



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, June 23, 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, Chairwoman
Eliot Lawrence, Vice Chairman
Debra Patrick, Member
Marisol Sconiers, Member
Avery Wilson, 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 March 24, 2022 Meeting Minutes
2. Approval of Special Called Meeting Minutes-May 13, 2022

OLD BUSINESS:

NEW BUSINESS:

3. Collaborative Firm contract approval
4. URA Budget
5. Independent audit of the URA accounts

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.*



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

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 March 24, 2022, to order at 6:20 pm.

PRESENT:

Kimberly James
Eliot Lawrence
Debra Patrick
Marisol Sconiers
Avery Wilson

ALSO PRESENT:

Mayor Butler
Nachae Jones, DDA
Nancy Howard, DDA
Ed Wall, City of Forest Park Financial Advisor
Mike Williams, City Attorney
David Welch, CEO of Robinson Weeks
Michael Monteleone, Executive Vice President of Oasis Consulting Services

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

APPROVAL OF MINUTES:

1. Approval of February 24th, 2022, Meeting Minutes

Due to new members being elected to the board, new members aren't approving the content of the minutes but approving the posting of the minutes as verified staff

Kimberly James made a motion to approve the minutes for the purpose of posting them as a verification of the meeting. Eliot Lawrence seconded the motion. Motion approved unanimously.

OLD BUSINESS:

NEW BUSINESS:

2. Swearing in of New Members

- Kimberly James, Eliot Lawrence, Debra Patrick, Marisol Sconiers, and Avery Wilson were sworn in by reading the Oath of Office, led by Chairwoman Butler.

3. Officer Elections

- Chairperson: Mayor Butler appointed, Kimberly James as Chairperson.
- Vice Chairperson: Mayor Butler appointed, Eliot Lawrence as Vice Chairperson.
- Secretary: Eliot Lawrence made a motion to elect Charise Clay as Secretary. Debra Patrick seconded the motion. Motion approved unanimously.
- Treasurer: Eliot Lawrence made a motion to elect Dr. Cooper as Treasurer. Avery Wilson seconded the motion. Motion approved unanimously.

4. Approval of 2022 Meeting Calendar

- Eliot Lawrence made a motion to approve the 2022 meeting calendar. Avery Wilson seconded the motion. Motion approved unanimously.

5. Joint Economic Development Retreat (May 13th- May 15th, 2022)

Mayor Butler, led the discussion on the joint economic development retreat:

- The purpose of the retreat is to understand each authority's role and responsibilities while establishing a joint economic development vision for the city among the Downtown Development Authority (DDA), Urban Redevelopment Authority (URA), and Development Authority (DA). The retreat dates are Friday, May 13 until Sunday, May 15, 2022. Friday will be a day for training all new and existing members in a group setting. Saturday will be a discussion to discuss each board's roles & responsibilities and to create an agenda to move the boards forward.

Eliot Lawrence made a motion to approve the retreat dates. Debra Patrick seconded the motion. Motion approved unanimously.

6. Economic Development Update

7. Gillem Update

- Michael Monteleone has been a partner of the city and the URA since 2012. The Army uses a BRAC (Base Realignment and Closure) process to surplus property and in 2005 Fort Gillem made the BRAC list. As a result of this, the base was shut down. The Gillem Enclave is still an active site and is retained by the Army. The first land transfer totaled 771 acres in June of 2014 and kick started the URA and city's development of the property. Currently, the army is still working on 2 properties that require environmental cleanup. With all the development and new infrastructure created, there is still about 200 acres that can be transferred. All projects that have been completed have been completed under regulation by the Georgia Environmental Protection Division (EPD). EPD is charged with protecting the state's air, land, and watersheds. The URA agreed to pay the Army \$30 million dollars for the entire property over 10 years. \$15 million dollars was paid by the URA to the Army at the initial closing, with the balance to be paid in installments as land is transferred and redeveloped. In June of 2019 \$3 million dollars were paid to the Army. In June of 2020 \$4 million dollars were paid to the Army. In June of 2021 a \$5 million dollar payment was issued to the Army.
- David Welch discussed that in 2007 the Robinson Weeks firm was tasked with being the master developer for Gillem Logistics Center. Their role is to partner with the URA to structure & negotiate development deals with the Army, market properties on behalf of the URA, oversee the infrastructure, roads, and Property Owners Association (POA) at Gillem. Gillem was once used as the maintenance facility for World War 2, the Korean War, Vietnam War, and Desert Storm to inventory uniforms, equipment, and other Army products. In just 7 years almost 3,300 jobs have been replaced to the original 2,500 job that were lost when the base closed. Almost \$1 billion dollars have been invested in the development of Gillem. It's projected that \$4 million dollars of tax revenue will be generated this year and given to the city. Over 6.5 million square feet of new development has replaced the 5 million square feet of buildings that were torn down. It is projected that the final development will be close to 8 million.
- Ed Wall discussed that the URA negotiated with the Army to pay them \$30 million for Gillem and \$16 million additional funds were needed for infrastructure. In June of 2014, all members of the negotiating team, put together a plan to sell a portion of the 1,168 acres to Kroger the same day the URA had to pay the Army. The revenue generated from that sell would help the authority pay the Army. The authority made Kroger pay \$1.1 million dollars a year to the city and those funds were allocated toward a \$16 million dollar bond that the URA sold for infrastructure. The bond issue is a 25-year bond, which means that Kroger must pay \$1.1 million dollars to the city for 25 years. Through negotiations with the Development Authority, Kroger doesn't have to pay taxes for 25 years to the city, but they would have to pay \$1.1 million dollars a year, so the citizens of Forest Park wouldn't have to pay the \$16 million dollar bond issue. They were also able to make a deal with the Clayton County Water Authority to pay for all the water and sewer that was needed and the URA would charge an extra price per acre for the land being sold, so funds could be paid back to the Water Authority. The Army commended the deal as *one the most successful base closure they've had*.

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

Eliot Lawrence made a motion to recess the regular meeting and enter executive session at 7:26pm. Marisol Sconiers seconded the motion. Motion approved unanimously.

Eliot Lawrence made a motion to end executive session and resume the regular meeting at 7:48pm. Avery Wilson seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Avery Wilson made a motion to adjourn the regular meeting at 7:49pm. Debra Patrick seconded the motion. Motion approved unanimously.

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those requiring accommodation for meetings should notify
the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.*



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY- SPECIAL CALLED MEETING

Friday, May 13, 2022 at 11:30 AM
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

MEETING NOTICE:

Meeting accessible to public via, Zoom.

Join Zoom Meeting
<https://us06web.zoom.us/j/86929745240?pwd=N3cyRys2V3ZqcDFzS3JlVHhFHUkd5Zz09>
Meeting ID: 869 2974 5240
Passcode: 551491
Dial In: (929)-205-6099

CALL TO ORDER/WELCOME:

Chairwoman James called the Urban Redevelopment Authority Special Called meeting on May 13, 2022, to order at 11:39am.

PRESENT:

Kimberly James
Eliot Lawrence
Debra Patrick
Avery Wilson

ALSO PRESENT:

Michael Monteleone, Executive Vice President, Director of Engineering of Oasis Consulting Services
Dr. Marc-Antonie Cooper, City Manager
Mike Williams, City Attorney
Bruce Abraham, Economic Development Director
Charise Clay, Economic Development Staff Assistant

Councilman Hector Gutierrez

ABSENT:

Marisol Sconiers

APPROVAL OF MINUTES:

OLD BUSINESS:

NEW BUSINESS:

1. URA Budget

- Item removed from the agenda by the chairwoman.

2. Spending Threshold for Chair

Mike Williams, led the discussion on the spending threshold for the URA Chair:

- The previous chair had a spending budget of up to \$25,000 to pay for expenditures without taking it to the board first. If the chair is not available to sign off on an expenditure the Executive Director, Dr. Cooper, can affirm the sign amount in the chair's absence. Th chair will receive monthly financial reports.

Eliot Lawrence made a motion to approve the \$25,000 spending threshold for the URA Chair. Debra Patrick seconded the motion. Motion approved unanimously.

3. Renewal of Michael Monteleone's Contract

Michael Monteleone, led the discussion:

- Michael Monteleone of Oasis Consulting has been in the BRAC (Base Realignment and Closure) business for almost 20 years. BRAC is the process of surplus property and in 2005 Fort Gillem made the BRAC list. All the jobs that were lost when Fort Gillem closed have now been replaced through redevelopment. The first set of land transfers occurred in 2014. Kroger was used to anchor a lot of the development due to their strict environmental requirements. Gillem has served every war since 1941.
- For the 2022-2023 year, the estimated total number of hours are 294; at the aforementioned rate of \$170/hr., the proposed budget is approximately \$50,000 for the 12-month period. Based on these estimates, the anticipated labor fee for services would be offered on a NOT-TO-EXCEED bases of \$50,000.

Eliot Lawrence made a motion to approve Oasis contract. Avery Wilson seconded the motion. Motion approved unanimously.

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

ADJOURNMENT:

Debra Patrick made a motion to adjourn the meeting at 12:12pm. Eliot Lawrence seconded the motion. Motion approved unanimously.

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CITY OF
FORESTPARK
a city for every season

The City of Forest Park
URBAN REDEVELOPMENT AGENCY
OPERATING BUDGET
July 1, 2021-June 30, 2022

Revenues

Interest Income	\$	15,000.00
Lease Income	\$	14,000.00
Sale of Property	\$	1,347,158.00
Transfer from General	\$	1,100,000.00
State DOT Grant	\$	600,000.00
REBA Grant for Rateree	\$	1,315,000.00
TAD	\$	600,000.00
Total Revenue	\$	4,991,158.00

Expenses

Operating Expenses:

Salaries	\$	(23,473.00)
Real Estate Attorney Fees	\$	(25,000.00)
Bank Service Fees	\$	(25,000.00)
Electric Utilities	\$	(25,000.00)
Gas Utilities	\$	(5,000.00)
Water Utilities	\$	(35,000.00)
Insurance - Liability	\$	(9,342.00)
Army Payment	\$	(3,000,000.00)
URA Bond Payment	\$	(1,100,000.00)
Owners Association Assessment	\$	(25,000.00)
Professional Services:	\$	(50,000.00)
Repairs and Maintenance:	\$	(15,000.00)
Total Operating Expenses:	\$	(4,337,815.00)

CITY HALL • 745 FOREST PARKWAY, FOREST PARK, GA 30297

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CITY OF
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a city for every season

Capital Outlay:

Rateree Road Improvements	\$	(651,343.00)
Misc	\$	(2,000.00)

Total Capital Outlay: \$ (653,343.00)

Total Expenses: \$ (4,991,158.00)

Revenue Over (Under) Expenses: \$ 0