



CITY OF FOREST PARK
URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, July 10, 2025, 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*
Avery Wilson, *Vice Chairman*
Eliot Lawrence, *Member*
Melanie Carter, *Member*
Debra Patrick, *Member*

CALL TO ORDER/WELCOME: Chairwoman Kimberly James called the Urban Redevelopment Agency Regular meeting to order on July 10, 2025, at 5:34 p.m.

PRESENT:

Kimberly James
Avery Wilson
Eliot Lawrence
Melanie Carter
Debra Patrick

ALSO PRESENT:

Danielle Matricardi, City Attorney
Rochelle B. Dennis, Interim Director of Economic Development
John Wiggins, Director of Finance
Charise Clay, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS: Avery Wilson made a motion to move the Finance Report to item #2 and to move the Review and Approval of the FY 25-26 URA Budget to item #3. Eliot Lawrence seconded the motion. The motion unanimously passed.

APPROVAL OF MINUTES: Debra Patrick made a motion to approve the June 12, 2025, meeting meetings as submitted. Eliot Lawrence seconded the motion. The motion unanimously passed.

FINANCIAL REPORT: John Wiggins, Director of Finance presented the June 2025 URA Financial Report.

- Operating Revenue Ending Balance for June 2025 totaled \$7,136,242
- Operating Expense Ending Balance for June 2025 totaled \$1,212,320

- Deposits Ending Balance for June 2025 totaled \$8,508.47
- Net Position as of June 2025 was \$(1,110,690)

Review and Approval of the FY25-26 URA Budget: Rochelle B. Dennis, Interim Director of Economic Development, presented the FY25-26 URA Budget for review and approval

- The FY25-26 Proposed Revenue is \$8,690,500 with a variance of \$6,829,500 from FY24
- The FY25-26 Proposed Expenses is \$4,579,050 with a variance of (\$2,748,000) from FY24
- The FY25-26 Revenue Over (Under) Expenses is \$4,111,450 with a variance of \$9,577,500 from FY24
- Eliot Lawrence made a motion to approve the FY 25-26 URA Budget with the addition of the anticipated revenue for Lease Income, collapsing the Anvil Block Road Improvements with the Infrastructure – Roads and renaming the line item “Infrastructure Road Improvements”, and collapsing the URA Bond Payment with the Capital Outlay line item. Avery Wilson seconded the motion. The motion unanimously passed.

OLD BUSINESS:

4. **Motion to authorize and ratify transfer of \$435,000 to City of Forest Park for Anvil Block Condemnation:** Avery Wilson made a motion to authorize and ratify the transfer of \$435,400.00 to the City of Forest Park for the Anvil Block Condemnation. Eliot Lawrence seconded the motion. The motion unanimously passed.
5. **URA Development Sites Review Presentation by TSW:** Jia Li, Senior Associate and Planner with TSW presented updates on the proposed URA redevelopment sites
 - TSW has completed their initial consultation session
 - Four locations that show potential for future development were identified
 - Two preferred sites were identified for concept planning
 - Proposed expansion of the URA boundaries is complete
 - A detailed concept plan was completed for Site A (330 Forest Parkway)
 - Econ Dev Staff to review concept plans for Site A with Planning & Community Development to continue movement with the proposed project
6. **Review and Approval of Distribution Line Easement:** Debra Patrick made a motion to approve the distribution of the line easement for Data Realty at Fort Gillem. Avery Wilson seconded the motion. The motion unanimously passed.
7. **Review and Update on the Gillem Road Assessment:** Rochelle B. Dennis, Interim Economic Development Director of Economic Development provided an update on the Gillem Road Repairs
 - Economic Development will meet with Procurement and Public Works to finalize the RFP and determine the next steps
 - Staff anticipate the RFP will be released within 30 days

NEW BUSINESS:

8. **Project Review and Update by Partnership for Southern Equity:** Jennifer Cobb and Kaziem Woodbury of Partnership for Southern Equity provided an update and overview of engagement activities with residents at the Park at Fort Gillem.
 - PSE provided background and history on the Park at Fort Gillem
 - PSE will present an update on engagement activities at the July 12, 2025, Forest Park Council Meeting

ECONOMIC DEVELOPMENT UPDATE: Interim Economic Development Director Rochelle B. Dennis delivered the update:

- Upcoming Main Street Events
 - Up Early on Main – August 23, 2025

- Up Early on Main – September 20, 2025
 - Longest Table – October 5, 2025
 - Blues on Main – October 10, 2025
- Main Street Projects
 - New Branded Collateral including polo shirts and hats
 - Seasonal Light Pole Banners
 - Boxes & Blooms Public Art Series
 - Main Street Welcome Sign
- **FOREST PARK BUSINESS ASSOCIATION**
 - September 10, 2025
 - End of Year Business Awards
- **FILM FOREST PARK**
 - Partnership with BlueStar Studios
- **BUSINESS RETENTION & ENGAGEMENT**
 - Extra Mile Grand Opening
 - Ward BRE Visits
 - GPI Security Group
 - Partnership with SBDC
 - Economic Development Roundtable
 - FP Brokers Reception & Tour
- **WORKFORCE DEVELOPMENT**
 - L.E.A.F. LIFE Initiative Housing Reveal
 - Partnership with Councilwoman Latresa Akins-Wells Job Fair (August 14)
- **PARK AT FORT GILLEM**
 - Community Meeting – July 24, 2025
- **DEPARTMENT UPDATES**
 - EconDev Branded Collateral
 - Property flyers and signs
 - Website Updates
 - Business Welcome Packets
 - Concierge Project Meetings w/ PCD
- **UPCOMING ENGAGEMENTS**
 - Makhers Studio Factory Tour (Possible expansion to FP)
 - Connectors & Closers Economic Development Forum
 - Create Entrepreneurship Summit
 - Housing ATL Convention
- **CONCIERGE DEVELOPMENT PROJECTS**
 - **CARTER ON MAIN (803 Main) - Townhomes**
 - Finalizing easement agreement
 - Resubmitting updated plans / exterior changes
 - **CARTER ON SCOTT (0 Scott Road) – 17 Single Family Homes**
 - LDB pending
 - **MARTA (Old Dixie)**
 - Demolition has started
 - Pre-development meeting complete
 - **CHERRY STREET – 6 Single Family Homes**
 - Building permit for 3 homes
 - Phased approach

- **FLORENCE ON MAIN (760-770 Main)**
 - DCA Tax Credits – pending
 - UDRB, Plan Review, Building Permit
- **STARR PARK**
 - Resubmission of plans to Fire Marshal to proceed
- **721 MORROW ROAD**
 - 48 2-story Townhomes w/ Front Garage
- **4879 WEST STREET**
 - Waiting on zoning approval
- **850 ON MAIN (850 Main)**
 - 5 Micro suites / Ballroom / Event Hall / Cafe
 - Exterior & Interior renovations 85% complete
- **1035 Main – Coworking Flex Space**
 - Waiting on payment for UDRB Application (August Meeting pending)
- **SCANNELL – 22 Acres (Spec building at Gillem)**
- **564 MAIN STREET – Roofing Company HQ**
 - Submitted Paperwork
 - Complete renovation
 - Paving Lot – on-street parking
- **751-771 MAIN STREET**
 - Pending development plan submission
- **GUCA (794 Main Street)**
- **DIGITAL REALTY**
 - Data Center Community Town Hall – July 2, 2025
- **1500 SOUTHPPOINT – MATTHEWS INTERNATIONAL**
 - Finalizing lease
 - Relo of existing warehouse business from Ohio
 - Expansion of a new warehouse automation business (20-30 employees; \$100-130K starting salary; engineering skilled jobs)

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

PUBLIC COMMENTS: Ronald Tucker with Atlanta Center for Self Sufficiency, provided an update on the City of Forest Park's Elevate workforce development program.

- Elevate connects Forest Park residents to education, workforce training, and life-stabilizing resources including:
 - Job Placement & Services
 - Recruitment & Hiring Events
 - Vocational Training & Certifications
 - Financial Literacy Courses
 - Transportation Assistance
- Elevate office hours are Tuesday, Wednesday and Thursday from 9am – 4pm
- Orientation sessions are held on Tuesdays at 1pm and Wednesdays and Thursdays at 9am and 10am
- On July 15, 2025, Elevate will hold an in-house job fair for Dover Staffing.
- Elevate program flyers were provided to the URA board

ADJOURNMENT: Chairwoman James adjourned the meeting at 7:10 p.m.

*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.*