



**CITY OF FOREST PARK  
DEVELOPMENT AUTHORITY SPECIAL CALLED MEETING**

Tuesday, February 07, 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, Chairman**  
**Alvin Patton, Vice Chairman**  
**Felicia Davis, Member**  
**Hector Gutierrez, Member**  
**Bennett Joiner, Member**  
**Victoria Williams, Member**  
**Rhonda Wright, Member**

### MEETING NOTICE:

*Due to COVID-19, CDC requirements of masks and social distancing will be adhered.*

### CALL TO ORDER/WELCOME:

Vice Chairman, Alvin Patton called the Development Authority meeting on February 7, 2023, to order at 5:35pm.

### PRESENT:

Billy Freeman, Jr,  
Alvin Patton  
Hector Gutierrez (attended via Zoom)  
Bennett Joiner  
Victoria Williams (arrived @ 5:59pm)  
Rhonda Wright

### ALSO PRESENT:

Kirby Glaze, General Counsel  
Bobby Jinks, Public Works Director  
Bruce Abraham, Economic Development Director

Charise Clay, Economic Development Staff Assistant

## APPROVAL OF MINUTES:

## OLD BUSINESS:

## NEW BUSINESS:

**Amendments to the agenda:** Bennett Joiner made a motion to amend the agenda to include Development Authority Powers and the Technique Foundation. Rhonda Wright seconded the motion. Motion approved unanimously.

- **Development Authority Powers:** Kirby Glaze educated the group on additional powers that they have as an authority outside of their normal duties. He informed the group that they have the power to do any economic development activity that they believe will promote economic development, jobs, and the welfare of the community. Projects aren't limited to industrial, commercial, office spaces, etc. Generally, Development Authority owns property in industrial parks unlike this DA who owns a lot of property on Main Street. The DA isn't authorized legally to operate the projects they start, a private sector entity to own, lease, or manage it.
- **Technique Foundation:** Outside of being the DA Chairman, Bill Freeman Jr. is the President of Technique Concrete and Construction. In an effort to continue the redevelopment in the city, Mr. Freeman wants to start a charitable foundation to assist senior citizens and homeowners with beautifying their properties and assisting with tasks (taking them to doctor appointments, etc.) Kirby Glaze informed the chair that he doesn't have any limitations completing projects around the city as the chair of the DA, with the exception of not being able to conduct business directly with the authority. Mr. Freeman acting as the chair cannot put himself in a position to decide between his own financial interests and the interests of the body he serves. His charities and business will not be in a conflict of interest with the Development Authority, as long as the authority isn't financially responsible for the foundation's activities.

### 1. 850 Main Street Final Design

Chairman Freeman, gave an update on the final design for 850 Main:

- There wasn't a final design presented because the property adjacent from 850 hasn't been acquired. A redesign will happen though because the DA owns the property behind 850.

### 2. Future financing of DA Projects

Andrew Shannon of Wells Fargo discussed financing of projects:

- Due to the current financial climate, financial institutions are uncomfortable with *ground up* construction. There is a lot more capital available in finding existing property and making leasehold improvements, particularly as it relates to multi family residences. Based on the financial data he's reviewed; we may be in Q3 of this year before *ground up* construction is considered, unless the project is already in motion and approved for financing.

**Other Discussion:** Kirby Glaze informed the group on the importance of relationship building with local bankers and financial institutions. There are programs that can help the authority leverage some of the local financing through the Department of Community Affairs, GA Cities Foundation, and other institutions.

### 3. Alternative financing for special projects

Chairman Freeman discussed alternative financing for projects:

- The chairman spoke about the timing and process that it takes to get tasks done through the city compared to completing them in the private sector. He asked, if it would be in conflict of interest if Technique or Billy Freeman loaned the Development Authority money. Kirby Glaze informed the board that loaning the money could create a conflict of interest because the loaned money would be his or his company, which means he

would have a financial interest in that transaction. Nothing in the law says he or his company can't loan the board money. But once the funds are loaned, he wouldn't be able to participate in discussions, couldn't be in the meeting while the board deliberates, and he couldn't vote or take action during the discussion on the project.

4. DA Participation in Joint Economic Development Retreat

Charise Clay gave the update on the joint retreat:

- The original retreat date was supposed to be February 24 through February 26 at Foxhall Resort in Douglasville or the Atlanta Evergreen Lakeside Resort in Stone Mountain. Due to the short planning time, the retreat has been rescheduled for March 31 through April 2. A retreat agenda or schedule wasn't shared with Ms. Clay to share with the board.

Bennett Joiner made a motion to table the DA's participation in the joint economic development retreat. Hector Gutierrez seconded the motion. Motion approved unanimously.

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

**ADJOURNMENT:**

Bennett Joiner made a motion to adjourn the meeting at 6:27pm. 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.