



CITY OF FOREST PARK
DEVELOPMENT AUTHORITY REGULAR MEETING

Wednesday, March 26, 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

Billy Freeman Jr., *Chairman*
Alvin Patton, *Vice Chairman*
Felicia Davis, *Member*
Hector Gutierrez, *Member*
Bennett Joiner, *Member*
Victoria Williams, *Member*
Rhonda Wright, *Member*

MEETING NOTICE:

CDC requirements of masks and social distancing will be adhered.

The meeting will be livestreamed and available on the City's YouTube page- "**City of Forest Park GA**"

CALL TO ORDER/WELCOME: Vice Chairman Alvin Patton called the Development Authority Regular meeting to order on March 26, 2025, at 5:33pm.

PRESENT:

Billy Freeman, Jr.
Alvin Patton
Felicia Davis
Hector Gutierrez
Bennet Joiner
Victoria Williams
Rhonda Wright

ALSO PRESENT:

Kirby Glaze, DA General Counsel
Rochelle B. Dennis, Interim Economic Development Director
Charise Clay, Economic Development Staff Assistant

ADOPTION OF AGENDA WITH ANY ADDITIONS/DELETIONS: Felicia Davis made a motion to approve the agenda with the addition of the Prestwick Proposal update. Hector Gutierrez seconded the motion. The Motion passed unanimously.

APPROVAL OF MINUTES:

Approval of February 25, 2025, Meeting Minutes: Felicia Davis made a motion to approve February 25, 2025, regular meeting minutes as submitted. Hector Gutierrez seconded the motion. The motion passed unanimously.

NEW BUSINESS:

The 2025 Election of Officers: Hector Gutierrez made a motion to nominate Billy Freeman, Jr., as Chair of the Development Authority and Alvin Patton as Vice Chair of the Development Authority. Rhonda Wright seconded the motion. The motion passed unanimously.

Board Discussion & Approval of Ft. Gillem Construction and Access Easements

Felicia Davis made a motion to ratify the Construction and Access Easement. Hector Gutierrez seconded the motion. Motion approved unanimously.

Prestwick Companies Proposal

A representative with Prestwick Companies delivered additional information for the board's consideration to finalize the approval of land acquisition of the 2 parcels needed for the 60–70-unit residential project. The project will include workforce housing, several market-rate units, amenities for residents, and a retail space. The group plans to submit an application for funding to DCA in mid-May of 2025. Once permits are in hand and they financially close on the deal, they plan to start construction immediately. They plan to break ground in May/June of 2026.

ECONOMIC DEVELOPMENT UPDATE: Rochelle B. Dennis delivered the Economic Development Update.

- Marsellas Williams' last day with the City of Forest Park was March 21, 2025.
- Rochelle B. Dennis will serve as the Interim Director.
- The Office of Economic Development has a new department logo, branding, and collateral that will be rolled out in the coming month.
- Main Street Forest Park also has a new logo with additional branding and collateral to launch in the coming months.
- Elevate, the City's Workforce Development initiative in partnership with Atlanta Center for Self Sufficiency, Calvary Refuge Center, Clayton County Public Schools, Atlanta Technical College, and Clayton State University, will hold its program launch and ribbon cutting on Friday, April 18, 2025, at 10am at 819 Forest Parkway, Suite D. Public is invited to attend.
- 751-771 Main Street has been officially sold to Nouveau Jonesboro.
- In partnership with the Small Business Development Center at Clayton State University, the Office of Economic Development hosted small business one on one consulting sessions designed to help our small business community sustain and grow their business. We look forward to offering these sessions again in the future.
- The Downtown Development Authority is a sponsor for Arts Clayton's Arte Gras Gala on Saturday, March 29, 2025, at 7pm at the Morrow Center. If you are interested in attending, please see Ms. Dennis.

OLD BUSINESS:

Review & Discussion of 2025 Property Landscaping Services: Rochelle B. Dennis provided the update.

Anderson Lawn Care is the Development Authority landscape vendor. Weekly cuts of DA properties started again on March 18, 2025. The contract expires in August 2025. Staff will call for bids in June - July 2025 for the DA review and approval.

Update & Discussion of the 850 Main Street Redevelopment: Rochelle B. Dennis provided the update. The redevelopment of 850 Main Street is nearing completion. The ballroom / event space will continue. The staff is working through rates and uses for future rentals. There are 5 office spaces available for lease. These spaces are ideal for solo-practitioners. There is a café available for lease which is ideal for a coffee shop, bakery, or sandwich shop. Rochelle Dennis invited the DA Board to tour the space. An official ribbon cutting will happen at completion of the space in the coming months.

EXECUTIVE SESSION: (When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate)

Felicia Davis made a motion to enter an Executive Session at 6:19pm. Victoria Williams seconded the motion. The motion approved unanimously.

Felicia Davis made a motion to exit the Executive Session and to reconvene the regular meeting at 6:44pm. Hector Gutierrez seconded the motion. The motion unanimously passed.

Victoria Williams made a motion to authorize the Chair and Counsel of the Development Authority to negotiate the purchase and sale agreement for 794 Main Street to include a sale price not below \$150,000. The purchasers must provide a site plan, elevations, a budget, and financing as a stipulation to closing. Felicia Davis seconded the motion. The motion approved unanimously.

Rhonda Wright made a motion authorizing the Chair and Counsel of the Development Authority to negotiate the purchase and sale agreement for 760-770 Main Street to include a sale price not below \$300,000. Hector Gutierrez seconded the motion. The motion passed unanimously.

Felicia Davis made a motion to approve the renewal lease for the 850 existing tenant at \$1850 per month starting March 1, 2025, for a term of two years. The tenant is responsible for all utilities. No security deposit is required. The Development Authority is responsible for the HVAC and building repairs. Rhonda Wright seconded the motion. The motion passed unanimously.

ADJOURNMENT:

The Development Authority Regular Meeting adjourned at 6:47pm.

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.