



CITY OF FOREST PARK
URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, April 10, 2025 at 5:30 PM
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

AGENDA

Kimberly James, Chairwoman
Avery Wilson, Vice Chairman
Eliot Lawrence, Member
Yasmin Julio, Member
Debra Patrick, Member

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

- [1.](#) Approval of February 13, 2025 Meeting Minutes
- [2.](#) Approval of March 13, 2025 Meeting Minutes

OLD BUSINESS:

- [3.](#) Board Discussion and Approval of Oasis Consulting Services Agreement
- [4.](#) Presentation update by TSW regarding proposed URA redevelopment sites

NEW BUSINESS:

5. Presentation by Public Works Director, Alton Matthews, on road repair recommendations at Gillem
6. URA iPad Distribution and Training

FINANCIAL REPORT:

[URA](#) Financial Report

ECONOMIC DEVELOPMENT UPDATE:

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

ADJOURNMENT:

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.



**CITY OF FOREST PARK
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MINUTES

Kimberly James, Chairwoman
Avery Wilson, Vice Chairman
Eliot Lawrence, Member
Yasmin Julio, Member
Debra Patrick, Member

CALL TO ORDER/WELCOME: Chairwoman James called the Urban Redevelopment Agency meeting to order on February 13, 2025, to order at 5:35pm.

PRESENT:

Kimberly James
Avery Wilson
Eliot Lawrence
Debra Patrick

ALSO PRESENT:

John Wiggins, Director of Finance
Attorney Danielle Matricardi, City Attorney
S. Marsellas Williams, Director of Economic Development
Rochelle Dennis, Main Stret Manager
Charise Clay, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS: Avery Wilson made a motion to adopt the agenda with the addition of the financial report. Debra Patrick seconded the motion. Motion approved unanimously.

APPROVAL OF MINUTES:

1. Approval of January 9, 2025, Meeting Minutes
Avery Wilson made a motion to approve the January 9, 2025, meeting minutes. Kimberly James seconded the motion. Eliot Lawrence abstained from the vote.

OLD BUSINESS:

NEW BUSINESS:**2. 200 Metcalf Extension Catch Basin Repair****Rochelle Dennis delivered the update:**

- The board was given a photo of the current state of the catch basin as reference. The damage was caused by trucks rolling over it constantly. The Public Works department assessed the damage and determined it was outside of their capabilities. In turn, she met with 3 vendors to receive quotes for the repair. Only 2 vendors returned quotes. It is staff's recommendation to proceed with DAF Concrete as the vendor for the repair, as their quote totaled \$3,000.00 compared to FemPro with a quote total of \$15,199.27. The item was tabled by the board.

3. Oasis Consulting Proposal - Stephens Lake Dam

- The board previously expressed a desire to tour the site. Due to scheduling conflicts between Oasis Consulting and the board weekends and some weekdays aren't an option. The board may potentially have to visit the site on their own accord without a guide. Billy Freeman, Jr., with Technique Concrete spoke to Chairwoman James about clearing a path for board members to tour the site.
- Rochelle Dennis also highlighted the proposal from Oasis Consulting Services for subsurface exploration and geotechnical engineering evaluation for Stephens Lake Dam included in their packet. Attorney Matricardi will review the proposal and give appropriate correspondence and recommendations.

Eliot Lawrence made a motion to table items 2 & 3. Avery Wilson seconded the motion. Motion approved unanimously.

4. Financial Report**John Wiggins delivered the update:**

- The URA Checking Account ending in 4594 had a beginning budget of \$3,767,064 and an ending balance of \$3,738,142. The URA Checking Account ending in 4610 had a beginning budget of \$472,337 and an ending balance of \$473,510. Operating cash totaled \$4,211,652. Other financing sources totaled \$14,538,352. Operating expenses totaled \$2,712,569. The Georgia Fund 1 had an ending monthly balance of \$4,285,723.44.

ECONOMIC DEVELOPMENT UPDATE:**S. Marsellas Williams delivered the update:**

- Business Retention Visits are being scheduled in Ward 1 & 2. He met with Tunnell-Spangler-Walsh & Associates (TSW) the week prior. TSW is contracted to expand the URA boundaries and designate catalytic sites. The proposal is set to be ready by the end of March. The Econ Dev team has continued strategy meetings with Partnership of Southern Equity (PSE) about future plans for Wherry Housing. PSE wants to host a racial & equity training with the URA either in person or virtually. 3 new businesses opened in Ward 3. The 2025 Main Street Event Calendar is nearly complete and ready for publishing.

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

Avery Wilson made a motion to enter executive session at 6:19pm. Eliot Lawrence seconded the motion. Motion approved unanimously.

Avery Wilson made a motion to exit executive session at 6:36pm. Debra Patrick seconded the motion. Motion approved unanimously.

Debra Patrick made a motion to approve the 3rd amendment to the purchase & sale agreement for Project Splash. Avery Wilson seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Debra Patrick made a motion to adjourn the meeting at 6:36pm. Avery Wilson 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 404-366-4720.*



**CITY OF FOREST PARK
URBAN REDEVELOPMENT AGENCY REGULAR MEETING**

Thursday, March 13, 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

Kimberly James, Chairwoman
Avery Wilson, Vice Chairman
Eliot Lawrence, Member
Yasmin Julio, Member
Debra Patrick, Member

CALL TO ORDER/WELCOME: Vice Chair Avery Wilson called the Urban Redevelopment Agency Regular Meeting on March 13, 2025, to order at 5:31 p.m.

ROLL CALL:

Avery Wilson
Eliot Lawrence
Yasmin Julio
Debra Patrick (arrived at 5:36 p.m.)

ALSO PRESENT:

Attorney Danielle Matricardi, City Attorney
Marsellas Williams, Director of Economic Development
John Wiggins, Director of Finance
Rochelle B. Dennis, Main Street Manager
Charise Clay, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS: Yasmin Julio made a motion to adopt the agenda with the deletion of items 1 & 6. Eliot Lawrence seconded the motion. Motion approved unanimously.

APPROVAL OF MINUTES:

1. ~~Approval of February 13, 2025, Regular Meeting Minutes:~~

OLD BUSINESS:

2. **Review & approval of quotes for the repair of the 200 Metcalf Extension Catch Basin:** Rochelle B. Dennis presented two proposals for review and approval. Alton Matthews, the Director of Public Works, reviewed both proposals and had no objection to the scope of work or proposals submitted. Eliot Lawrence made a motion to accept the proposal of DAF Concrete. Yasmin Julio seconded the motion. Motion approved unanimously.

NEW BUSINESS:

3. **Presentation by TSW regarding proposed URA redevelopment sites:** Jia Li with TSW (Tunell, Sprangler, Walsh & Associates) delivered the update. They presented several potential redevelopment sites; 5.95 acres on Central Ave., 10.87 acres at the Clayton Plaza, 10.82 acres at A2Z Outlet Shopping Center, and 8.86 acres at the former Plaza Talpa.
4. **FINANCIAL REPORT:** Director of Finance, John Wiggins delivered the financial update for February 2025. The URA operating cash beginning budget was \$4,211,652. and the ending balance totaled \$7,071,353. Total financing sources tallied to \$15,520,000. The operating expenses beginning budget was \$3,081,050 and the ending budget balance totaled \$2,562,461. As of February 28, 2025, the Georgia Fund 1 account had an ending balance of \$4,300,276.88.
5. **Review & approval of easement agreement from Kroger for the Ft. Gillem access**
Avery Wison made a motion to approve the easement agreement from Kroger for the Ft. Gillem access. Eliot Lawrence seconded the motion. Motion approved unanimously.
- ~~6. **Presentation by Public Works Director, Alton Matthews, on road repair recommendations at Gillem**~~

ECONOMIC DEVELOPMENT UPDATE: Marsellas Williams provided the update. The partnership with Clayton State University's Small Business Development Center has bolstered the *Small Business Consulting Hours* initiative, where small businesses can meet with the SBDC to gain strategies on how to further their business. The Economic Development Department is also spear heading the new Workforce Development Program, Elevate. The 2nd annual St. Patrick's Day Fountain Party is set to take place on March 14, 2025. The requisition for the board's Ipad's have been signed. We hope to have the iPads at the April URA meeting which will include training by the City's IT Department.

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

Eliot Lawrence made a motion to adjourn the regular meeting and enter Executive Session at 6:29 p.m. Yasmin Julio seconded the motion. The motion approved unanimously.

Avery Wilson made a motion to end the Executive Session and reconvened the regular meeting at 6:54 p.m. Eliot Lawrence seconded the motion. The motion approved unanimously.

ADJOURNMENT:

Avery Wilson made a motion to adjourn the Urban Redevelopment Agency Regular Meeting at 6:56 p.m. Debra Patrick seconded the motion. The 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 404-366-4720.



8 January 2025

Ms. Kimberly James
Chairwoman
Urban Redevelopment Agency
of the City of Forest Park
745 Forest Parkway
Forest Park, GA 22202

**RE: Proposal for On-Call Environmental Engineering Consultant Services
Time Period: January 9, 2025 to December 31, 2025
Oasis Proposal No. P25002**

Dear Chairwoman James:

The current contract between the Urban Redevelopment Agency of the City of Forest Park (URA) and Oasis Consulting Services (Oasis) for On-Call Environmental Engineering Consultant Services expired June 30, 2023. However, funding was available to continue to assist the URA with several new urgent items that developed related to Stephens Lake. A leak at the emergency spillway was noted and brought to the attention of the URA on 12 December 2024 during the URA meeting via ZOOM.

To follow up on our discussion at the last work session meeting on 12 December 2024, Oasis respectfully submits for your consideration a proposal/budget estimate for the continuation of Oasis' services as the URA's Environmental and Engineering Consultant for providing on-call environmental engineering services focused on the technical review of environmental matters, technical investigations specifically related to Stephens Lake Dam, and recommendations for repairs or the possible breach and reuse of the dam, which would include the development of engineering documents and other various work elements that will arise this year from January 2025 through 31 December 2025.

Oasis will be integral in assisting the URA with assessing the dam's current condition, evaluating an option to breach Stephens Lake dam, and evaluating the effort and costs for the emergency spillway repair. Oasis will continue to provide technical environmental assistance to potential development partners who have been approved by the URA. In addition, Oasis will be part of the team representing URA interests related to the Army's new groundwater monitoring network in the South Parcel. Oasis will provide the URA with as needed updates either in person, via zoom, or by email to keep the URA informed about Army groundwater monitoring well network plans and potential conflicts with future development.

The purpose of this proposal is to establish the continuation of Oasis' role as the Primary Technical Liaison between the URA, the Georgia Environmental Protection Division (GAEPD), the USEPA (as needed), the Master Developer (Robinson Weeks Partners), other prospective land developers for the property, and the Army in all environmental matters concerning the property and property transfer. Over the past 14 years, this role has been vital in the achievement of major success with the Gillem property redevelopment, and will continue to be critical until all property redevelopment at the Gillem Logistics Center has been completed, which we anticipate by late early 2026.

The scope of services will consist of the ongoing provision of expertise to the URA Board and City of Forest Park Staff in the review and evaluation of the environmental condition of parcels (including Stephens Lake) for redevelopment at the Former Fort Gillem, as well as facilitation of planned and proposed investigation and remediation efforts (by the Army and others) that support the URA's redevelopment plan. Much progress has been made with the steady redevelopment of the property, as is evidenced by the activity and resulting continued economic upturn in the area. Nonetheless, some details remain unresolved, and the URA team still requires environmental guidance for the upcoming property development in the South Parcel over the course of the next year.

SCOPE OF WORK

In addition to working on all the items listed in the “Path Forward” section, the following specific work tasks are envisioned as potential “as needed services” from 9 January 2025 through 30 December 2025 to support current development of the FOST and FOSET priority parcel transfer activities:

- Assist as needed with technical oversight and management of the URA’s environmental insurance policy, **including the management of insurance risk claims**;
- Maintain an Environmental Management Plan;
- Maintain a Munitions Awareness Program;
- Brownfield Consulting/PPCAP Preparation for the remaining FOST take-downs by individual developers, including the preparation/review of CSR reports to GAEPD;
- Provide oversight (as outlined in the PPCAP) during construction of new infrastructure, utilities or other ground-disturbing activities;
- Provide revisions to risk reduction standards as needed during redevelopment;
- Attend URA Board meetings upon request to provide environmental updates on development and Army progress at Gillem; and
- Attend Army partnering meetings; and

- Continue to monitor and interact with the Army on remaining environmental FOSET cleanups (mainly north groundwater and south groundwater remediation).

Mr. Monteleone offers his involvement over the past thirteen years with the Association of Defense Communities (ADC) and the **Base Realignment and Closure (BRAC)** community, in conjunction with his experience serving the URA over the past thirteen years, as evidence that he is well-suited for the tasks necessary to complete this very important process. He continues to be available to commit whatever portion of his time is necessary in order to support the URA.

Additional As Needed Tasks to be Addressed

- Brownfield Compliance Status Reports (CSRs) and potential soil and groundwater testing for portions of the Gillem property not purchased by Robinson Weeks or others, but still owned by the URA
- Georgia Hazardous Site Inventory (HSI) delisting for portions of the Southeast Burial Area and North Landfill not already delisted
- Forest Park Fire Station Phase II and Brownfield CSR - a proposal was provided to URA in November 2022 (\$13,508); **this work needs approval by the URA. If not completed, the City will not have protection under the Brownfields Program in Georgia.**
- Engineering support for stormwater impacts to the stream channel near FTG-10 (\$8,000-\$10,000); additional support from Walden Ashworth will be required for this item, especially for an evaluation of the dam breach and the take-down of Stephens Lake.

PATH FORWARD - 2025

From an environmental perspective, the major items to be addressed by the URA include the following:

- (i) Oversee the Army and ACOE with an investigation and remediation of the priority FOSET parcels remaining - FTG 01 (the North Landfill, which includes PP5 and the North Landfill Remainder), and the South Burial Area, which will be ongoing until late 2025.
- (ii) Oversee the development and the Army remaining groundwater well network in the South Parcel
- (iii) Delist Report effort Q4 of 2025 for PP5 / North Landfill Remainder and South Parcel.

- (iv) Continue to manage environmental issues during FOST redevelopment.

These items will be extremely important with regard to maximizing the acreage of the South Parcel, which could be developed beyond the current FOST footprint at the Former Fort Gillem. If the URA is unable to maintain the continuation of Oasis' funding, the URA will have NO point of technical contact established with the Army. This critical role will be lost if Oasis' funding is no longer available.

To date, Oasis has been requested to review and analyze Army environmental documents and records, as well as Army/contractor proposed/approved remediation efforts. This level of due diligence has been, and will continue to be, vitally important to support the URA in managing environmental risk. ***An outside technical review on behalf of the URA will not only hold the Army accountable, but will also mitigate the potential inheritance of liability that was neither anticipated nor agreed to during negotiations.***

Mr. Monteleone closely monitors the Army's remediation efforts with the contractor in order to assure property remediation is occurring for GAEPD and EPA. Continuing these close communications with the Army BEC has been critical to keeping the process on schedule.

Oasis will continue to interact on behalf of the URA at partnering and technical meetings with the Army, the Army Corps of Engineers, GAEPD and, when appropriate, the USEPA, to seek HSI Delist letters for the priority parcels. Oasis has assisted the URA with the development of a good working relationship with GAEPD and will continue to be a valuable team member asset for the URA.

Oasis will also be responsible for continuing the implementation of the current Prospective Purchaser Corrective Action Plan (PPCAP) with the Georgia Brownfields Program. In addition, Oasis will continue to provide the URA with the necessary support, advice, and assistance with environmental insurance mechanisms, and any other similar matters, as needed.

APPROACH TO BUDGET

The previous approach to this role of Environmental Consultant has been to establish a fully burdened unit rate and contract mechanism. The contract mechanism is already in place with Oasis, and the fully burdened rate of \$170/hr. will remain in effect (as it has for the past thirteen years) for this contract extension.

Budget for Time Period January 9, 2025 to December 31, 2025

The transfer of all the remaining FOSET Parcels listed above has been completed. Portions of the South Burial Area (FTG 7/9 and 10, PP3D), as well as the North Landfill (FTG 01), which is 136 acres, have already been transferred. The proposed budget is an average of 10 hours/week (as needed) for the period from January 2025 to December 2025.

For the 2025 year, the proposed rate is the same as before - \$170/hour. Based on the amount of anticipated work, a budget of approximately \$65,000 for the 12-month period is requested as needed! Based on these estimates, we anticipate that the labor fee for services would be offered on a NOT-TO-EXCEED basis of \$65,000. One caveat is the work that may be needed for Stephens Lake, including an evaluation of the option to breach Stephens Lake, which would require preparation of a separate scope and budget as this work is separate from the consulting services provided in this scope.

Mr. Monteleone's time is a function of the schedule of the project and includes attendance at required meetings, as well as oversight of the documentation process. The proposed fully-burdened labor rate of \$170/hour is competitive and unchanged from the prior contract period. This rate is all-inclusive for any work required at the Former Fort Gillem (i.e., meetings, etc.), GAEPD, or any other consultant offices. No travel expenses will be charged for local work. Furthermore, no time is charged for local or out-of-state travel, only for hours worked.

In addition, if the required work (i.e., data evaluation, data checking, tabulation, etc.) could be provided by Oasis staff at a lower bill rate while under Mr. Monteleone's direction, he will bring that to your attention for consideration as a cost-saving measure.

NOTABLE IMPACTS

This section includes a summary of notable impacts which have resulted from Oasis' environmental consulting assistance over the past several years with regard to the creation of 3,000 jobs and capital investment.

Total Capital Investment

The large influx of capital into the property has had a significant impact on the economic level of the area. Following is an overview of the list of investors who have purchased property at the Gillem Logistics Center (GLC):

- Master Infrastructure (Hood Avenue/Anvil Block Road, utilities etc.)
- Kroger (the first acquisition for the Southeast East Distribution for Kroger)
- Gillem #200 - Kuehne / Nagel / The Packaging Wholesalers
- Gillem #150 - HD Supply
- Gillem #300 - Cummins
- Gillem #400 - Kroger
- Gillem #800 - Amazon
- Gillem #900 - XPO

- Boulevard Cold Storage
- Technique Headquarters
- Gillem 1200 - (TBD)
- Gillem 1100 - (TBD)
- Gillem 600 / 650 - Robinson Weeks Partners (complete)

Job Creation

- Kroger
- Kuehne & Nagel
- Cummins
- Amazon
- Wilson Art

Please note that NONE of these jobs, and NONE of this investment, would have transpired without the team effort which has been demonstrated by the URA, the City of Forest Park, interfacing with various developers, the Army, GAEPD, and Oasis.

2018-2024 NOTABLE ACCOMPLISHMENTS

Following are the major milestones which have been achieved through Oasis' environmental consulting assistance over the past 6 years:

- Oasis obtained a license from the Army for FTG 02 in March 2018.
- Oasis obtained Hazardous Site Inventory (HSI) Delisting for PP1 for the URA.
- Oasis started the HSI Delisting process with GAEPD for PP2 and FTG 02. This was completed by the end of 2019.
- Oasis lead the effort to address local resident erosion concerns for the URA and the City of Forest Park.
- Oasis attended monthly meetings between the Army Base Environmental Coordinators (BEC_ and the Army Corps of Engineers (ACOE) Project Manager as needed to facilitate all matters related between the Army and the URA.
- Oasis regularly attended North and South Landfill remediation meetings on behalf of the URA to evaluate progress and focus the Army on remediation and land transfer.

- On behalf of the URA, Oasis lead the effort to address the removal of mold and asbestos from Building 101.
- Oasis prepared PP4, FTG02, PP3A, PP3B, PP3C, and landlocked parcel environmental documents on behalf of the URA for transfer with the Army by July 2019.
- Oasis oversaw E&S measures and all technical matters for the Army's work on FTG02 remediation on behalf of the URA.
- Oasis obtained a renewal of the license for Right-of-Entry into Army FOSET property.
- Oasis addressed and avoided a NOV by a local resident regarding stormwater impacts off the property.
- Oasis managed and successfully completed on time and on budget interior demolition, asbestos, and lead removal at Building 101, 1st Army Headquarters, for the City of Forest Park.
- Oasis oversaw remediation completion of 136 acres by the Army of the North Landfill by early 2020.
- Oasis worked with the URA and the Master Developer to broker and procure renewal of the Environmental Insurance Policy in June 2020.

The excellent working relationships Oasis has fostered between the URA Board, the City of Forest Park, GAEPD, and the Army have been integral to the successful completion of ALL transfers of the various parcels to date. Oasis stands ready to continue to provide first-in-class service to drive this process to completion and achieve the goal of a successful, thriving industrial area for a "win-win" of the aforementioned parties and, ultimately, the employees who have found nearly 3300 new jobs in an area which only a few years ago needed desperate improvement, but which now is experiencing transformation into a prosperous and thriving community.

Regards,



Michael Monteleone, P.E.

Executive Vice President, Director of Engineering
mmonteleone@oasis-cs.com

cc: Ms. Charise Clay, Staff Assistant
 City of Forest Park
 745 Forest Parkway
 Forest Park, GA 22202
cclay@forestparkga.gov

FOREST PARK URA REDEVELOPMENT SITES

URA Meeting Presentation // 03.13.25

A

B

C

Project Team



Adam Williamson,
AICP, PLA, LEED-AP
Principal

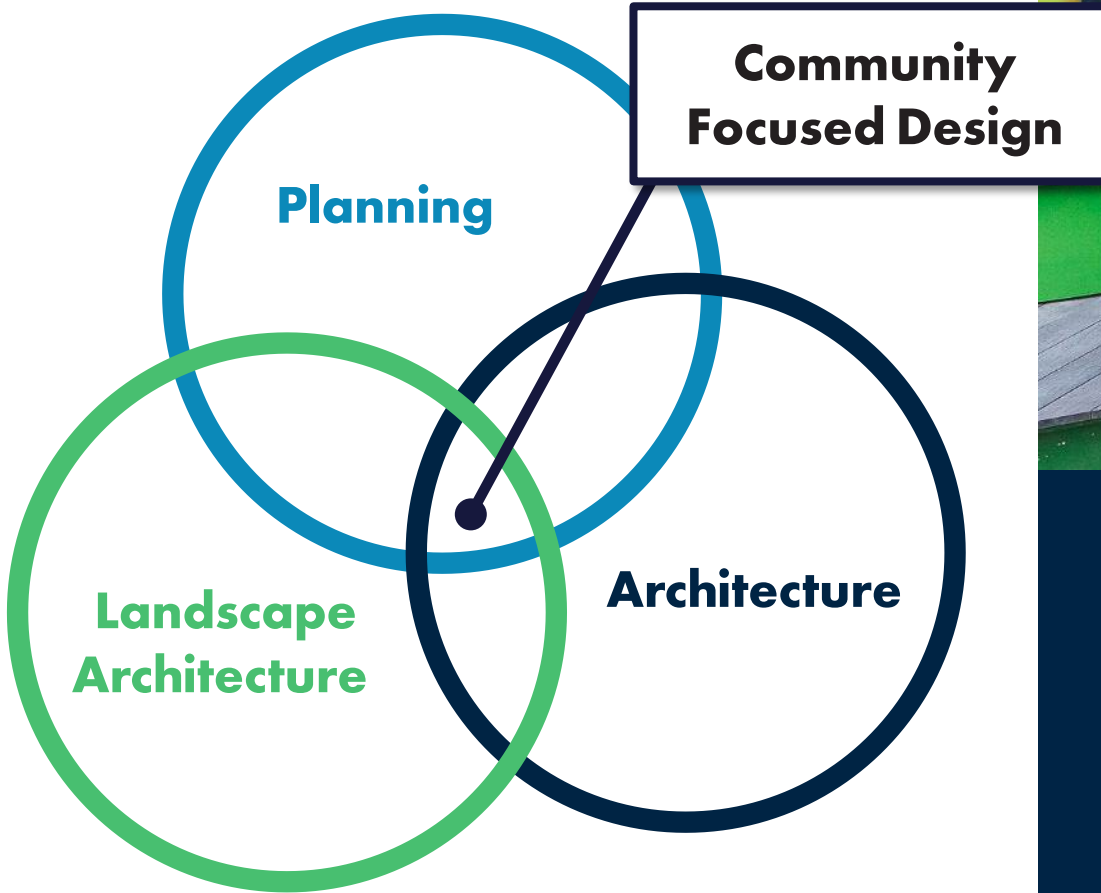


Jia Li, AICP
Senior Associate,
Planner / Designer



Nick Johnson, AICP
Associate, Planner

Background on TSW



21
Planners

4
Registered Architects

6
Architectural Designers

11
Registered
Landscape Architects

5
Landscape
Designers

1
Transportation
Engineer

Objectives and Scope

TASK 1

Initial Consultation Session

- Complete

TASK 2

Site Visit and URA Map Boundary Analysis

- Identify four locations that show potential for future development based on visual analysis
- Provide documentation on each site
- Identify two preferred sites for concept planning
- Expand URA boundary as needed

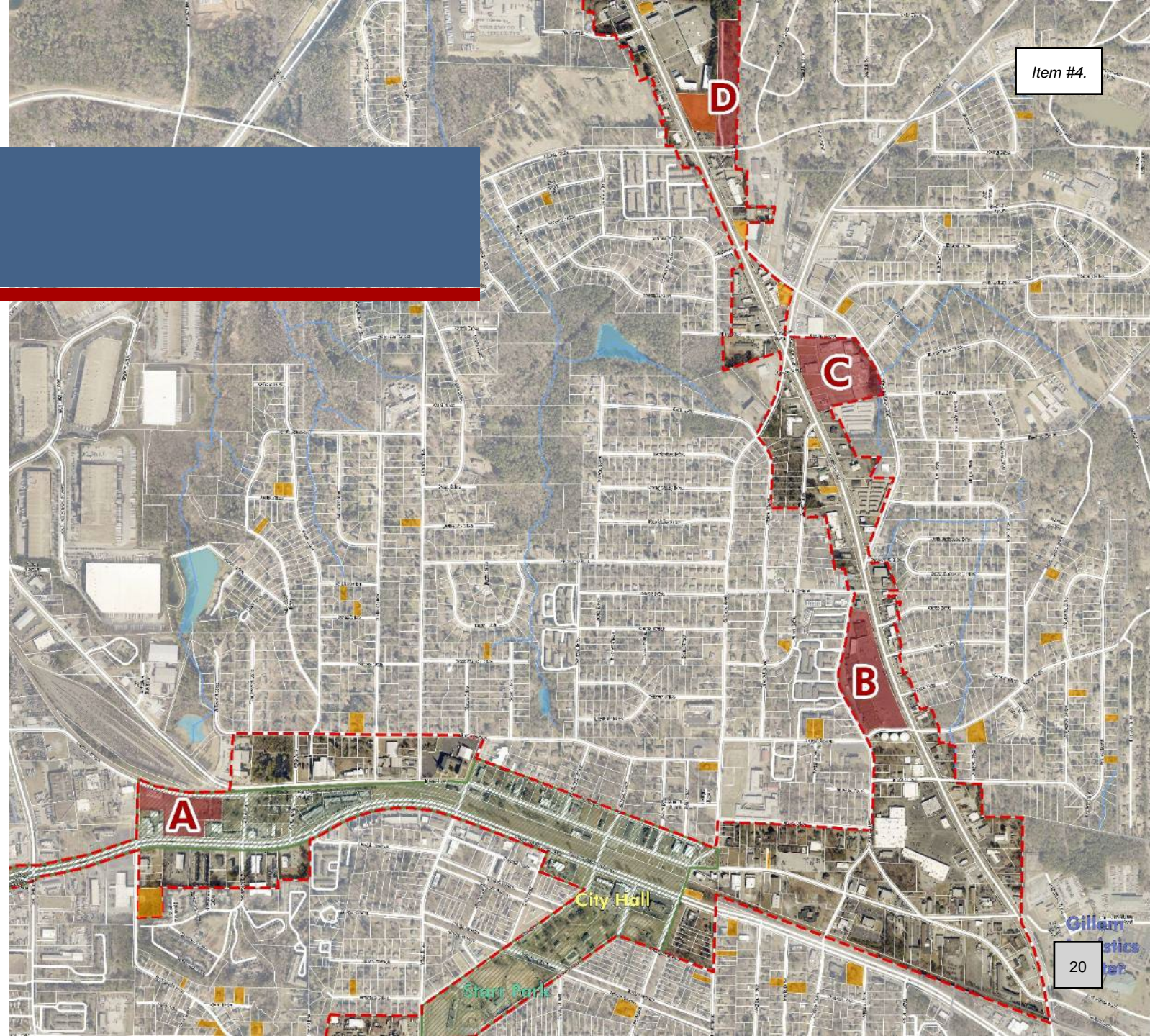
TASKS 3 AND 4

Concept Planning

- Pending site selection

Study Area

- Existing URA: along Forest Parkway and around Starr Park (~122 acres)
- Proposed URA expansion: to include properties with frontages along Jonesboro Road to City limits (~480 acres)
- Four sites identified for potential future development



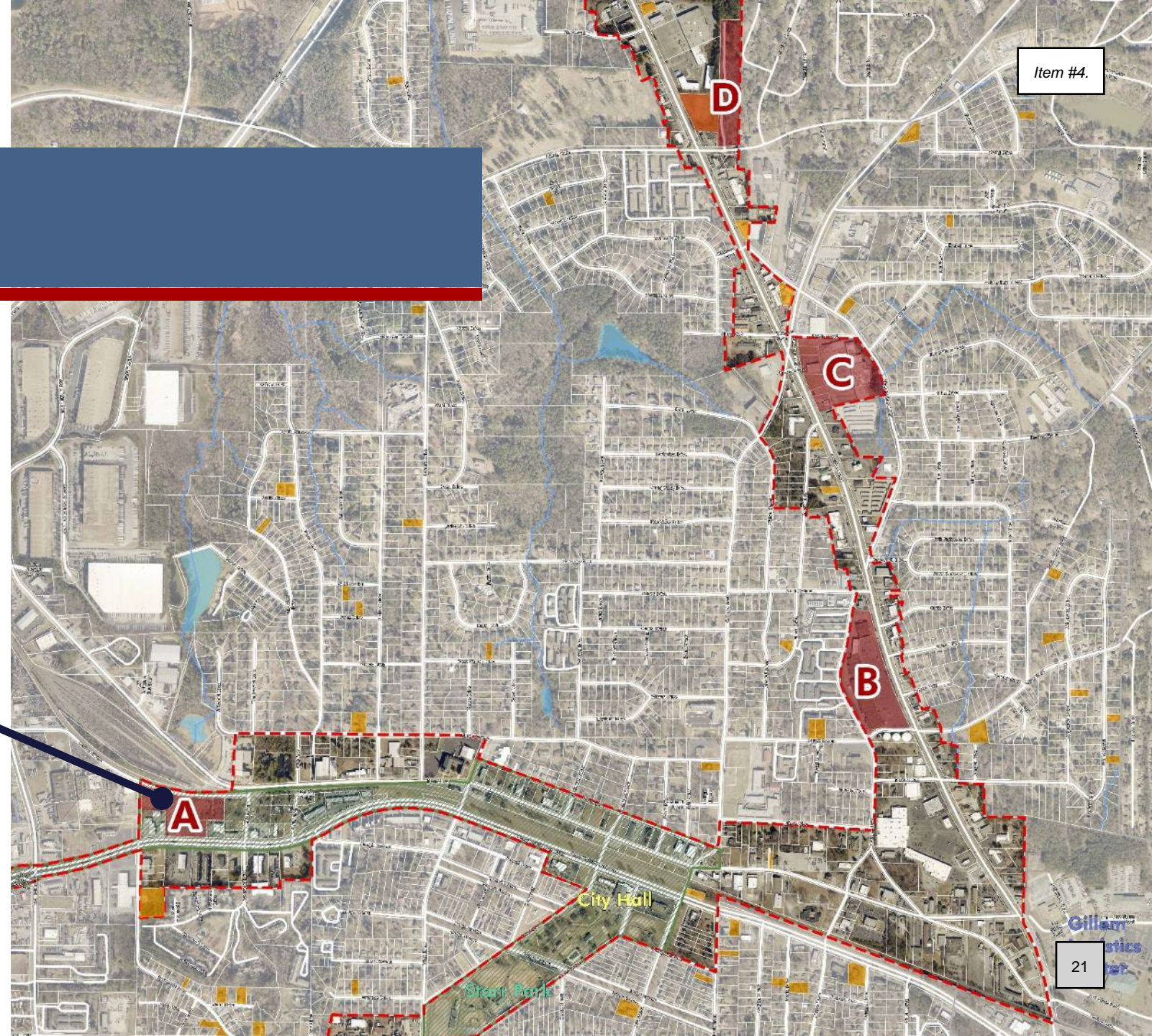
Study Area

Site A: Central Avenue
Parking Lot

Size: 5.95 acres

Zoning: Urban Village (UV)

Future Land Uses:
Commercial,
Office/Professional



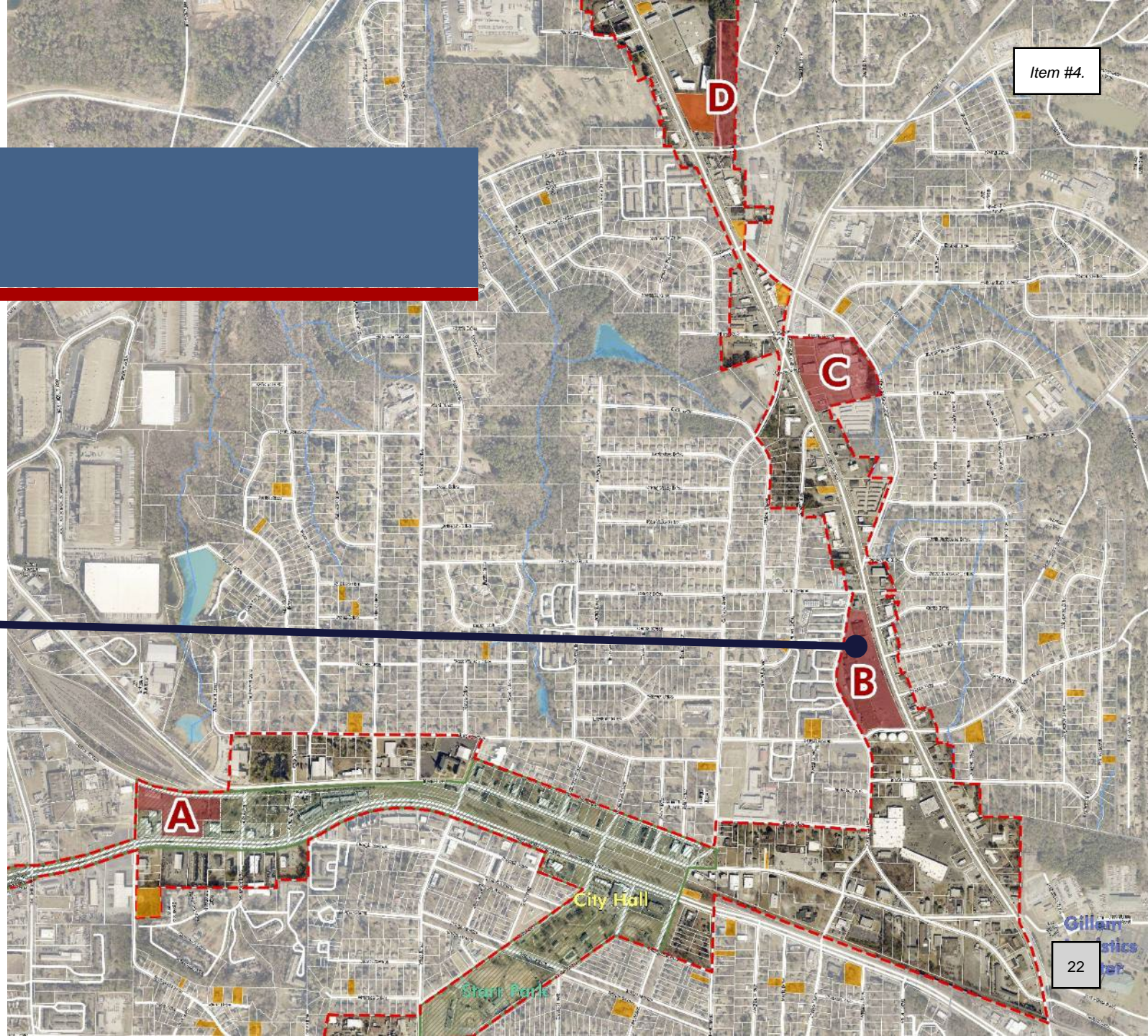
Study Area

Site B: Clayton Plaza

Size: 10.87 acres

Zoning: General Commercial (GC)

Future Land Use: Commercial



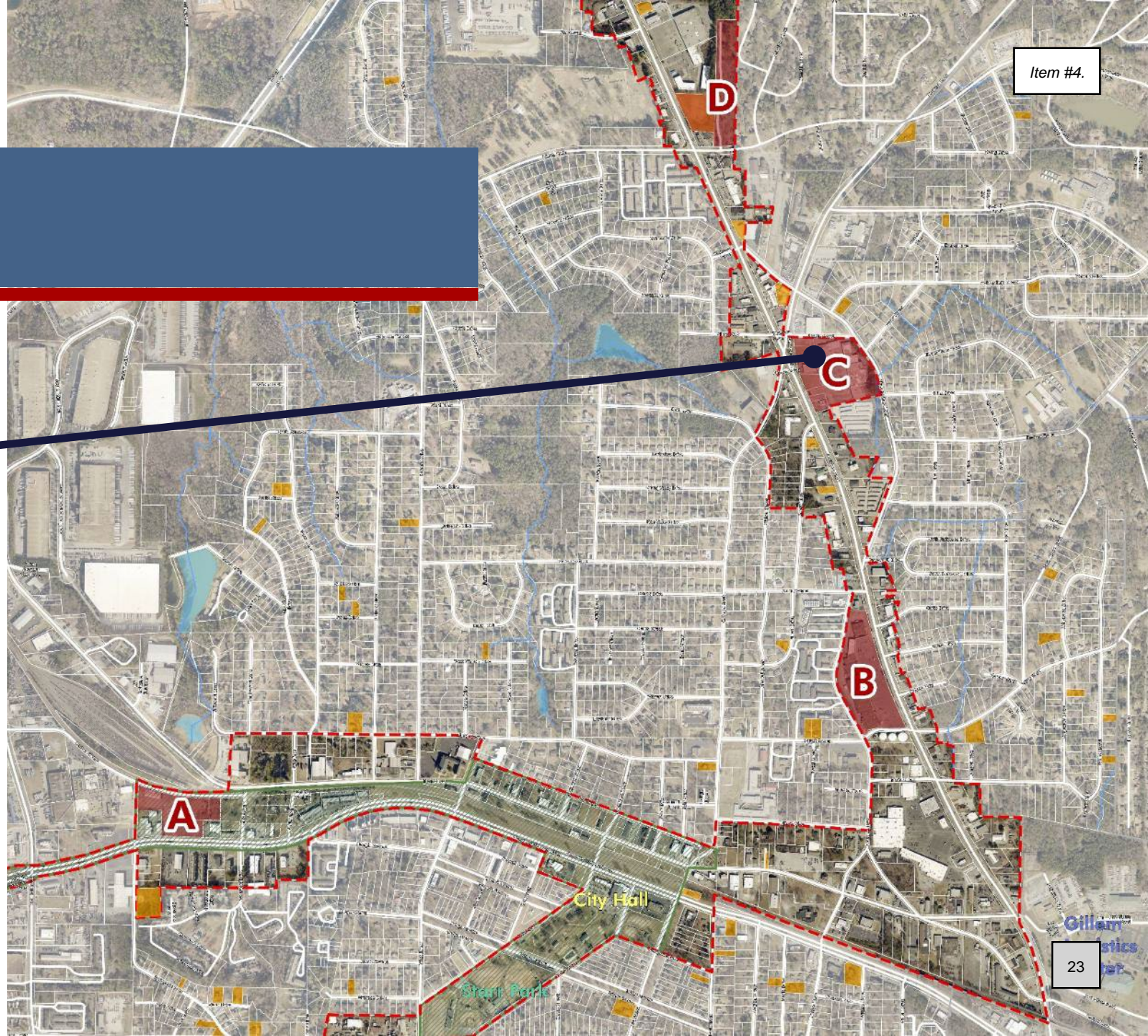
Study Area

Site C: A2Z Outlet Shopping Center + outparcels

Size: 10.82 acres

Zoning: General Commercial (GC)

Future Land Use: Commercial



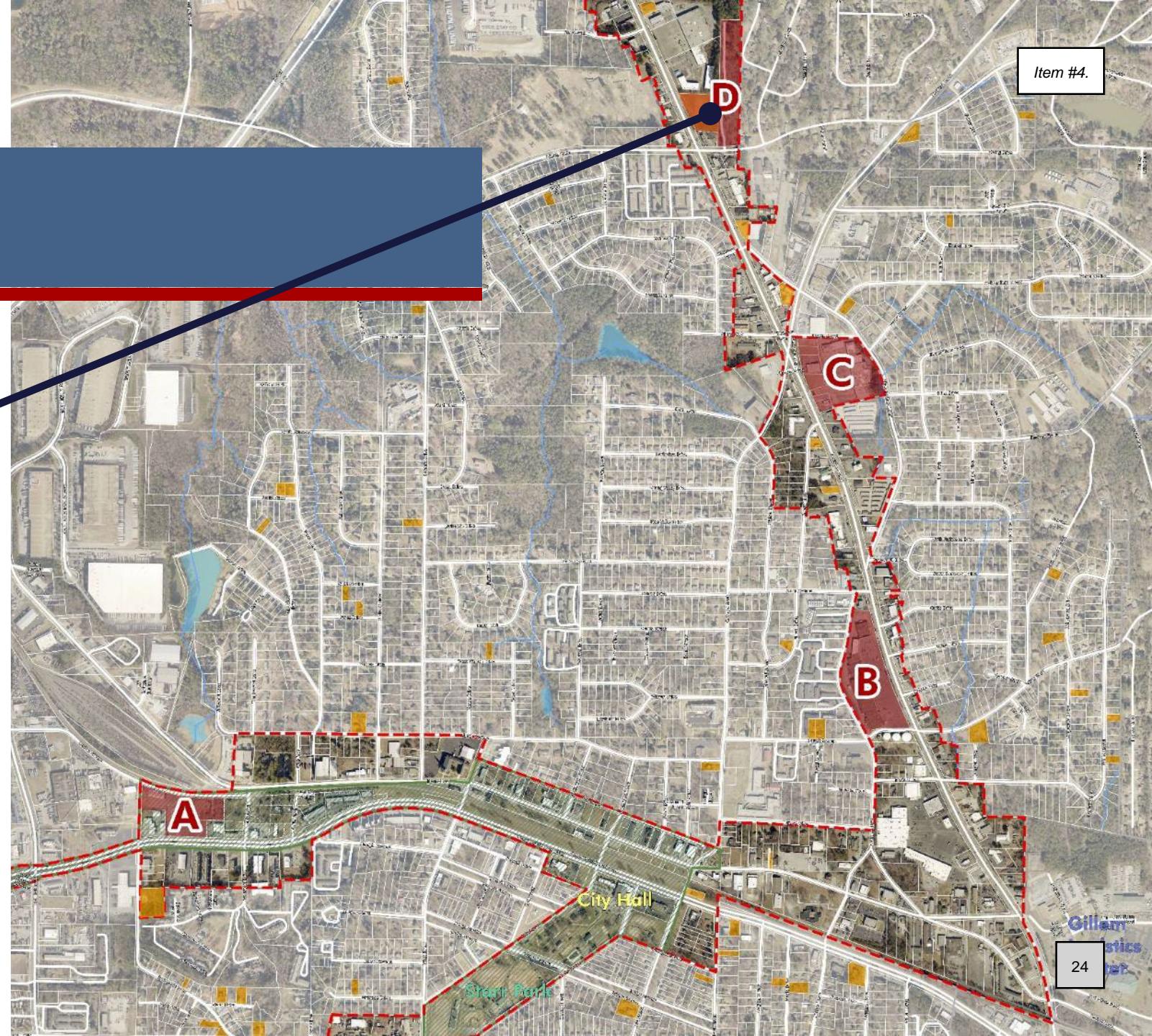
Study Area

Site D: Former Plaza Talpa

Size: 8.86 acres

Zoning: General Commercial (GC), Multiple Family Residential (RM)

Future Land Uses: Commercial, High Density Residential, Industrial

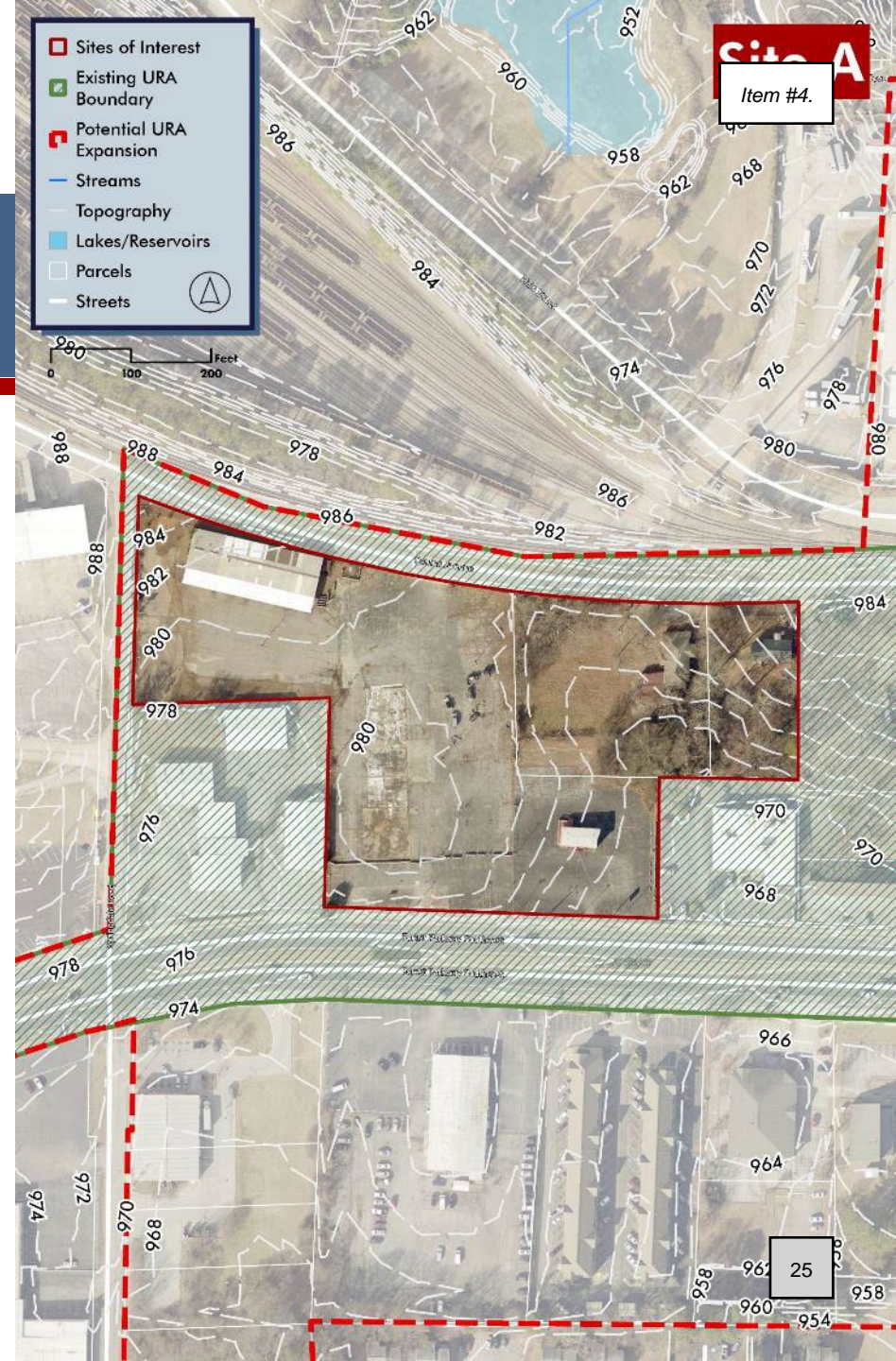


Site A: Central Avenue Parking Lot

Overview: 3 contiguous parcels between Forest Parkway and Central Avenue

Site details:

- Size: 5.95 acres
- Steepest grade: ~3%
- Current uses: 3 vacant structures, large parking lot used for Fire Department training exercises
- Ownership: URA, private individuals (easternmost parcel)
- Tax value: \$1,197,200 (URA parcels); \$37,200 (privately owned parcel)





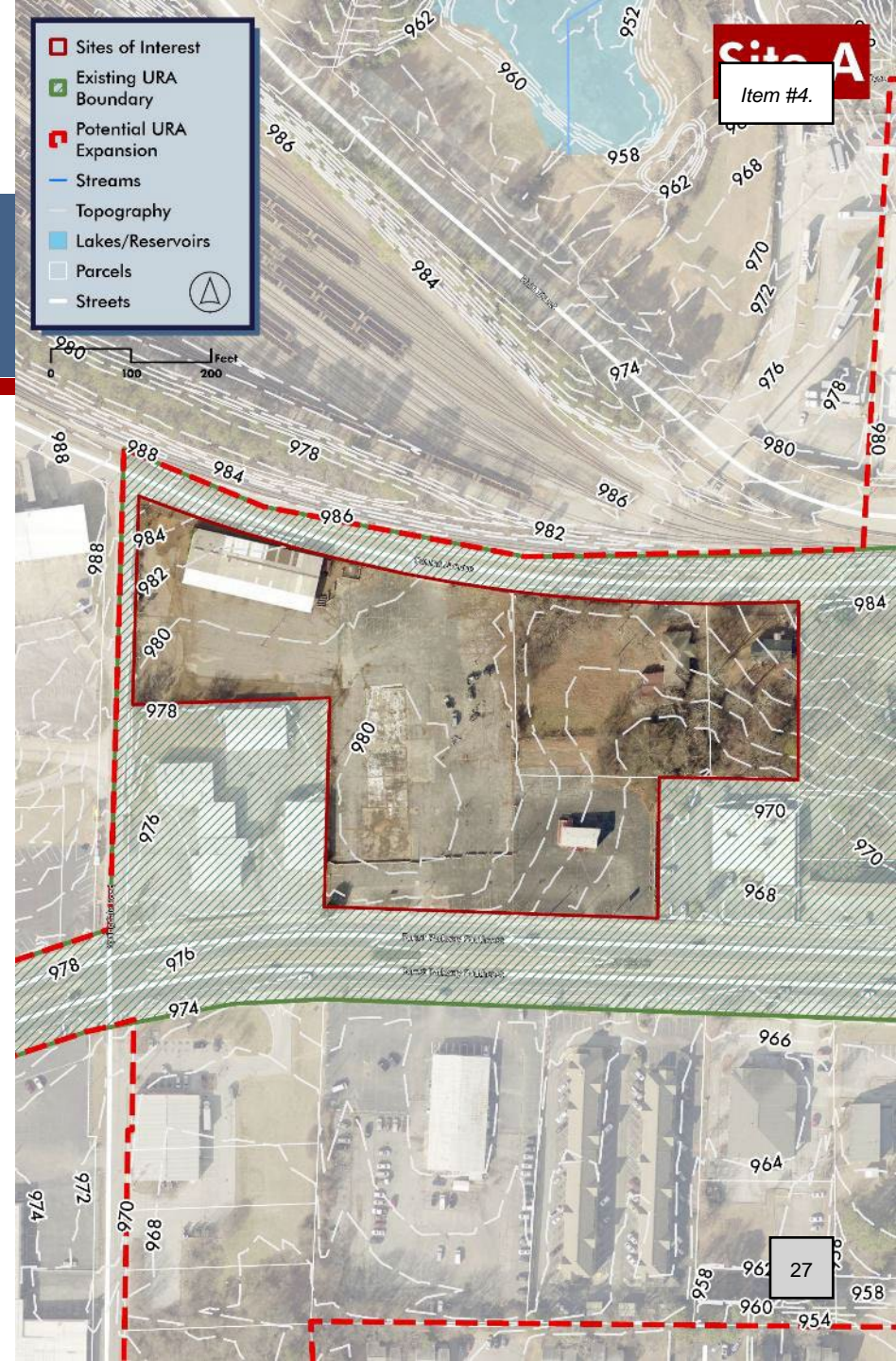
Site A: Central Avenue Parking Lot

Pros:

- URA already owns majority of site
- Mostly flat
- Few existing structures to redevelop
- Within 1 mile of Main Street
- Land-to-value ratio of privately owned parcels is 58% (generally, LTV over 50% indicates a parcel is more ripe for redevelopment)

Cons:

- Private ownership of easternmost parcel
- Few nearby attractions



Site B: Clayton Plaza

Overview: Large shopping center on one parcel with frontage on Jonesboro Road, rear access via Courtney Drive

Site details:

- Size: 10.87 acres
- Steepest grade: ~2.3%, although steep berm (61% slope) at rear of parcel along Courtney Drive
- Current uses: Large shopping center with parking lot, no outparcels
- Ownership: private individuals
- Tax value: \$4,700,000





Site B: Clayton Plaza

Pros:

- Large site, with significant underutilized space
- Old building (ca. 1960)
- Mostly flat

Cons:

- Private ownership
- Viable retail
- High land value and low land-to-value ratio (land value is 25.4% of total value)



Site C: A2Z Outlet Shopping Center

Overview: Large shopping center, plus 6 outparcels with frontage on Jonesboro Road and side access via Theater Drive

Site details:

- Size: 10.82 acres
- Steepest grade: ~6.2% from Jonesboro Road to low point; significant drop at rear of property near creek
- Current uses: Large shopping center with two outparcel commercial buildings, large parking lot, vacant land
- Ownership: Carrollton MCRE LP, Five Sac Self-Storage Corporation, Sphere Real Estate LLC, SCF RC Funding I LLC
- Tax value: \$2,000,000 (large parcel only); \$4,134,400 (all)





Site D: Former Plaza Talpa

Overview: 2 parcels, both vacant, one with frontage on Jonesboro Road and the other with access via Conley Road

Site details:

- Size: 8.86 acres
- Steepest grade: ~69.4%
- Current uses: One formerly developed tract and one forested tract
- Ownership: two different LLCs
- Tax value: \$982,000 total





Site D: Former Plaza Talpa

Pros:

- Undeveloped
- Wide frontage on Forest Parkway
- Opportunities for connectivity with shopping center north of site
- Less expensive to acquire than other sites—total value is under \$1 million—with greater potential ROI (LTV is 98%)

Cons:

- Challenging topography at three borders of western parcel
- Significant topography difference between two parcels



Potential Sites to Move Forward

Site A

- Mostly owned by URA
- Mostly vacant and ready to be redeveloped
- Flat site with easy street access

Site C

- Mostly underutilized
- Vacant front parcels
- Mostly flat



Potential Land Use and Development Types

Mixed use, vertical or horizontal:

- Workforce housing
- Upscale commercial/retail



Potential Land Use and Development Types

Workforce Housing – Small Lot Single Family



Potential Land Use and Development Types

Workforce Housing - Townhouse



Potential Land Use and Development Types

Workforce Housing – Small Scale Multifamily



Potential Land Use and Development Types

Mixed Use and Retail



Questions? Comments?

URBAN REDEVELOPMENT AGENCY FUND

Operating Cash:

| | Beginning Budget | Deposits | WDs and Debits | Ending Balance |
|------------------------------|------------------|------------------|------------------|------------------|
| URA Army Checking 4594 | 3,704,859 | 9,319 | 14,252 | 3,699,926 |
| URA Kroger Checking 4610 | 3,366,494 | 3,308,761 | 3,882,991 | 2,792,264 |
| Total Operating Cash: | 7,071,353 | 3,318,080 | 3,897,243 | 6,492,190 |

Operating Revenue:

| | Budget | YTD Actual | Encumbrance | Budget Balance |
|---------------------------------------|-------------------|------------------|-------------|-------------------|
| Investment Income | 150,000 | 1,110,950 | - | (960,950) |
| Lease Income | 15,000 | 13,685 | - | 1,316 |
| Miscellaneous Revenue | 5,000 | - | - | 5,000 |
| Transfer from Other Funds | 450,000 | - | - | 450,000 |
| Transfer From General Fund | 900,000 | - | - | 900,000 |
| Residual Equity - Fund Balance | - | - | - | - |
| Sale of Property - Proceeds | 14,000,000 | - | - | 14,000,000 |
| Total Other Financing Sources: | 15,520,000 | 1,124,634 | - | 14,395,366 |

Operating Expense:

| | Budget | YTD Actual | Encumbrance | Budget Balance | % Used |
|------------------------------|------------------|----------------|----------------|------------------|------------|
| Salaries | 105,000 | - | - | 105,000 | 0% |
| Development Fees | 174,000 | - | - | 174,000 | 0% |
| Bank Service Fees | 2,500 | 495 | - | 2,005 | 20% |
| Computer Equip & Maint | 5,000 | - | 7,168 | (2,168) | 143% |
| Postage Shipping & Courier | 350 | - | - | 350 | 0% |
| Travel for Employees | 2,500 | - | - | 2,500 | 0% |
| Training & Conferences | 5,000 | 2,550 | - | 2,450 | 51% |
| Meetings & Events | 3,000 | 1,717 | - | 1,283 | 57% |
| Public Relations | 80,000 | - | - | 80,000 | 0% |
| Consulting Services | 385,000 | 66,201 | 105,560 | 213,239 | 45% |
| Gillem Celebration | 40,000 | - | - | 40,000 | 0% |
| Architects Fees | 80,000 | - | - | 80,000 | 0% |
| Financial Consulting | 20,000 | 1,350 | - | 18,650 | 7% |
| Professional Services | 210,000 | 135,184 | 63,319 | 11,498 | 95% |
| Electric Utilities | 6,000 | - | - | 6,000 | 0% |
| Water & Sewer | 35,000 | - | - | 35,000 | 0% |
| Gas Utilities | 2,500 | 420 | - | 2,080 | 17% |
| Insurance Prop and Casualty | 13,000 | 10,487 | - | 2,513 | 81% |
| Office Supplies | 1,200 | 801 | - | 399 | 67% |
| URA Bond Payment | 1,100,000 | - | - | 1,100,000 | 0% |
| Cost of Sales (Land) | 25,000 | - | - | 25,000 | 0% |
| Advertising | 5,000 | - | - | 5,000 | 0% |
| Printing | 1,000 | 108 | - | 892 | 11% |
| Repair & Maintenance | 5,000 | - | - | 5,000 | 0% |
| Capital Outlay | 105,000 | - | - | 105,000 | 0% |
| Infrastructure - RD Widening | 150,000 | - | - | 150,000 | 0% |
| Anvil Block RD Improvements | 150,000 | - | - | 150,000 | 0% |
| Interest | 350,000 | 167,310 | - | 182,690 | 0% |
| Transfer to GF | - | 446,138 | - | (446,138) | 0% |
| Reserve | 20,000 | - | - | 20,000 | 0% |
| Total Expense: | 3,081,050 | 832,761 | 176,047 | 2,072,242 | 33% |

Total Net Position as of March 2025:

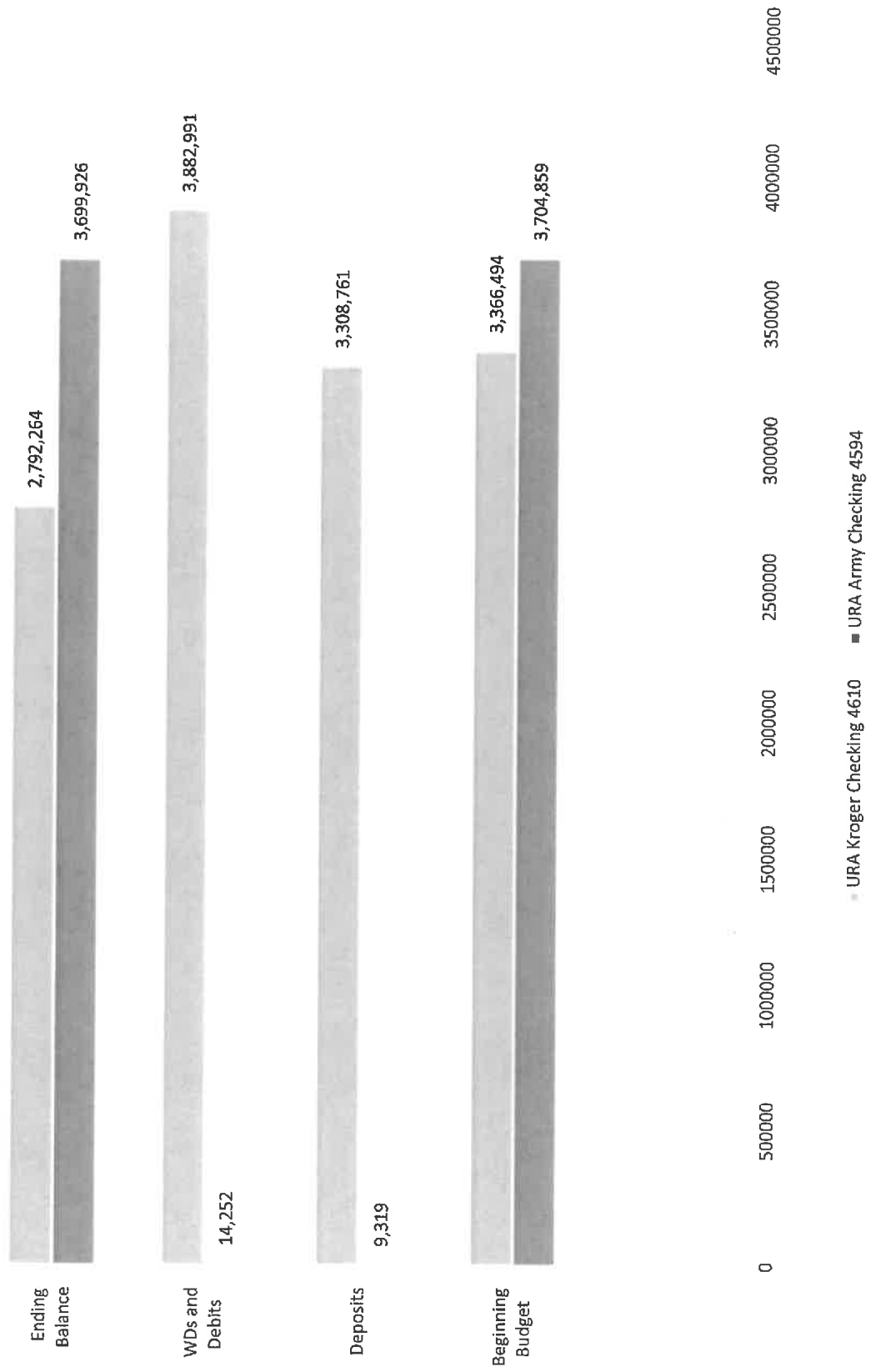
12,438,950

291,873

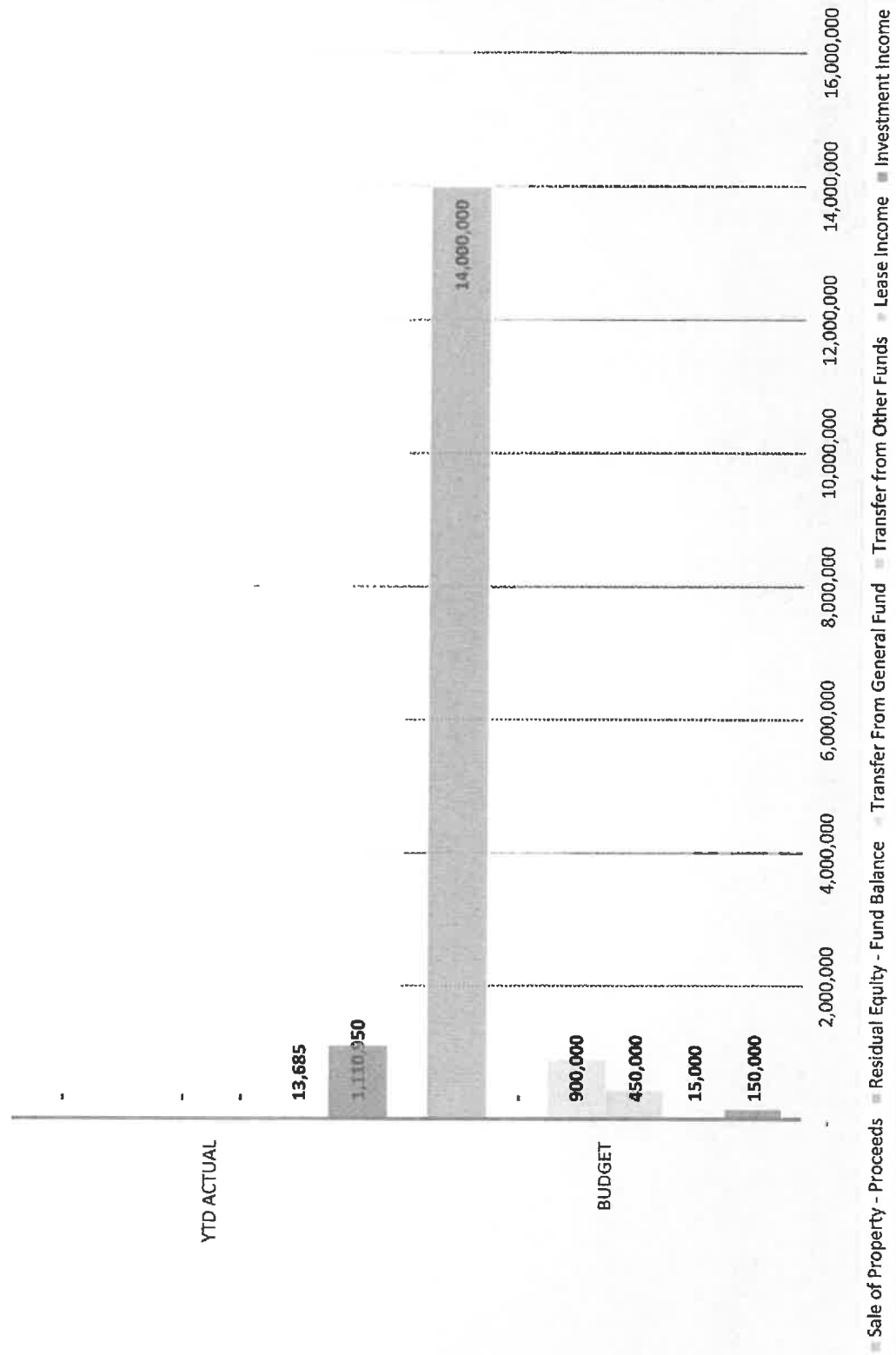
(176,047)

12,323,124

Operating Cash



Operating Revenues



| | Budget | YTD Actual |
|------------------------------|-----------|------------|
| RESERVE | 20,000 | |
| TRANSFER TO GF | | |
| INTEREST | 350,000 | |
| ANVIL BLOCK RD IMPROVEMENTS | 150,000 | |
| INFRASTRUCTURE - RD WIDENING | 150,000 | |
| CAPITAL OUTLAY | 105,000 | |
| REPAIR & MAINTENANCE | 5,000 | |
| PRINTING | 1,000 | 108 |
| ADVERTISING | 5,000 | |
| COST OF SALES (LAND) | 25,000 | |
| URA BOND PAYMENT | 1,100,000 | |
| OFFICE SUPPLIES | 1,200 | |
| INSURANCE PROP AND CASUALTY | 13,000 | |
| GAS UTILITIES | 2,500 | 420 |
| WATER & SEWER | 35,000 | |
| ELECTRIC UTILITIES | 6,000 | |
| PROFESSIONAL SERVICES | 20,000 | 135,284 |
| FINANCIAL CONSULTING | | 1,350 |
| ARCHITECTS FEES | 80,000 | |
| GILLEM CELEBRATION | 40,000 | |
| CONSULTING SERVICES | 385,000 | 66,201 |
| PUBLIC RELATIONS | 80,000 | |
| MEETINGS & EVENTS | 3,000 | |
| TRAINING & CONFERENCES | 5,000 | 2,550 |
| TRAVEL FOR EMPLOYEES | 2,500 | |
| POSTAGE SHIPPING & COURIER | 350 | |
| COMPUTER EQUIP & MAINT | 5,000 | |
| BANK SERVICE FEES | 2,500 | 495 |
| DEVELOPMENT FEES | 174,000 | |
| SALARIES | 105,000 | |

Budget YTD Actual

REGULAR DEPARTMENT PAYMENT REPORT

PAGE: 1
BANK: URA

VENDOR SET: 01 FOREST PARK, GA
FUND : 585 URA FUND
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 3/01/2025 THRU 3/31/2025
BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|----------------------------------|------------|----------------|---------------------|------------------------|---------|-----------|
| 01-010268 COOKINGRAMS OF GEORGIA | I-2992 | 585 22-1510-52 | 3915 MEETINGS & EV: | ST. PATRICK'S DAY | 002430 | 75.00 |
| VENDOR 01-010268 TOTALS | | | | | | 75.00 |
| 01-231857 BRIGHTVIEW LANDSCAPE S | I-9265579 | 585 22-7310-52 | 1205 PROFESSIONAL : | URA LANDSCAPING | 002429 | 3,598.00 |
| 01-231857 BRIGHTVIEW LANDSCAPE S | I-9299017 | 585 22-7310-52 | 1205 PROFESSIONAL : | URA LANDSCAPING | 002433 | 3,598.00 |
| VENDOR 01-231857 TOTALS | | | | | | 7,196.00 |
| 01-233031 PARTNERSHIP FOR SOUTHE | I-JS122624 | 585 22-7310-52 | 1201 CONSULTING | : URA SERVICES- BLANKE | 002431 | 45,000.00 |
| VENDOR 01-233031 TOTALS | | | | | | 45,000.00 |
| 01-233036 TUNNELL, SPRANGER & AS | I-30216 | 585 22-7310-52 | 1205 PROFESSIONAL : | URA SERVICES | 002432 | 3,003.00 |
| 01-233036 TUNNELL, SPRANGER & AS | I-30311 | 585 22-7310-52 | 1205 PROFESSIONAL : | URA SERVICES | 002434 | 2,515.00 |
| VENDOR 01-233036 TOTALS | | | | | | 5,518.00 |

VENDOR SET 585 URA FUND
TOTAL: 57,789.00
REPORT GRAND TOTAL: 57,789.00

** G/L ACCOUNT TOTALS **

| YEAR | ACCOUNT | NAME | AMOUNT | =====LINE ITEM===== | | =====GROUP BUDGET===== | |
|-----------|---------------------|-----------------------|-----------|---------------------|----------------------------|------------------------|----------------------------|
| | | | | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG |
| 2024-2025 | 585-22-1510-52-3915 | MEETINGS & EVENTS | 75.00 | 3,000 | 1,283.14 | | |
| | 585-22-7310-52-1201 | CONSULTING | 45,000.00 | 385,000 | 212,218.75 | | |
| | 585-22-7310-52-1205 | PROFESSIONAL SERVICES | 12,714.00 | 210,000 | 11,497.50 | | |
| | | TOTAL: | 57,789.00 | | | | |

NO ERRORS

SELECTION CRITERIA

VENDOR SET: 01 FOREST PARK, GA
 INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
 PAY DATE RANGE: 3/01/2025 THRU 3/31/2025
 BANK: URA -URA ARMY ACCOUNT
 BUDGET: CB-CURRENT BUDGET
 SEQUENCE: VENDOR NUMBER
 REPORT TYPE: 1 LINE
 TOTALS ONLY: NO
 PRINT PROJECTS: YES
 PRINT STUB COMMENTS: NO

 DEPARTMENT OPTIONS

 SEPARATE BY DEPARTMENT: NO
 G/L RANGE: 585-00-0000-00-0000 THRU 585-99-9999-99-9999
 DEPARTMENT RANGE: THRU ZZZZ
 PAGE BREAK BY DEPARTMENT: YES
 CHECK RANGE: 000000 THRU 999999

** END OF REPORT **

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

585-URA FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

| CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|----------------|----------------|---------------------|------------------|----------------|--------------|
|----------------|----------------|---------------------|------------------|----------------|--------------|

REVENUE SUMMARY

| | | | | | |
|-----------------------|----------------|---------------------|---------------|--------------------|---------------|
| INVESTMENT INCOME | 15,955.74 | 1,110,949.87 | 0.00 (| 960,949.87) | 740.63 |
| MISCELLANEOUS REVENUE | 20,000 | 300.00 | 13,984.50 | 6,015.50 | 69.92 |
| TOTAL REVENUES | 170,000 | 1,124,934.37 | 0.00 (| 954,934.37) | 661.73 |

EXPENDITURE SUMMARY

MISC

ADMINISTRATION
PURCHASED/CONTRACT SERV.
TOTAL ADMINISTRATION

| | | | | | |
|--|---------|------|------|------------|------|
| | 174,000 | 0.00 | 0.00 | 174,000.00 | 0.00 |
| | 174,000 | 0.00 | 0.00 | 174,000.00 | 0.00 |

FINANCE

PERSONAL SERV. & EE BENE
PURCHASED/CONTRACT SERV.
SUPPLIES
CAPITAL OUTLAYS
OTHER COSTS
LOAN
OTHER USES
TOTAL FINANCE

| | | | | | |
|--|-----------|------------|------------|--------------|-------|
| | 105,000 | 0.00 | 0.00 | 105,000.00 | 0.00 |
| | 857,550 | 58,964.51 | 218,092.44 | 463,410.37 | 45.96 |
| | 1,144,500 | 0.00 | 1,221.03 | 1,143,278.97 | 0.11 |
| | 405,000 | 0.00 | 0.00 | 405,000.00 | 0.00 |
| | 45,000 | 0.00 | 0.00 | 45,000.00 | 0.00 |
| | 350,000 | 0.00 | 167,310.00 | 182,690.00 | 47.80 |
| | 0 | 444,637.83 | 446,137.83 | 446,137.83 | 0.00 |
| | 2,907,050 | 503,602.34 | 832,761.30 | 1,898,241.51 | 34.70 |

TOTAL EXPENDITURES

| | | | | | |
|--|-----------|------------|------------|--------------|-------|
| | 3,081,050 | 503,602.34 | 832,761.30 | 2,072,241.51 | 32.74 |
|--|-----------|------------|------------|--------------|-------|

REVENUE OVER/(UNDER) EXPENDITURES

| | | | | | |
|--|--------------|---------------|--------------|-------------|-----------------|
| | (2,911,050) | (487,346.60) | 292,173.07 (| 176,047.19) | (3,027,175.88) |
|--|--------------|---------------|--------------|-------------|-----------------|

OTHER SOURCES

| | | | | | |
|--|------------|------|---------------|------------------|--------|
| | 15,350,000 | 0.00 | 32,823,870.00 | (17,473,870.00) | 213.84 |
|--|------------|------|---------------|------------------|--------|

NET OTHER FINANCING SOURCES & USES

| | | | | | |
|--|------------|------|---------------|------------------|--------|
| | 15,350,000 | 0.00 | 32,823,870.00 | (17,473,870.00) | 213.84 |
|--|------------|------|---------------|------------------|--------|

REVENUES & OTHER SOURCES OVER/
(UNDER) EXPENDITURES & OTHER USES

| | | | | | |
|--|--------------|-------------|-----------------|-------------|------------------|
| | 12,438,950 (| 487,346.60) | 33,116,043.07 (| 176,047.19) | (20,501,045.88) |
|--|--------------|-------------|-----------------|-------------|------------------|

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

585-URA FUND

% OF YEAR COMPLETED: 75.00

| REVENUES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|----------------|----------------|---------------------|------------------|----------------|--------------|
| TAXES | | | | | | |
| INTERGOVERNMENTAL REV. | | | | | | |
| CHARGES FOR SERVICES | | | | | | |
| INVESTMENT INCOME | | | | | | |
| 585-00-0000-36-1000 INTEREST INCOME | 150,000 | 15,955.74 | 1,110,949.87 | 0.00 (| 960,949.87) | 740.63 |
| TOTAL INVESTMENT INCOME | 150,000 | 15,955.74 | 1,110,949.87 | 0.00 (| 960,949.87) | 740.63 |
| CONTRIB & DONATIONS-PRIV | | | | | | |
| MISCELLANEOUS REVENUE | | | | | | |
| 585-00-0000-38-1000 LEASE INCOME | 15,000 | 0.00 | 13,684.50 | 0.00 | 1,315.50 | 91.23 |
| 585-00-0000-38-1001 LEASE - MOVIE PROD REVENUE | 5,000 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 585-00-0000-38-9013 EASEMENT COMPENSATION | 0 | 300.00 | 300.00 | 0.00 (| 300.00) | 0.00 |
| TOTAL MISCELLANEOUS REVENUE | 20,000 | 300.00 | 13,984.50 | 0.00 | 6,015.50 | 69.92 |
| TOTAL REVENUE | 170,000 | 16,255.74 | 1,124,934.37 | 0.00 (| 954,934.37) | 661.73 |

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

585-URA FUND
DEPARTMENT - MISC

% OF YEAR COMPLETED: 75.00

| CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|----------------|----------------|---------------------|------------------|----------------|--------------|
|----------------|----------------|---------------------|------------------|----------------|--------------|

DEPARTMENTAL EXPENDITURES

OTHER COSTS

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

585-URA FUND
DEPARTMENT - ADMINISTRATION

% OF YEAR COMPLETED: 75.00

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--------------------------------------|----------------|----------------|---------------------|------------------|----------------|--------------|
| PURCHASED/CONTRACT SERV. | 174,000 | 0.00 | 0.00 | 0.00 | 174,000.00 | 0.00 |
| 585-20-7510-52-1202 DEVELOPMENT FEES | 174,000 | 0.00 | 0.00 | 0.00 | 174,000.00 | 0.00 |
| TOTAL PURCHASED/CONTRACT SERV. | | | | | | |
| <u>LOAN</u> | | | | | | |
| TOTAL ADMINISTRATION | 174,000 | 0.00 | 0.00 | 0.00 | 174,000.00 | 0.00 |

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

585-URA FUND
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 75.00

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|----------------|----------------|---------------------|------------------|----------------|--------------|
| PERSONAL SERV. & EE BENE | 105,000 | 0.00 | 0.00 | 0.00 | 105,000.00 | 0.00 |
| 585-22-1510-51-1101 SALARIES | 105,000 | 0.00 | 0.00 | 0.00 | 105,000.00 | 0.00 |
| TOTAL PERSONAL SERV. & EE BENE | | | | | | |
| PURCHASED/CONTRACT SERV. | 2,500 | 0.00 | 495.06 | 0.00 | 2,004.94 | 19.80 |
| 585-22-1510-52-1101 BANKING/CR CARD FEES | 7,200 | 0.00 | 0.00 | 7,168.19 | 31.81 | 99.56 |
| 585-22-1510-52-2202 COMPUTER EQUIP & MAINT | 350 | 0.00 | 0.00 | 0.00 | 350.00 | 0.00 |
| 585-22-1510-52-3201 POSTAGE SHIPPING & COURIER | 1,500 | 0.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 585-22-1510-52-3500 TRAVEL FOR EMPLOYEES | 4,000 | 0.00 | 2,550.30 | 0.00 | 1,449.70 | 63.76 |
| 585-22-1510-52-3701 TRAINING & CONFERENCES | 3,000 | 1,250.51 | 1,716.86 | 0.00 | 1,283.14 | 57.23 |
| 585-22-1510-52-3915 MEETINGS & EVENTS | 80,000 | 0.00 | 0.00 | 0.00 | 80,000.00 | 0.00 |
| 585-22-1570-52-3910 PUBLIC RELATIONS | 385,000 | 45,000.00 | 65,201.25 | 105,560.00 | 213,238.75 | 44.61 |
| 585-22-7310-52-1201 CONSULTING | 40,000 | 0.00 | 0.00 | 0.00 | 40,000.00 | 0.00 |
| 585-22-7310-52-1202 GILLEM CELEBRATION | 80,000 | 0.00 | 0.00 | 0.00 | 80,000.00 | 0.00 |
| 585-22-7310-52-1203 ARCHITECTS FEES | 20,000 | 0.00 | 1,350.00 | 0.00 | 18,650.00 | 6.75 |
| 585-22-7310-52-1204 FINANCIAL CONSULTING | 210,000 | 12,714.00 | 135,183.50 | 63,319.00 | 11,497.50 | 94.53 |
| 585-22-7310-52-1205 PROFESSIONAL SERVICES | 13,000 | 0.00 | 10,487.00 | 0.00 | 2,513.00 | 80.67 |
| 585-22-7310-52-3111 INSURANCE - LIABILITY | 5,000 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 585-22-7310-52-3310 ADVERTISING | 1,000 | 0.00 | 108.47 | 0.00 | 891.53 | 10.85 |
| 585-22-7310-52-3410 PRINTING | 5,000 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 585-22-7340-52-2201 REPAIRS & MAINTENANCE | 857,550 | 58,964.51 | 218,092.44 | 176,047.19 | 463,410.37 | 45.96 |
| TOTAL PURCHASED/CONTRACT SERV. | | | | | | |
| SUPPLIES | 1,000 | 0.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 585-22-1510-53-1102 OFFICE SUPPLIES | 1,100,000 | 0.00 | 0.00 | 0.00 | 1,100,000.00 | 0.00 |
| 585-22-4223-53-1124 URA BOND PAYMENT | 0 | 0.00 | 801.17 | 0.00 | (801.17) | 0.00 |
| 585-22-7310-53-1103 GENERAL DEPARTMENT EXPENSE | 35,000 | 0.00 | 0.00 | 0.00 | 35,000.00 | 0.00 |
| 585-22-7310-53-1211 WATER - SEWERAGE | 2,500 | 0.00 | 419.86 | 0.00 | 2,080.14 | 16.79 |
| 585-22-7310-53-1221 UTILITIES - GAS | 6,000 | 0.00 | 0.00 | 0.00 | 6,000.00 | 0.00 |
| 585-22-7310-53-1231 UTILITIES - ELECTRICITY | 1,144,500 | 0.00 | 1,221.03 | 0.00 | 1,143,278.97 | 0.11 |
| TOTAL SUPPLIES | | | | | | |
| CAPITAL OUTLAYS | 105,000 | 0.00 | 0.00 | 0.00 | 105,000.00 | 0.00 |
| 585-22-1510-54-2502 CAPITAL OUTLAY | 150,000 | 0.00 | 0.00 | 0.00 | 150,000.00 | 0.00 |
| 585-22-7310-54-1410 INFRASTRUCTURE - RD WIDENING | 150,000 | 0.00 | 0.00 | 0.00 | 150,000.00 | 0.00 |
| 585-22-7310-54-1411 ANVIL BLOCK RD IMPROVEMENTS | 405,000 | 0.00 | 0.00 | 0.00 | 405,000.00 | 0.00 |
| TOTAL CAPITAL OUTLAYS | | | | | | |
| DEPRECIATION & AMORTIZAT | | | | | | |
| OTHER COSTS | 25,000 | 0.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 585-22-7310-57-5010 COST OF SALES (LAND) | 20,000 | 0.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 585-22-7310-57-9000 RESERVE | 45,000 | 0.00 | 0.00 | 0.00 | 45,000.00 | 0.00 |
| TOTAL OTHER COSTS | | | | | | |
| LOAN | 350,000 | 0.00 | 167,310.00 | 0.00 | 182,690.00 | 47.80 |
| 585-22-7310-58-2300 INTEREST | 350,000 | 0.00 | 167,310.00 | 0.00 | 182,690.00 | 47.80 |
| TOTAL LOAN | | | | | | |

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

585-URA FUND
 DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 75.00

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|----------------|----------------|---------------------|------------------|----------------|--------------|
| OTHER USES | | | | | | |
| 585-22-7310-61-1001 TRANSFER TO GENERAL FUND | 0 | 444,637.83 | 446,137.83 | 0.00 | (446,137.83) | 0.00 |
| TOTAL OTHER USES | 0 | 444,637.83 | 446,137.83 | 0.00 | (446,137.83) | 0.00 |

TOTAL FINANCE 2,907,050 503,602.34 832,761.30 176,047.19 1,898,241.51 34.70

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

585-URA FUND

% OF YEAR COMPLETED: 75.00

| | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|---|----------------|----------------|---------------------|------------------|-------------------|--------------|
| TOTAL EXPENDITURES | 3,081,050 | 503,602.34 | 832,761.30 | 176,047.19 | 2,072,241.51 | 32.74 |
| REVENUE OVER/(UNDER) EXPENDITURES | (2,911,050) | 487,346.60 | 292,173.07 | 176,047.19 | (3,027,175.88) | |
| OTHER FINANCING SOURCES & USES | | | | | | |
| ===== | | | | | | |
| OTHER FINANCING SOURCES | | | | | | |
| 585-00-0000-39-1100 TRANSFER FROM OTHER FUNDS | 450,000 | 0.00 | 30,000,000.00 | 0.00 | (29,550,000.00) | 6,666.67 |
| 585-00-0000-39-1110 TRANSFER FROM OTHER FUNDS | 900,000 | 0.00 | 2,803,870.00 | 0.00 | (1,903,870.00) | 311.54 |
| 585-00-0000-39-2200 SALE OF PROPERTY - PROCEEDS | 14,000,000 | 0.00 | 20,000.00 | 0.00 | 13,980,000.00 | 0.14 |
| TOTAL OTHER FINANCING SOURCES | 15,350,000 | 0.00 | 32,823,870.00 | 0.00 | (17,473,870.00) | 213.84 |

OTHER FINANCING USES

| | | | | | | |
|--------------------------|------------|------|---------------|------|-------------------|--------|
| NET OTHER SOURCES & USES | 15,350,000 | 0.00 | 32,823,870.00 | 0.00 | (17,473,870.00) | 213.84 |
|--------------------------|------------|------|---------------|------|-------------------|--------|

REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES

| | | | | | | |
|--|------------|----------------|---------------|----------------|-------------------|--|
| | 12,438,950 | (487,346.60) | 33,116,043.07 | (176,047.19) | (20,501,045.88) | |
|--|------------|----------------|---------------|----------------|-------------------|--|

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

586-URA Series 2021
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

| | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|---|----------------|----------------|---------------------|------------------|----------------|--------------|
| <u>REVENUE SUMMARY</u> | | | | | | |
| INVESTMENT INCOME | 0 | 1,736.91 | 101,325.76 | 0.00 (| 101,325.76) | 0.00 |
| TOTAL REVENUES | 0 | 1,736.91 | 101,325.76 | 0.00 (| 101,325.76) | 0.00 |
| <u>EXPENDITURE SUMMARY</u> | | | | | | |
| <u>MISC</u> | | | | | | |
| LOAN | 0 | 0.00 | 364,713.75 | 0.00 (| 364,713.75) | 0.00 |
| TOTAL MISC | 0 | 0.00 | 364,713.75 | 0.00 (| 364,713.75) | 0.00 |
| <u>FINANCE</u> | | | | | | |
| PURCHASED/CONTRACT SERV. | 0 | 28.70 | 277.95 | 0.00 (| 277.95) | 0.00 |
| OTHER USES | 0 | 0.00 | 30,000,000.00 | 0.00 (| 30,000,000.00) | 0.00 |
| TOTAL FINANCE | 0 | 28.70 | 30,000,277.95 | 0.00 (| 30,000,277.95) | 0.00 |
| <u>TOTAL EXPENDITURES</u> | | | | | | |
| TOTAL EXPENDITURES | 0 | 28.70 | 30,364,991.70 | 0.00 (| 30,364,991.70) | 0.00 |
| <u>REVENUE OVER/(UNDER) EXPENDITURES</u> | | | | | | |
| REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER USES | 0 | 1,708.21 | (30,263,665.94) | 0.00 | 30,263,665.94 | 0.00 |

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

586-URA Series 2021

% OF YEAR COMPLETED: 75.00

| REVENUES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|-------------------------------------|----------------|----------------|---------------------|------------------|----------------|--------------|
| INVESTMENT INCOME | | | | | | |
| 586-00-0000-36-1000 INTEREST INCOME | 0 | 1,736.91 | 101,325.76 | 0.00 (| 101,325.76) | 0.00 |
| TOTAL INVESTMENT INCOME | 0 | 1,736.91 | 101,325.76 | 0.00 (| 101,325.76) | 0.00 |
| TOTAL REVENUE | 0 | 1,736.91 | 101,325.76 | 0.00 (| 101,325.76) | 0.00 |

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

586-URA Series 2021
 DEPARTMENT - MISC

% OF YEAR COMPLETED: 75.00

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--------------------------------------|----------------|----------------|---------------------|------------------|----------------|--------------|
| LOAN | | | | | | |
| 586-00-0000-58-2300 INTEREST EXPENSE | 0 | 0.00 | 364,713.75 | 0.00 | (364,713.75) | 0.00 |
| TOTAL LOAN | 0 | 0.00 | 364,713.75 | 0.00 | (364,713.75) | 0.00 |
| TOTAL MISC | 0 | 0.00 | 364,713.75 | 0.00 | (364,713.75) | 0.00 |

586-URA Series 2021
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 75.00

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|----------------|----------------|---------------------|------------------|----------------|--------------|
| PURCHASED/CONTRACT SERV | | | | | | |
| 586-22-1510-52-1101 BANKING/CR CARD FEES | 0 | 28.70 | 277.95 | 0.00 (| 277.95) | 0.00 |
| TOTAL PURCHASED/CONTRACT SERV. | 0 | 28.70 | 277.95 | 0.00 (| 277.95) | 0.00 |
| OTHER COSTS | | | | | | |
| <u>LOAN</u> | | | | | | |
| OTHER USES | | | | | | |
| 586-22-1510-61-1585 TRANSFERS TO OTHER FUNDS | 0 | 0.00 | 30,000,000.00 | 0.00 (| 30,000,000.00) | 0.00 |
| TOTAL OTHER USES | 0 | 0.00 | 30,000,000.00 | 0.00 (| 30,000,000.00) | 0.00 |
| TOTAL FINANCE | 0 | 28.70 | 30,000,277.95 | 0.00 (| 30,000,277.95) | 0.00 |

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 75.00

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|---------------------------|----------------|----------------|---------------------|------------------|----------------|--------------|
|---------------------------|----------------|----------------|---------------------|------------------|----------------|--------------|

CAPITAL OUTLAYS

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 75.00

| CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|----------------|----------------|---------------------|------------------|----------------|--------------|
|----------------|----------------|---------------------|------------------|----------------|--------------|

DEPARTMENTAL EXPENDITURES

CAPITAL OUTLAYS

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 75.00

| CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|----------------|----------------|---------------------|------------------|----------------|--------------|
|----------------|----------------|---------------------|------------------|----------------|--------------|

DEPARTMENTAL EXPENDITURES

CAPITAL OUTLAYS

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

586-URA Series 2021
DEPARTMENT -

% OF YEAR COMPLETED: 75.00

| DEPARTMENTAL EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|---------------------------|----------------|----------------|---------------------|------------------|----------------|--------------|
| CAPITAL OUTLAYS | | | | | | |
| DEPRECIATION & AMORTIZAT | | | | | | |
| OTHER COSTS | | | | | | |

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

586-URA Series 2021

% OF YEAR COMPLETED: 75.00

| | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | TOTAL ENCUMBERED | BUDGET BALANCE | % YTD BUDGET |
|--|----------------|----------------|---------------------|------------------|------------------|--------------|
| TOTAL EXPENDITURES | 0 | 28.70 | 30,364,991.70 | 0.00 | (30,364,991.70) | 0.00 |
| REVENUE OVER/(UNDER) EXPENDITURES | 0 | 1,708.21 | (30,263,665.94) | 0.00 | 30,263,665.94 | |
| OTHER FINANCING SOURCES & USES | | | | | | |
| ===== | | | | | | |
| OTHER FINANCING SOURCES | | | | | | |
| OTHER FINANCING USES | | | | | | |
| REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES | 0 | 1,708.21 | (30,263,665.94) | 0.00 | 30,263,665.94 | |