

# 2021 CITY EDGE PROJECT

**FAST TRACK RENTAL  
ASSISTANCE PROGRAM**

---

PROPOSED BY

**GRIN**

GATEWAY RESTORATION INTERNATIONAL NETWORK, INC.

## THE GRIN TEAM

Ashley Beeler  
Brian Beeler  
Dr. Leon & Dr. Barbara Beeler  
Rickey & Shalonda Schoonmaker



# OVERVIEW OF THE ORGANIZATION

City Edge Projects, Inc. (CEP) is a non-profit program created by Gateway Restoration International Network, Inc. (GRIN) and is designed to improve the spiritual, academic, and economical level of the community as a whole. Although not incorporated until 2006, CEP has been operating in the community since 1995 by periodically conducting anti-drug rallies, providing after school tutoring, providing school supplies to children, teaching computer classes, voter registration drives, neighborhood beautification projects, job skills training for adults, and other programs, etc. CEP is a program that will further its involvement in the community by providing a facility that would provide after school tutoring, computer classes, and physical activity for school age children as well as GED classes, Job Skills classes, and various other community programs.

This Network was founded to implement programs and opportunity of growth, restoration, and innovation within the Forest Park Community and greater Clayton County Areas. Under the leadership of Dr. Leon Beeler, CEP is becoming a powerful positive force in the community.

NEVER STOP  
BUILDING  
YOUR  
CITY

PROPOSED BY  
THE CITY EDGE TEAM

## THE PROJECT

This project is specifically geared towards the revitalization of the City of Forest Park's housing market and its infrastructure. This includes financial assistance to individuals, households, and families within the Forest Park, GA community, which has been tremendously affected by the Covid-19 Pandemic. GRIN Inc. is committed to overseeing and executing this project from start to finish. This includes the following: processing of applications for rental assistance, verification of leasing agreements, effective communication with landlords in an effort to prevent evictions associated with delinquent or past due rent, a designated landlord/tenant liaison specializing in customer care, as well as the management and disbursement of funding specifically allocated for Rental Assistance by a versed accounting system and representative. GRIN is dedicated to the vision of overall restoration to the City of Forest Park.

**CITY EDGE PROJECTS, INC.  
A COMMUNITY OUTREACH UNDER GRIN'S 501-C3.**

**A NON-PROFIT ORGANIZATION PROVIDING SERVICES TO THE COMMUNITY AS A WHOLE  
ESTABLISHED IN FEBRUARY 14, 2007.**

**HIGHLIGHTS:**

THIS PORTION OF THE PROGRAM WILL FACILITATE AND EXECUTE RENTAL ASSISTANCE FOR THE RESIDENCE OF THE CITY OF FOREST PARK UTILIZING FUNDS OBTAINED FROM THE CITY OF FOREST PARK, OUR HOME COMMUNITY.

**\*\*CEP IS A CURRENT GRANT RECIPIENT AND ADMINISTRATOR OF THE "CHOOSE HEALTHY LIFE INITIATIVE" PARTNERED WITH UNITED WAY AND QUEST DIAGNOSTICS. THIS PROGRAM IS RESPONSIBLE FOR EXECUTING COVID-19 TESTING, VACCINATIONS, AND EDUCATIONAL AWARENESS TO THE COMMUNITY. \*\***



**Dr. Barbara Beeler**



**Dr. Leon Beeler**

*The founders* of the City Edge Projects, Inc. (CEP), which falls under the leadership of Gateway Restoration International Network, Inc. (GRIN), are Dr. Leon and Dr. Barbara Beeler. Dr. Leon was born in Indianapolis, Indiana and Dr. Barbara was born in Augusta, GA. They have three sons and have been married for 56 years. Dr. Leon was saved in 1977 and accepted his call to ministry as a Pastor in 1980. Dr. Leon and Barbara have previously pastored two churches and Dr. Leon is a Veteran of the United States Army and also worked in management with BellSouth for 30 years before retiring and going into the ministry full time in 1996. Dr. Barbara was a licensed nurse.

Dr. Barbara and her husband, Dr. Leon are the founders of Restoration Theological Seminary, which is committed to providing programs of study in ministerial training and equipping the saints for the work of the ministry. The school plays a key role in training ministers, lay leaders, and the saints through Restoration Theological Seminary.

*Dr. Leon Beeler* has a Th.D. in Theology and DDiv in Divinity. He serves as Senior Chaplain for the Forest Park City Police Department, Vice President of Restoration Theological Seminary, Founder of the Forest Park Minister's Association, and Director of the City Edge Projects, Inc.

*Dr. Barbara Beeler* has a Ph.D. in Christian Psychology and a Ph.D. in Clinical Christian Counseling. She is the CEO of Gateway Restoration International Network, Inc. that provides Spiritual Care and Oversight for churches, ministries, Christian schools, Counseling Centers, and ministers. She is the President of Restoration Theological Seminary and has a Christian Counseling Center where Counseling, Life Coaching and Deliverance are some of the services that are provided.

## **TABLE OF CONTENTS**

<b>EXECUTIVE SUMMARY.....</b>	<b>6</b>
<b>THE NEED.....</b>	<b>7-8</b>
<b>THE PROGRAM.....</b>	<b>9-10</b>
<b>THE ORGANIZATION .....</b>	<b>11-15</b>
<b>PROSPECTIVE FINANCIALS.....</b>	<b>16-17</b>

## EXECUTIVE SUMMARY

City Edge Projects mission is to provide a multitude of services to the community as a whole by sponsoring at different times the following programs:

- Afterschool, Weekend, & Summer Programs

Providing an after school tutoring program, specializing in reading, Math, Science, English, SAT and computers for 50 children.

- Adult Education Program

Provide preparatory courses in math, language arts, science and social studies for adults who did not complete their high school education. This is a community program provided at no cost.

- Community Outreach and Education Programs

Provide testing, medical assistance, rental & utility assistance, educational information, and many other services that can help build up the community and provide a resource facility.

**\*\*CEP** is a Current Grant recipient and administrator of the “Choose Healthy Life Initiative” and partner with United Way and Quest Diagnostics.

- Life & Job Skills Program

Provide a computer lab for individuals to learn the keyboard and become efficient in the various computer programs, resume writing, and job interviewing. This will open doors for many job opportunities.

# The Need

## Forest Park Statistics as of 2019

**Table 1**

<b>TARGET AREA</b>	<b>POPULATION</b>	<b>% OF RENTERS</b>	<b>% OF HOME OWNERS</b>
<b>FOREST PARK, GA (ZIP 30297)</b>	<b>20020</b>	<b>7607 (38%)</b>	<b>12212 (61%)</b>
<b>CLAYTON COUNTY, GA</b>	<b>292256</b>	<b>14628 (50%)</b>	<b>14628(50%)</b>

## Forest Park Statistics as of 2019

### Table 2

TARGET AREA	PER-CAPITA INCOME	% OF POVERTY	% OF UNEMPLOYED
FOREST PARK, GA (ZIP 30297)	\$36,792	4569 (26.2%)	7577 (6.6%)
CLAYTON COUNTY, GA	\$51,093	23888 (18.6%)	6678 (7.9%)



## **PROGRAM**

This project is specifically geared towards the revitalization of the City of Forest Park's housing market and its infrastructure. This includes financial assistance to individuals, households, and families within the Forest Park, GA community, which has been tremendously affected by the Covid-19 Pandemic. GRIN Inc. is committed to overseeing and executing this project from start to finish. This includes the following: processing of applications for rental assistance, verification of leasing agreements, effective communication and agreements with landlords to prevent evictions associated with delinquent or past due rent, a designated landlord/tenant liaison specializing in customer care, as well as the management and disbursement of funding specifically allocated for Rental Assistance by a versed accounting system and representative. GRIN is dedicated to the vision of overall restoration to the City of Forest Park

The proposal is for two paid staffers, office space, supplies, and an allotment of \$314,000 (or whatever the council approves) to be set in an account and the funds (outlined as 3 month's rent) will be dispersed based on the criteria outlined by the City of Forest Park until the allotment of funds in the account is depleted or the program ends upon the written request of the City Manager. Any funds not disbursed or paid for salaries will be refunded back to the City of Forest Park. Records will be kept and available for review upon request.

The criteria will be as follows:

- Forest Park Residents will receive a onetime award up to three month's rent (any exemptions to the criteria will have to be approved by the City Edge CEO in communication with the City Manager of Forest Park)
- Funds will be paid directly to the Landlord or Property Management Company after verification that the funds are actually due.
- In some instances Landlord or Property Management Company must sign an agreement to allow residents to keep renting if certain terms are met

## **IDENTIFICATION OF PARTICIPANTS**

Forest Park Residents who are temporarily living in an extended stay facility or boarding house in the City of Forest Park, has a job, and has been financially impacted by Covid-19 or was recently laid off as a result of covid-19 (either because of missed work due to diagnosed Covid-19 illness or business closing). Residents must have an ID with a Forest Park address and a Social Security card in their name.

Forest Park Residents who had a job and was financially impacted by Covid-19 or was recently laid off as a result of covid-19 (because of missed work due to diagnosed Covid-19 illness or business closing). These residents may be behind on rent or need assistance with upcoming rent due to impact of Covid-19. Residents must have an ID with a Forest Park address, a lease with the residents name on it, a Social Security card in their name, and a utility bill in their name.

## **THE ORGANIZATION**

**Executives of the Corporation, Officers, and Team Members, including detailed Resumes of Principles**



## **Brian Beeler, B.S.**

**CEO-** Mr. Brian Beeler is Chief Executive Officer of City Edge projects, Inc. and has held this position for the past 15 years. He has been an integral part of the corporation since its inception in 1995. Mr. Beeler has volunteered countless hours to the corporation from participating in the youth rallies to assisting the children with after school teaching GED classes, Food Pantry, and running the overall operations of GRIN. Mr. Beeler has served on the executive Board of City Edge Projects, Inc, and Gateway Restoration International Network (GRIN).

Mr. Brian Beeler is a Graduate of Fort Valley State University and holds a BS in Pure Mathematics. He also has earned an A+ Computer Technician Certification from Mercer University ICTS, Qradar Cyber Security Certification, and has earned an ABA approved Paralegal Certificate from Clayton State University. Mr. Beeler is currently working for IBM Internet Security Systems, Inc. as a US Regional SOC Senior Analyst / Team Leader. Mr. Beeler has also worked for the Upward Bound Program at Atlanta Metropolitan College for ten years as a Math Tutor / Counselor and Computer Lab Instructor for high school students who are preparing to go to college.



## **Rickey R. Schoonmaker, M.A.**

**Secretary-** Rickey R. Schoonmaker is the Senior Pastor of Gateway Restoration Church in Forest Park, GA. Pastor Rickey was called to Ministry at the early age of 9 and journeyed through life serving in areas of Community Outreach and Ministry in Atlanta, GA and Detroit, MI. In 2018 he founded Spirit and Life Outreach Ministry where he focused on serving in Courthouse Outreach Ministry in Gwinnett and Fulton Counties. Pastor Rickey has a true heart for God's people and his life journey of dedication to ministry is reflective of this. Rickey has been a Certified Chaplain with the American Chaplains Association since 2019. Rickey holds a Bachelor and Master of Arts in Theology, obtained at Restoration Theological Seminary, Forest Park, GA. Pastor Rickey has been a member of the Georgia Christian Counseling Association since 2019. He also serves as an active Board Member of the Forest Park Ministers Association. Rickey is the CEO of Spirit and Life Counseling and Anger Management Services also in Forest Park, GA. He specializes in counseling adult men, young men, and teen boys in areas of Anger Management, Inner Healing, Self-Esteem, and Life Coaching.



## **Shalonda S. Schoonmaker, M.A.**

**Intake and Processing Specialist-** Minister Shalonda Schoonmaker is a Licensed and Ordained Minister at Gateway Restoration Church in Forest Park, GA. She is currently a Certified Chaplain with the American Chaplains Association since 2019. Shalonda holds a Bachelor of Arts in Pastoral Counseling and a Master of Arts in Life Coaching received from Restoration Theological Seminary, Forest Park, GA. Shalonda is also a Georgia Board Certified Christian Counselor Therapist and Life Coach. She has previously served in Health Care Administration for 10 years with Blue Cross Blue Shield of Michigan. Shalonda is passionate about Ministry, Community Outreach, and Health related services, specializing in services for young women. Minister Shalonda is the CFO of Spirit and Life Counseling Services and Founder of Shiloh Almah Restoration (teen-girl mentor program).

Shalonda currently serves as a Health Care Navigator (Clayton County) with the "Choose Healthy Life Initiative" partnership with United Way of America and Quest Diagnostics. This is a Nationwide Initiative that facilitates Covid-19 Testing (Phase I) and Vaccination (Phase II) opportunities throughout Metro Atlanta. Shalonda is fully committed and dedicated to advocating for the Community of Forest Park and Clayton County Georgia in an effort to achieve Healthy Life and Covid-19 related recovery.

Shalonda has extensive experience and specializes in Customer Relations/Customer care, Project Management, Marketing, Special Events Coordinator/ Logistical Planning, Strategic Planning, Statistical Data Reporting, Sales Force, Excel, Word, and Asset Mapping.



## **Ashley Beeler, A.S.**

***Records & Disbursement Agent***- Ashley Beeler holds an Associate of Science in Business Administration from Atlanta Metropolitan State College. She is currently a Film Production student at Clayton State University in Morrow, GA. Ashley has extensive background and experience in Customer Service and processing tag renewals, issuing new tags, and processing titles in person, online and by mail. She also is fluent in managing and maintaining records of Customer files which includes sensitive and confidential documentation. Previous responsibilities include back office reporting, receiving, and mail. She is also versed in State of Georgia Policy and Procedures, all of which were encompassed within 2.5 year tenure with the Clayton County Tax Commissioners Office.

Ashley also serves as an Office Administrator with Restoration Theological Seminary. Ashley's skills include Word, Excel, Microsoft, Square, and QuickBooks. Ashley is currently an active team member of the GRIN City Edge Project.

## Proposed Officer Compensation

<u>Principal Position</u>	<u>Monthly Salary</u>	<u>Annual Salary</u>
Intake & Processing Specialist	\$3333	\$40,000
Records & Disbursement Agent	\$3333	\$40,000

### PROSPECTIVE FINANACIALS AND OPERATION COST

ITEM	QUANTITY		GRANT TOTAL
FUNDS FOR RESIDENTS IN NEED OF RENTAL ASSISTANCE	N/A		\$ 314,000.00
ITEM	QUANTITY	MONTHLY HOURS OR COST (\$)	YEARLY TOTALS
OFFICE SPACE	1	300	3600
INTAKE & PROCESSING SPECIALIST	1	3333.3	40000
RECORDS & DISBURSEMENT AGENT	1	3333.3	40000
PAYROLL & ACCT. SOFTWARE COMPANY	1	150	1800
MISCELANEOUS SUPPLIES	N/A	50	600
<b>TOTAL</b>			<b>\$ 86,000.00</b>
		<b>GRAND TOTAL</b>	<b>400,000.00</b>

**Intake & Processing Specialist:** Receive all the required information from prospective residents and Verify that all of the documents that are submitted are accurate and that the landlord or managing property company has agreed to the terms of payment .

**Records & Disbursement Agent:** Ensure that the information is kept secure, orderly and filed properly. Responsible for making sure the checks or funds are made to the proper landlord or managing property company.