



**CITY OF FOREST PARK  
DEVELOPMENT AUTHORITY REGULAR MEETING**

Wednesday, October 25, 2023 at 5:30 PM  
City Hall-Council Chambers

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
**Phone Number:** (404) 363.2454

**ECONOMIC DEVELOPMENT**  
745 Forest Parkway  
Forest Park, GA 30297

## 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:

*CDC requirements of masks and social distancing will be adhered.*

**CALL TO ORDER/WELCOME:** Vice Chairman Alvin Patton called the Development Authority meeting on October 25, 2023, to order at 5:34pm.

### PRESENT:

Billy Freeman, Jr.  
Alvin Patton  
Felicia Davis  
Hector Gutierrez (arrived at 5:40pm)  
Bennett Joiner  
Victoria Williams  
Rhonda Wright

### ALSO PRESENT:

Ricky L. Clark, Jr. City Manager  
John Wiggins, Interim Finance Director  
Bobby Jinks, Public Works Director  
LaShawn Gardiner, Planning & Community Development Director

Kirby Glaze, General Counsel  
Bruce Abraham, Economic Development Director  
Rochelle Dennis, Economic Development Project Manager  
Charise Clay, Economic Development Staff Assistant

### **APPROVAL OF MINUTES:**

1. Approval of September 27, 2023 Meeting Minutes

Felicia Davis made a motion to approve the September 27, 2023 meeting minutes. Victoria Williams seconded the motion. Motion approved unanimously.

### **OLD BUSINESS:**

2. Update: Development Authority Property RFPs

Rochelle Dennis delivered the update:

- The board was given copies of the RFPs that were released. 9 RFPs were released in total. A Pre-Bid Conference was held for interested developers and real estate groups. The proposal deadline is October 31, 2023, at 2:30pm. Mr. Clark requested that one member from the Development Authority serve on the RFP review committee, since the Development Authority owns properties that are included in the RFPs.

Victoria Williams made a motion to appoint Chairman Freeman as a member of the RFP review committee. Felicia Davis seconded the motion. Motion approved unanimously.

### **NEW BUSINESS:**

3. Jasper Site Clawback Update

Kirby Glaze delivered the update:

- In 2022, the Development Authority approved an extension of the clawback provisions with the provision that the developer would apply for their land disturbance permit within 90 days of the agreement. They also had to apply for building permits within 12 months of the issuance of the land disturbance permit. Based on the update he received from the City staff, the builder is in compliance with the terms of the agreement. Mr. Glaze will request an update from the builder on the status of the project.

4. Economic Development Update

Bruce Abraham delivered the update:

- Blue Star Studios is planning a Ribbon Cutting on November 14, 2023.
- Filming within the City: 9 locations are available for filming. Recently 2 film scouts visited the jail and an office space.
- The URA recently visited Trilith Studios for inspiration on developing the area surrounding Blue Star Studios.
- November 9, 2023: The city will be taking Veterans and interested staff & elected officials to Heritage Park Veterans Museum, in McDonough, GA. The City recently donated 2 Humvees to them for the museum. They also volunteered to give the URA advice on the creation of a military museum within the City.
- Restaurant developers are contacting the Economic Development department for space to develop their business within the City. Boutique style restaurants are really in demand.
- The Army will release the final parcel to the URA in November of 2023.
- The Economic Development Department and Code Enforcement are partnering on a sign program to update many dilapidated signs throughout the City.

- A landscaping program is underway throughout Forest Parkway. The proposals that were submitted were insufficient, so James Shelby, City Project Manager will be rebidding the project.
- Charise Clay, Economic Development Staff Assistant was recently accepted into Leadership Clayton.
- Rochelle Dennis, Economic Development Project Manager, recently went to training in Augusta, GA for Main Street development strategies.
- The 60-unit housing development, Forest Station, is still under construction. The units are priced between \$1,900 and \$2,100.

**OTHER DISCUSSIONS:**

Mr. Abraham introduced Interim Finance Director, John Wiggins. He comes to the City of Forest Park by way of Stockbridge, GA. He assisted in the development of the Stockbridge Amphitheatre, their new police department, and a new administrative/ Public Works building.

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

**ADJOURNMENT:**

Felicia Davis made a motion to adjourn the meeting at 5:54pm. Victoria Williams seconded the motion. Motion approved unanimously.

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