



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, August 10, 2023 at 5:30 PM
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

CALL TO ORDER/WELCOME:

Chairwoman James called the Urban Redevelopment Authority meeting on August 10, 2023, to order at 5:34pm.

PRESENT:

Kimberly James
Eliot Lawrence
Debra Patrick (Arrived @ 5:36pm)
Avery Wilson

ALSO PRESENT:

Ricky L. Clark, Jr.
Mike Williams, City Attorney
Mayor Butler
Bobby Jinks, Public Works Director
SaVaughn Irons, City Planner
Bruce Abraham, Economic Development Director
Rochelle Dennis, Economic Development Project Manager
Charise Clay, Economic Development Staff Assistant

APPROVAL OF MINUTES:

1. Approval of July 13, 2023, Meeting Minutes
Avery Wilson made a motion to approve the July 13, 2023, meeting minutes. Eliot Lawrence seconded the motion. Motion approved unanimously.

OLD BUSINESS:

2. Old Gillem Fire Station Report

Bruce Abraham delivered the update:

- With the new station open at Gillem, there have been talks about redeveloping the old station. An appraisal was conducted to determine the value of the building and what type of projects the building could be repurposed for. He also introduced the appraiser, Matthew Albigese.
- Mr. Albigese informed the board that although his team conducted the appraisal, they aren't contractors that can identify if codes are in compliance or if old systems can be salvaged. They are more so looking through the perspective of a retail developer. Based on their observation, converting the building from a fire station to a retail development would be very expensive because most of the buildings infrastructure would need upgrading (plumbing, electrical, mechanical systems, etc.). Their ultimate conclusion is that the residual value of the property, as is, doesn't have a large enough gap to generate revenue upon completion.
 - **OTHER DISCUSSION:** Chairwoman James wants the board to consider putting a Veterans Museum at Gillem, possibly where the old fire station currently is. Mr. Abraham informed the chair that background research on a veteran's museum had already been conducted at the request of the previous board. Mr. Clark informed the board that quotes on the cost to demolish the interior of the old station completely have been sought out as well.
 - Debra Patrick made a motion for the URA to hire a veteran to consult with them on concepts for a veteran's museum. Eliot Lawrence seconded the motion. Motion approved unanimously.

Eliot Lawrence made a motion to direct staff to issue an RFP for the purpose of receiving proposals for the redevelopment of the old fire station at Ft. Gillem. Avery Wilson seconded the motion. Motion approved unanimously.

NEW BUSINESS:

3. Financial Report

Charise Clay, delivered the update:

- The balance for the City-Wide Capital projects Funds was \$34, 983, 300.44. The URA checking account had \$5,174,994.45. The Sinking Fund had \$303,506.86.

OTHER DISCUSSION: Charise Clay introduced Rochelle Dennis, the new Economic Development Project Manager.

4. North Parcel Deed

Michael Monteleone delivered the update:

- Mr. Monteleone updated the board on the progress of the final land transfers from the Army to the URA. He wanted to ensure the deed contained the clause that ensured if the Army ever had to come back to fix anything, that they are responsible for restoring the property back to its original condition. Once that clause gets added, it will be identical to the other land transfer deeds. If the board ever decides to sale the property, the deed travels with the parcel. The URA isn't responsible for relocating wells on the property for redevelopment. The Army will continue to need access to maintain and move the wells. There are 2 detention ponds in the north parcel. The Army placed a mechanical gate valve on the detention pond. Due to heavy rains, the ponds would flood back onto developed property. The URA asked Oasis to find a solution for this. One recommendation was to cut and level the trees, so no branches or debris would clog the gate. The Army currently monitors the functioning of gate valves but when the property is transferred to the URA, the URA will be responsible for the maintenance.

Eliot Lawrence made a motion to authorize the chair to sign the documents relative to the transfer of the Northwest Parcel to the URA. Avery Wilson seconded the motion. Motion approved unanimously.

5. M & M Driveway Clean Up, Flankers Connector

Mike Williams delivered the update:

- Mr. Williams passed out copies of a map that showed where the driveway is located. The containers that M&M store on their property are couched on an unpaved parcel. Whenever the trucks come in & out of the lot, they are tracking mud, dust, and debris onto the thoroughfare. Due to the constant complaints, Lake City and the City of Forest Park have both contacted them to express their concerns. Mr. Williams spoke with M&M's attorney, and he assured Mr. Williams that they would do everything possible to prevent any further issues. Roads that the trucks are carrying the debris on are owned by the URA. If the URA decided to close the entrance to the road they owned, M&M would still have an additional entrance/exit to use. Mr. Abraham has also been talking to Lake City about this and they are willing to enter into an intergovernmental agreement between the URA and them, giving them the right to police the area and enforce code compliance. The Chair also requested that communication be sent to M&M regarding the boards decision.

Debra Patrick made a motion to direct staff to cause the installation of barriers and other devices to prevent access to the Metcalf Road extension from that site. Eliot Lawrence seconded the motion. Motion approved unanimously.

6. Raterree & Anvil Block Intersection Striping and Signage

Bruce Abraham delivered the update:

- Currently at the intersection there is only one stop sign controlling the flow of traffic. A possible solution for the traffic flow issue is putting 3 stop signs, restriping, and placing rumble stripes to slow vehicles down. Mr. Abraham asked for the board to approve Falcon Designs to manage this project. Costs are expected to total around \$5,000-\$7,000. The Chair would prefer to have the Public Works department complete the work. Mr. Jinks, Public Works Director, informed the board that the project requires special a process that Public Works isn't equipped to handle. The board wanted Mr. Abraham to work with the City Manager to determine the most cost-efficient way to get the striping and signage completed.

Avery Wilson made a motion to approve the striping & signage plan but needs staff to bring back payment options for the project. Eliot Lawrence seconded the motion. Motion approved unanimously.

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

ADJOURNMENT:

Avery Wilson made a motion to adjourn the meeting at 6:57pm. 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.*