



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, October 27, 2022 at 6:15 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 September 29, 2022 Meeting Minutes

OLD BUSINESS:

2. Anvil Block Road Repairs
3. Gillem Master Survey

NEW BUSINESS:

4. Excelsior Staffing Workforce Discussion
5. Approved Intergovernmental Agreement (IGA)
6. DCA Training on November 15, 2022

7. URA Business Cards

8. Economic Development Update

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

ADJOURNMENT:

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



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, September 29, 2022 at 5:30 PM
City Hall-Council Chambers

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

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

MINUTES

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:

Chairwoman James called the Urban Redevelopment Authority Meeting on September 29, 2022, to order at 5:36pm.

Present:

Kimberly James
Eliot Lawrence
Marisol Sconiers
Avery Wilson

Also Present:

Mike Williams, City Attorney
Bobby Jinks, Director of Public Works
Bruce Abraham, Director of Economic Development
Charise Clay, Economic Development- Staff Assistant

Absent:

Debra Patrick

APPROVAL OF MINUTES:

1. Approval of August 25, 2022, Meeting Minutes

Avery Wilson made a motion to approve the minutes with the recommended changes. Marisol Sconiers seconded the motion. Motion approved unanimously.

OLD BUSINESS:**NEW BUSINESS:**

2. Anvil Block Road Repair

Bruce Abraham gave an update on Anvil Block Road:

- Anvil Block Rd. is the main road through Gillem Logistics Center. \$200,000 was budgeted toward road repairs. Gathering bids & estimates will be the next step of the process.

Eliot Lawrence made a motion to authorize the commencement of the bidding process for Anvil Block Road repairs. Avery Wilson seconded the motion. Motion approved unanimously.

3. Gillem Master Survey

Bruce Abraham gave the Gillem Master Survey update:

- The survey will assist when indicating parcels at Gillem. The surveyor conveyed the overall survey will be completed by October 20, 2022. Once the final plat is completed and the city's Planning Commission blesses the document, the information will be passed to the county for final parcellation.

4. DRI Project Management

David Welch, CEO of Robinson Weeks Partners, discussed the DRI:

- DRI is the Development of Regional Impact required by the Atlanta Regional Commission (ARC) whenever a large development is completed like the Gillem Logistics Center. The ARC requires a transportation study be done to determine the development's impact on the surrounding community. Based on that impact, recommendations & requirements are made by the ARC then the POA and URA negotiate on what the improvements will look like. 3 requirements were given: complete the side-walk system, make plans for crosswalks/ bus shelters/bus stops for bus routes coming through Gillem, and add an extra-right turning lane on Anvil Block Rd. going toward Moreland Ave. David provided an improvement estimate of almost \$1 million. Fees for the improvements are gathered from Gillem property owners. Improvements will begin in the Spring.

5. Agenda Amendment: Eliot Lawrence made a motion to amend the agenda to include a Building Design Review agenda item. Marisol Sconiers seconded the motion. Motion approved unanimously.

6. Building Design Review

David Welch, CEO of Robinson Weeks Partners, led the building design review discussion:

- 3 buildings are under review: Building 500, 600, 650. A covenant sets parameters on how all buildings must be designed in a similar way at Gillem. Building 600 is about 570,000 sq ft. Building 650 is almost 160,000 sq ft. Plans for a walking system using the remnant property are in the works. Parking for semi-trucks is being developed as well.

Avery Wilson made a motion to approve the building designs for buildings 500,600, and 650. Marisol Sconiers seconded the motion. Motion approved unanimously.

7. Economic Development Update

Bruce Abraham, gave the Economic Development update:

- Gillem update: A major real estate deal is set to close very soon. The project will be announced once everything is closed. A restaurant prospect is looking to open shop at Gillem, this will be a great asset to everyone at Gillem and in the city.
- I-75/ Forest Parkway corridor: Plans to clean up and re-landscape the area is still being discussed with DOT. Funding to assist in beginning the project and to maintain the improvements is needed.
- Georgia Latin American Association: Hector Gutierrez helped host the association this past Tuesday. Almost 100 businesses attended the meeting where Hector discussed the importance of having a Latin American business community within the city. Bruce and Hector followed up with the president of the Hispanic Chamber of Commerce to discuss how a Hispanic emphasis can be made within our very own business association.
- Forest Park Business Association: All business within the city were invited to have Breakfast On The Go with the city. Almost 100 businesses met to fellowship with other owners, City of Forest Park staff, City Officials, and Public Safety officers. Events and business seminar series will be coming soon.
- Façade Grant: The Development Authority offers business owners on Main Street an opportunity to receive grant funds to repair the exterior of their buildings. Owners can receive up to \$25,000 toward their project.
- Film Division: The goal is to make Forest Park a film-friendly community. Currently there are about 10 locations throughout the city where video/films can be shot. The average daily rate to rent the location is about \$3,000 a day.

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

Eliot Lawrence made a motion to adjourn the regular meeting to enter executive session at 6:19pm. Avery Wilson seconded the motion. Motion approved unanimously.

Eliot Lawrence made a motion to adjourn executive session and reconvene the regular meeting at 8:04pm. Avery Wilson seconded the motion. Motion approved unanimously.

Avery Wilson made a motion to authorize the execution of an amendment to the contract with Blue Star as it pertains to Phase II. Eliot Lawrence seconded the motion. Motion approved unanimously.

Avery Wilson made a motion to authorize the chair to execute an amendment to Building 600 contract with David Welch setting the final purchase price. Eliot Lawrence seconded the motion. Motion approved unanimously.

Marisol Sconiers made a motion to authorize the chair to execute an amendment relating to Building 500 extending the due diligence time period. Eliot Lawrence seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Avery Wilson made a motion to adjourn the meeting at 8:06pm. Marisol Sconiers seconded the motion. Motion approved unanimously.

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