



**CITY OF FOREST PARK  
URBAN REDEVELOPMENT AUTHORITY**

Thursday, May 27, 2021, at 6:00 PM

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)

**Phone Number:** (404)363-2454

**FOREST PARK CITY HALL**

745 Forest Parkway  
Forest Park, GA 30297

## MINUTES

### **I. Call to Order:**

Chairwoman Angelyne Butler called the Urban Redevelopment Authority meeting for May 27, 2021, to order at 6:30 P.M.

#### **Present:**

Chairwoman, Angelyne Butler; Nachae Jones; Eliot Lawrence; Ed Taylor; Vice Chair, Steve Bernard, Lois Wright.

#### **Also Present:**

Mike Williams, City Attorney

Bobby Jinks, Public Works Director

Bruce Abraham, Economic Development Director

Darquita Williams, Interim Finance Director

Danita Hamid, Project Manager Economic Development Department

Kisha Bundridge, Economic Development Department Assistant

Edmund Wall, Piper Sandler & Co.

Mike Monteleone, OASIS Consulting

#### **Absent:**

Eric Stallings

### **Approval of Minutes:**

Nachae Jones made motion to approve the proposed minutes for April 22, 2021 meeting as is.

Lois Wright seconded.

Roll call for approval. Motion approved unanimously.

## **II. OASIS Contract**

Mike Williams, City Attorney, gave an update on the Army Parcel Transfer. There is a new BRACK rep, Joan Hatton, with whom he has already been working. Mr. Williams reported that the transfer of property will not be delayed because of the ground testing that has been ordered. It is a priority in DC to complete the land transfer of the remaining Gillem property to the City of Forest Park.

The balance of Gillem property is scheduled to be transferred December 2021 and June 2022. \$1.8 million is still due by June 2021, but the \$3.2 million balance gets deferred until all other Army property is completely transferred. Our representatives are working to get licenses in place and get the property transferred so that the entire process is complete by June 2022.

Eliot Lawrence made motion to approve the renewal for the OASIS Consulting contract.

Steve Bernard seconded.

Roll call for approval. Motion approved unanimously.

## **III. Budget Review:**

The utilities (water) line was added to the budget.

Eliot Lawrence made motion to adopt the proposed budget as is.

Ed Taylor seconded.

Roll call for approval. Motion approved unanimously.

## **IV. Rateree Road Extension**

Mike Williams, City Manager, gave an update on the Rateree Road Extension plans. Last year the URA Board authorized proceeding with the project. The original contract was cancelled due to various issues, and we moved to engage the second contractors who had bid, but it was soon discovered that they had not all the necessary qualifications to fulfill the contract. The third contractors have now increased their bid, but the amount is still within the range of some of the bids received from the initial call for bids.

Mr. Williams asked if the board would like to accept the bid from the third contractors or start the bidding process all over and request a new set of bids. Mr. Williams cautioned that asking for new bids could potentially bring in even higher bids, and restarting the process adds more time to the project time-line. Mike Williams said he was prepared to recommend that the chair move forward with this third contractor and still work with the building company to resolve the Pentagon issue.

Lois Wright asked why we should accept the third contractor, and their increased bid amount. Mike Williams explained that while their bid is \$77,000 more than their initial bid, so much time has elapsed, and costs are expected to rise.

Steven Bernard asked if the city will be using minority contractors and inquired about the process, if any, the city uses to ensure fair opportunities for minority representation regarding the contractors we engage for city funded projects.

Mike Williams explained that the Urban Redevelopment Authority adopted a policy to set a goal for minority businesses and that within the last 6-8 months, adopted a procurement for inclusiveness.

Mr. Bernard expressed wanting to see a more aggressive approach to ensuring minority representation in city contracts. Mr. Williams explained that to enforce stronger guidelines than what already exists, there would have to be a study conducted that finds that the city routinely excludes minorities from contracts with the city. No such study was recommended, and so the previously mentioned goals adopted by the URA were put in place.

Eliot Lawrence made a motion to amend the agenda to direct staff to create stronger language regarding minority representation and inclusion for city contracts.

Nachae Jones seconded.

Roll call for approval. Motion approved unanimously.

Eliot Lawrence made a motion to make stronger language regarding minority representation and inclusion for city contracts.

Lois Wright seconded.

Roll call for approval. Motion approved unanimously.

Nachae Jones made a motion to authorize chair to sign necessary documents with CMES Construction to begin construction on Rateree Road.

Eliot Lawrence seconded.

Motion passed with four votes and one member abstaining.

Roll call: Nachae Jones, Steve Bernard, Ed Taylor, and Eliot Lawrence all in favor.

Lois Wright abstained from voting.

### **Amended Agenda**

\*Ed Lawrence made a motion to amend agenda to discuss the **Community/ Small Business Improvement Project**, listed on the agenda for the 5/27/21 DDA meeting but was not discussed during the DDA meeting. Ed Taylor seconded.

Steve Bernard proposed helping City of Forest Park residents by providing a small business incubator to help small businesses. Mr. Bernard wants to create a pipeline connecting Forest Park residents with people who can help make business plans, advise on how to apply for loans and grants, etc. Mr. Bernard would like an organization to assist small business owners with their start up(s). He suggests partnering with the county and provide land for the money that is already earmarked for an incubator.

Bruce Abraham explained that an incubator for small businesses is already a part of the bridge plan in the Welcome Center currently being worked on. Additionally, there is already a small business incubator in the county, offering these same services.

Steve Bernard wants the city to take the residential property that the city already owns, flip it (renovate it) and sell it to people in the community.

Chairwoman, Angelyne Butler would like to move forward with that initiative, and says she was waiting on getting some land back which has now been revamped.

Eliot Lawrence made a motion to direct staff to investigate preparing a housing assistance program.

Nachae Jones seconded.

Roll call for approval. Motion approved unanimously.

## **V. Executive Session**

Ed Taylor made a motion to go into executive session at 7:24 PM.

Nachae Jones seconded.

Executive Session ended and Board resumed regular meeting, at 8:45 PM.

Lois Wright made a motion to authorize signing letter of intent with studio, Blue Star Productions.

Nachae Jones seconded.

Roll call for approval. Motion approved unanimously.

## **VI. Adjournment**

Lois Wright made motion to adjourn regular meeting, at 8:46 PM.

Ed Taylor seconded.

Roll call for approval. Motion approved unanimously.