



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

Thursday, May 26, 2022 at 5:30 PM  
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

**Angelyne Butler**, *Chairwoman*  
**Nachae Jones**, *Vice Chairwoman*  
**Jacklyn Faith**, *Member*  
**Nancy Howard**, *Member*  
**Tre Holland**, *Member*  
**Dhaval Shah**, *Member*  
**Eric Stallings**, *Member*

### MEETING NOTICE:

Due to COVID-19, CDC requirements of Masks and Social Distancing will be adhered.

### CALL TO ORDER/WELCOME:

Chairwoman Butler called the Downtown Development Authority meeting on May 26, 2022, to order at 5:30pm.

### Present:

Angelyne Butler  
Nachae Jones  
Nancy Howard  
Tre Holland  
Dhaval Shah  
Eric Stallings

### Also Present:

Dr. Marc-Antonie Cooper- City Manager/ DDA& URA Executive Director  
Mike Williams, City Attorney  
Bruce Abraham, Economic Development Director  
Charise Clay, Economic Development Staff Assistant  
Bobby Jinks, Public Works Director  
Kirby Glaze, Public- Private Partnership Project Management, Inc. (4PM)

**Absent:**

Jacklyn Faith

**APPROVAL OF MINUTES:**

1. Approval of March 24, 2022, Meeting Minutes

Eric Stallings made a motion to approve the minutes as is. Tre Holland seconded the motion. Motion approved unanimously.

**OLD BUSINESS:****NEW BUSINESS:**

2. 4PM Catalytic Project

- Executive Director, Dr. Cooper made the introduction of the project and of Kirby Glaze:
  - City Council approved areas spanning from Jonesboro Road to Main Street as the Entertainment District. The building previously known as; Carter's Cleaners will be used as a catalyst sight. City Council approved the transfer of the building to the DDA to begin revitalization of the area. The project is expected to be a combined partnership between the Downtown Development Authority (DDA), Urban Redevelopment Authority (URA), and Development Authority (DA) to show that customer traffic and businesses can be sustained in the Downtown District. The DDA currently has \$587,751.65 in their bank account. The goal is to have the cost of the project be split between the DDA, URA, and the DA. If the URA and DA, decide not to participate, the DDA has the means to carry the project solely.
- Kirby Glaze, led the discussion on the project:
  - Kirby serves as general counsel for the Development Authority but in this capacity, he is serving as the President of Public-Private Partnership Project Management, Inc. (4PM). 4PM is a project-management company that Kirby started for assisting communities with the vision, structuring, and deliverance of their Economic Development projects. They have been in operation for almost 21 years and accomplished around \$90 million dollars of project development throughout the state of GA. Previous projects range from city halls to textile mills. The first phase of this project is expected to take around 90 days. **Phase I:** Preliminary Project and Development Strategy. **Phase II:** Schematic Design and Pricing. **Phase III:** Final Design and Financing. **Phase IV:** Project Construction. 4PM would act as the board's representative during the completion of the project and lead all negotiations. The estimated project budget is \$1,150,000.00 but this number will be finalized by the completion of the project.

Eric Stallings made a motion to approve the contract with 4PM to assist with the project for Carter's Cleaners and to direct the Executive Director to seek contributions from the URA and DA. Nachae Jones seconded the motion. Motion approved unanimously.

**EXECUTIVE SESSION:**

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

**ADJOURNMENT:**

Nancy Howard made a motion to adjourn the regular meeting at 6:07pm. Dhaval Shah 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.*