

Jobs Report

The number of full-time jobs at the Project determined in accordance with the EDA during 2023 was 61. The Jobs Goal is 200 jobs. The Jobs Shortfall for 2023 is 139 jobs. The Jobs Shortfall Percentage is 69.5%.

Investment Report

The Company has invested and caused to be invested at least \$71,695,932 in the Project. The Investment Goal is \$45,000,000. The Investment Shortfall for 2023 is \$0.00; therefore the Investment Goal has been met and satisfied.

Tax Recovery Payments

The Combined Shortfall Percentage for 2023 is 34.75% $((69.5\% + 0\%) \div 2)$. The Tax Recovery Payment for 2023 is \$194,967.90 (County ad valorem tax savings of \$368,179.20 x 34.75% = \$127,942.30 and City ad valorem tax savings of \$192,879.36 x 34.75% = \$67,025.58).

Please do not hesitate to let us know if you require any additional information.

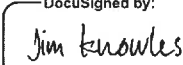
(Signature appears on the next page)

Sincerely,

TA GILLEM LOGISTICS CENTER 1100, LLC,
a Delaware limited liability company

By: R2C SA, L.P.,
a Delaware limited partnership,
its sole member

By: R2C GP, LLC,
a Delaware limited liability company,
its sole general partner

DocuSigned by:

By: 14E7AB20826A414...
Name: Jim Knowles
Title: Regional Director