



CITY OF
FORESTPARK

CITY OF FOREST PARK

URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, October 9, 2025, at 5:30 PM

City Hall - Council Chambers, Virtual Meeting Via Zoom and YouTube Livestream

[City Website](#)

Phone (404) 363.2454

ECONOMIC DEVELOPMENT

745 Forest Parkway
Forest Park, GA 30297

Kimberly James, *Chairwoman*

Avery Wilson, *Vice Chairman*

Debra Patrick, *Member*

Marisol Sconiers, *Member*

Eliot Lawrence, *Member*

MEETING NOTICE:

CDC requirements of masks and social distancing will be adhered.

MINUTES

CALL TO ORDER/WELCOME: Chairwoman Kimberly James called the Urban Redevelopment Agency Regular meeting to order on October 9, 2025, at 5:42 p.m.

PRESENT:

Kimberly James
Avery Wilson
Debra Patrick
Melanie Carter
Eliot Lawrence

ALSO PRESENT:

Elle Whigham, Associate, Denmark Ashby & Matricardi
Rochelle B. Dennis, Director of Economic Development
John Wiggins, Director of Finance
Charise Clay, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS: Eliot Lawrence made a motion to approve the agenda as submitted. Avery Wilson seconded the motion. The motion unanimously passed.

APPROVAL OF MINUTES: Eliot Lawrence made a motion to approve the September 11, 2025, meeting minutes as submitted. Avery Wilson seconded the motion. The motion unanimously passed.

OLD BUSINESS

2. **Community Engagement Findings Presentation by Partnership for Southern Equity - Economic Development:** Kaziem Woodbury, Jennifer Cobb, and Phoebe Milledge of Partnership for Southern Equity delivered The Park at Fort Gillem Community Engagement Findings Summary.
 - Project objectives were to 1. Ensure transparency, equity, and inclusiveness in stakeholder engagement. 2. Collect qualitative and quantitative data to gain a comprehensive understanding of residents' experiences, perspectives, and needs. 3. Identify opportunities to mitigate resident hardships that may arise through the URA's decision-making process. 4. Equip the City of Forest Park and the URA Board with robust data and insights to guide future decisions regarding Park at Fort Gillem.
 - Methodology included: Background research and site observation 2. Resident survey 3. Door-to-door canvassing 4. Resident meetings and small group discussions 5. Establishing a Resident Advisory Committee (RAC) 6. Case studies of residential BRAC redevelopment
 - Findings: 83% of survey respondents identified as female, and 92% identified as Black or African American. • Most respondents reported working full-time (61%), with 27% retired and 12% unemployed. • Over one-third of respondents reported having at least one household member with a disability. • 60% of residents reported a household income below \$35,000. • One in three respondents have lived in their housing unit for 10+ years
 - Community Assets: Residents feel strongly connected to this community and its culture; quiet, low-crime neighborhoods; long-term residency and deep roots; strong neighbor trust; affordable rent
 - Top community concerns: 73% of respondents were 'very' or 'extremely' concerned about displacement or eviction. • 57% of respondents were 'extremely' concerned about rising rent or utilities. • Residents have voiced concern about lease terms and renewal agreements.
 - Top concerns: Physical conditions including Roof leaks and water intrusion; Poor insulation and ventilation; Sidewalk and exterior hazards; Aging interior finishes; Deteriorated sidewalks; Limited accessibility
 - Recommendations: Engage directly and collaboratively with the newly formed Park at Ft. Gillem Neighborhood Association (formerly the Resident Advisory Committee) – (PFGNA) • Protect affordability and prevent displacement • Embed equity and inclusion in redevelopment practices • Prioritize human-centered and responsive planning • Assess and remediate physical conditions

3. **Discussion and Project Update with TSW - Economic Development:** Economic Development Director Rochelle Dennis delivered the update. Based on feedback from the URA and staff, TSW is finalizing the catalytic site concept plan. At the November URA Board meeting TSW will present the final concept plan in addition to the draft of the URA Boundary Expansion Strategic Plan

NEW BUSINESS

4. **Economic Development Update - Economic Development:** Economic Development Director Rochelle Dennis presented the Economic Development Report
 - 2nd Annual Blues on Main – October 10, 2025
 - Great Scarecrow Showdown – October 15, 2025
 - Pawtober Fest – October 25, 2025
 - New seasonal light pole banners are in production – new banners going up January 2026
 - New Main Street sign at Lake and Forest Parkway is up
 - Forest Park Business Awards – December 5, 2025 – celebrating our local business community by recognizing milestone anniversaries and a community vote for your favorite businesses
 - Park at Fort Gillem Meet & Greet – October 18, 2025 – Opportunity to meet new property management team, TI Asset Management
 - Director Rochelle Dennis has joined the board of the Aerotropolis Alliance
 - Director Dennis and members of the Downtown Development Authority will be traveling to Northern Virginia for a site tour of Digital Realty as they consider the request for a tax abatement

5. September 2025 Financial Report Presentation – Finance Department:
John Wiggins, Director of Finance, presented the September 2025 Financial Report.
 - Total Operating Cash Beginning Balance \$8,721,202
 - Total Operating Cash Deposits \$42,388
 - Total Operating Cash WDs & Debits \$392,207
 - Total Operating Cash Ending Balance \$8,371,383
 - Total Operating Revenue Budget \$8,690,500
 - Total Operating Revenue TYD \$2,484,417
 - Total Operating Revenue Ending Balance \$6,206,083
 - Total Expense Budget \$4,229,050
 - Total Expense YTD \$46,102 / Total Encumbrance \$185,115
 - Total Ending Budget Balance 3,997,833
 - Total Net Position September 2025: YTD Actual \$2,438,314 / Budget Balance \$2,208,251

6. **Board Acceptance of Quitclaim Deed from City for Ownership of 833 Forest Parkway (Grapevine Project) - Economic Development:** Debra Patrick made a motion for the URA to accept the Quitclaim Deed from the City of Forest Park for Ownership of 833 Forest Parkway (Grapevine). Avery Wilson seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS

Felicia Gilliard of Unit 24B at the Park at Fort Gillem asked about

- Proper communications channels with the URA and the new property management team
- Status of physical property repairs

- Ability to offer video recording of unit issues

EXECUTIVE SESSION

(When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate) OCGA is §50-14-1 (A) (2)

Avery Wilson made a motion to enter Executive Session at 6:33 p.m. The motion was seconded by Eliot Lawrence. The motion unanimously passed.

Eliot Lawrence made a motion to exit Executive Session and reconvene the Regular Meeting at 7:11 p.m. The motion was seconded by Avery Wilson. The motion unanimously passed.

Eliot Lawrence made a motion to authorize the Chair to execute all documents necessary to effectuate the transfer of operations concerning The Park at Fort Gillem, LLC, including but not limited to an assignment of leases, assignment of security deposits, bill of sales, subject to legal review. Avery Wilson seconded the motion. The motion passed unanimously.

ADJOURNMENT: Chairwoman Kimberly James adjourned the meeting at 7:12 p.m.

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720.