



CITY OF
FORESTPARK

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

Wednesday, December 17, 2025 at 5:30 PM

City Hall - Council Chambers

[City Website](#)

Phone (404) 363.2454

ECONOMIC DEVELOPMENT

745 Forest Parkway
Forest Park, GA 30297

AGENDA

Billy Freeman, Jr., *Chairman*

Alvin Patton, *Vice Chairman*

Felicia Davis, *Member*

Hector Gutierrez, *Member*

Bennet Joiner, *Member*

Victoria Williams, *Member*

Rhonda Wright, *Member*

VIRTUAL MEETING NOTICE: Meetings will be live-streamed and available on Forest Park's [YouTube Channel](#)

CALL TO ORDER/WELCOME

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/ DELETIONS

APPROVAL OF MINUTES

1. Review & Approval of the September 24, 2025 Meeting Minutes - Economic Development

OLD BUSINESS

2. Project Update: GUCA (794 Main Street) - Economic Development
3. Project Update: Florence on Main (760-770 Main Street) - Economic Development

NEW BUSINESS

4. Review & Approval of the 2026 Development Authority Meeting Calendar - Economic Development

ECONOMIC DEVELOPMENT UPDATE

5. Economic Development Updates - Economic Development

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)

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 before the meeting at 404-366-1555.



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

Wednesday, September 24, 2025, at 5:30 PM
City Hall-Council Chambers, Virtual Meeting Via Zoom

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.

CALL TO ORDER/WELCOME: Alvin Patton called the Development Authority Regular meeting to order on September 24, 2025, at 5:37 p.m.

PRESENT:

Billy Freeman, Jr.
Alvin Patton
Hector Gutierrez
Bennet Joiner
Victoria Williams (arrived at 5:38 p.m.)
Rhonda Wright

ALSO PRESENT:

Chief Latosha Clemons, Interim City Manager
Kirby Glaze, Esq., DA General Counsel
Rochelle B. Dennis, Economic Development Director
Charise Clay, Economic Development Staff Assistant

ADOPTION OF AGENDA WITH ANY ADDITIONS/DELETIONS: Bennett Joiner made a motion to approve the agenda as submitted. Rhonda Wright seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES: Bennett Joiner made a motion to approve the July 23, 2025, Development Authority Regular Meeting minutes as submitted. Alvin Patton seconded the motion. The motion passed unanimously.

NEW BUSINESS:

Monthly Financial Report: Economic Development Staff Assistant Charise Clay presented the July 2025 Development Authority Financial Report. The DA received the Kroger Pilot payment of \$1.2M. Once the funds are deposited, the DA will write a check to the City of Forest Park in the amount of the deposit. As of July 31, 2025, the Development Authority had total assets of \$4,841,026.63.

ECONOMIC DEVELOPMENT UPDATE: Economic Development Director, Rochelle B. Dennis delivered the update:

- **Main Street**
 - Longest Table – October 3, 2025
 - Blues on Main – October 10, 2025
 - Scarecrow Contest – October 15, 2025
 - Pawtober Fest – October 25, 2025
 - Seasonal Light Pole Banners are in production and Fall banners will be installed soon
- **Economic Development**
 - Forest Park Business Awards planned for late 2025 or early 2026
 - Updated property flyers are complete
 - Properties available for development are now listed on Costar
 - Available for Development signs to be installed on properties in the coming weeks
 - Office of Economic Development attended the GEDA 2025 Annual Conference
 - Carter on Main (803 Main) – still in development
 - Carter on Scott (0 Scott Road) – LDP issued
 - MARTA O&M – Demolition has started
 - Scannell – 22 Acre Spec Building at Gillem – Clearing started
 - 751-771 Main Street – Pending development plan submission

OLD BUSINESS:

794 Main Street Development Update: Victoria Williams made a motion to approve the Georgia Utilities Association's development plans for the development of 794 Main Street. Hector Gutierrez seconded the motion. The motion passed unanimously.

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

Bennett Joiner made a motion to exit the Regular Session and enter Executive Session for real estate at 6:04 p.m. Alvin Patton seconded the motion. The motion passed unanimously.

Bennett Joiner made the motion to exit Executive Session and reconvene the Regular Meeting at 6:32 p.m. Rhonda Wright seconded the motion. The motion passed unanimously.

Bennett Joiner made a motion to approve the ground lease for 670 Main Street for \$350 per month with a 60-day termination notice. Rhonda Wright seconded the motion. The motion passed unanimously.

ADJOURNMENT:

Bennett Joiner made a motion to adjourn the meeting at 6:32 p.m. Victoria Williams seconded the motion. The motion passed 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.

Development Authority

[DA]

Board meets at 5:30pm on the 4th Wednesday of every month

Meeting Location: Council Chambers in City Hall

(745 Forest Parkway, Forest Park, GA, 30297)

2026 Meeting Calendar

January 28, 2026

February 25, 2026

March 25, 2026

April 22, 2026

May 27, 2026

June 24, 2026

July 22, 2026

August 26, 2026

September 23, 2026

October 28, 2026

November 25, 2026

December 23, 2026





Forest Park Main Street & Economic Development Update December 17, 2025

Rochelle B. Dennis

Economic Development Director

(470) 542-6286 | rdennis@forestparkga.gov

Main Street Update

- **UPCOMING EVENTS**

- Wreath Decorating Contest – December 2025

- **SEASONAL LIGHT POLE BANNERS**

- Light Pole Banners

- **FUTURE PROJECTS**

- Story-telling & video
- Business Window Clings & Coir Rugs
- Public Art
- Asset inventory of all Main Street District Businesses & vacant commercial properties
- Real Estate Signs

- **2026 CALENDAR (Pending)**

- Wine Crawl – April 2026
- Longest Table – April 2026
- Yoga in Park - July 2026
- Blues on Main – October 2026
- Scarecrow Showdown – October 2026
- Pawtober Fest – October 2026
- Small Business Saturday– November 2026
- Wreath Decorating Contest – December 2026





Thursday, December 18

WINTER WREATH SHOWCASE

City Hall Front Lawn

745 Forest Pkwy., Forest Park, GA 30297

Help bring cheer to Forest Park! Decorate a provided wreath individually or as a team in this festive competition. To participate, register using the QR code below. Registration period will begin December 2 until December 12.

All wreaths must be decorated onsite and completed by 5 p.m. on December 17. Judging will take place on December 18 at 1 p.m. Winners will be announced that day. The wreaths will be placed on stands along the edge of City Hall, located at 745 Forest Pkwy.

Scan QR Code to Register



Economic Development Update

- **FOREST PARK BUSINESS ASSOCIATION**

- Forest Park Business Awards – December 12, 2025 @ 9am (Gym)

- **FILM FOREST PARK**

- **HOUSING**

- **GICH** – Georgia Initiative for Community Housing - Recognized at GICH Fall Retreat in Savannah
- Clayton County Housing Collective
- Housing Assessment & Strategy

- **DEPARTMENT UPDATES**

- Staff Assistant Interviews
 - Final Interviews – Conditional Offer Extended
- American Connection Corp Host Site / Interns
- Property signs
- New Business Welcome Packets
- Concierge Project Meetings w/ PCD
- Standard Operating Procedures
- Vacant Commercial Registry
- Forest Park High Partnership

- **WORKFORCE DEVELOPMENT**

- Elevate Program Partnership
- Computot Computer Giveaway (under review)
- Forest Park Job Fair (in partnership with Councilwoman Wells)
- Trade Pathways Job Fair (pending)
- Clayton County Workforce Collective
- CareerReady ATL
- AeroATL Workforce Collective
- GA Power Partnership
 - LOT (Local Opportunity for Today and Tomorrow)
 - Lighcast

- **CITY PLAZA BLIGHT**

- Assessment & Data Collection
- Signage, landscape, lighting, maintenance, upgrades, façade, parking
- Grant program (draft)

Economic Development Update

- **ADMIN / OTHER**

- DA, DDA, URA DCA Reports & Annual Registration
- Impact Fees Assessment (PCD)
- Business Investment – Incentives – Public-Private Partnership
- Tax Allocation Districts (TADs)
- Corporate Engagement
- Slavin – City Manager Recruitment

- **GRANT OPPORTUNITIES**

- Community Development Block Grant (CDBG)
- Amex Shop Small Grants Program
- UWay Building a Brighter Future Together
- ClaytonFutureMakers Momentum 500 Grant

- **UPCOMING ENGAGEMENTS**

- State of Aerotropolis (December 10th)
- South Metro Development Outlook Conference (February 11th)
- Clayton County Chamber of Commerce Gala (February 2026)
- State of Clayton County (TBD)
- **2026 ECONOMIC DEVELOPMENT CALENDAR (DRAFT)**
 - Forest Park Business Association Breakfast (Quarterly)
 - Economic Development Town Hall
 - GA Cities Week / Wine Crawl
 - 2nd Annual Job Fair
 - Off the Rails Development Tour
 - “Trade” Show
 - Ribbon Cuttings (Fridays)
 - Grand Openings
 - Welcome Wednesdays
 - Data Center Town Hall
 - Economic Development Week
 - Clayton County Restaurant Week / Black Restaurant Week

PENDING PROJECTS

- **CARTER ON SCOTT (0 Scott Road) – 17 Single Family Homes**
 - LDP Issued; waiting on erosion control
- **MARTA O&M (Old Dixie)**
 - Variance approved; waiting on submission of building permits & plans
- **CHERRY STREET – 6 Single Family Homes**
 - Getting plats recorded to make parcel IDs and addresses
- **721 MORROW ROAD**
 - 48 2-story Townhomes w/ Front Garage
 - Waiting on church to move forward w/ parcel split
- **1035 MAIN STREET (Co-working business)**
 - UDRB approved exterior changes; waiting on building plans
- **564 MAIN STREET – Roofing Company HQ**
 - Variance and CUP approved; waiting on building plans
 - Paving Lot – on-street parking
- **CURTIS DRIVE (SFH)**
 - UDRB Dec. 19th
- **1010 FERGUSON COURT (Duplex)**
 - County approved address
 - Development plans resubmit Jan. 2026
- **3953 JONESBORO ROAD – Gas Station**
 - Variance approved; Next steps UDRB
- **BANK OF AMERICA (Main Street)**
 - Full exterior rebrand
- **CITY CENTER**
 - Budget & FFE discussions
- **STARR PARK**
 - Plans need to be resubmitted
- **PEDESTRIAN BRIDGE**
- **FOUNTAIN ELEMENTARY**
 - New school design; combining Unidos & Fountain
- **STATE FARMER’S MARKET**
 - LDP

BUSINESS RETENTION EXPANSION

- **80 Acres** (Gillem 400)
 - **Skoria** (scouting locations)
 - **Smoothie King** (scouting locations)
 - **AtWork** (530 Forest Parkway)
 - **Witty's Seafood** Ribbon Cutting – TBD
 - **ShoeTrend** Ribbon Cutting - TBD
 - **Nalia House** Ribbon Cutting (College Street) – TBD
 - **Sukari Spirits** (bottling facility expansion)
 - **Statewide Projects**
 - **Natural Farm Pet** (Expansion of packing facility)
 - **Aerotropolis Catalytic Site**
 - **701 Forest Parkway** (possible medical facility)
 - **Sherwin Williams** – ground up retail (Forest Parkway)
 - **Matthews Industrial Technologies** (1500 Southpoint - Prologis)
- **Monthly BRE Engagement**
 - New Business Welcome
 - Ribbon Cuttings
 - BRE Visits
 - Opportunities for increased engagement

Development Authority

- **794 Main Street – GUCA Training Center**

- Property sold May 2025
- Expansion of Georgia Utility Contractors Association HQ & Training Facility
- Presenting to Planning Commission / UDRB in coming months

- **760-770 Main Street – Florence on Main**

- Mixed-use 60-unit LMI apartment complex
- Sold to Prestwick Development May 2025
- They did not receive their DCA tax credits (September – October 2025)
- DA negotiating with developer how to continue to move forward with the project

- **850 Main Street Redevelopment**

- Finalizing event rental agreement for ballroom
- Finalizing lease terms for 5 micro-suites
- Finalizing lease terms for “café” space

- **CARTER ON MAIN (803 Main) - Townhomes**

- Waiting on UDRB resubmission

- **Admin**

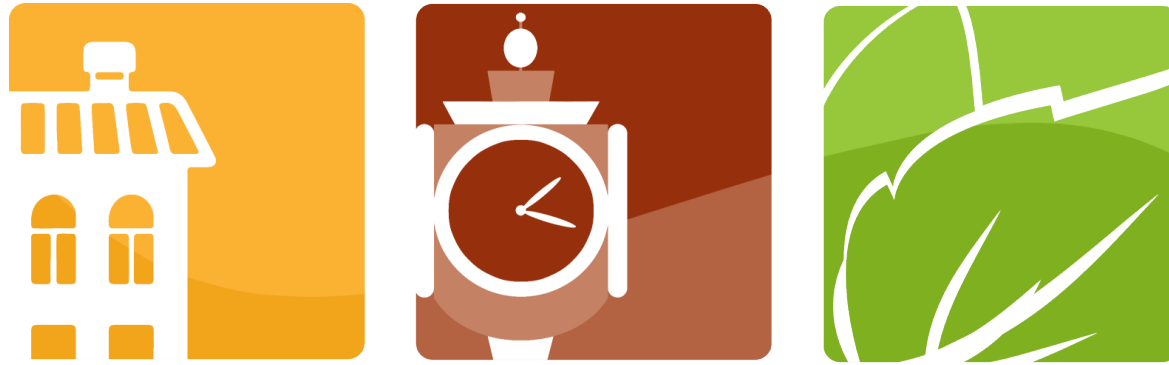
- Re-bid of landscape contract

Urban Redevelopment Agency

- **Metcalf Road Extension**
 - Road Construction
 - Lighting Plan w/ GA Power
- **Expansion of URA Boundaries – 330 Forest Parkway**
 - Mixed-Use Development (proposed)
- **Stephen’s Lake Geotechnical Findings**
- **Gillem 600 Tax Abatement**
 - Pending (DDA)
- **Scannell Spec Building – Gillem**
 - Groundbreaking held October 23rd
 - Tax Abatement (DDA) pending
- **GIS System – Replat of Gillem properties**
- **Grapevine Development - 833 Forest Parkway**
- **HD Supply**
 - Parking lot modifications for new generators
- **Digital Realty**
 - Site Tour (N. VA) October 2025
 - Tax Abatement (DDA) pending
 - Presented to BOC (November 11th) for consideration of County Tax Abatement
 - Cleaning & remediation of site
 - Phased development; 2028 completion
 - Permitting packet in process of submission
- **Park at Fort Gillem**
 - TI Asset Management – new property managers
 - Operating Budget (draft)
 - Operating Bank Account (established)
 - General Property Liability Insurance
- **POA**
 - Appointment of new URA / City rep on board

Downtown Development Authority

- **College Street Development**
 - Residential Development (proposed)
 - Mixed-Use Development (proposed)
- **Main Street Development**
 - Mixed-Use Development (proposed)
- **891 Forest Parkway – 4987 East Street**
 - Parcel Split & Rezoning
- **Gillem 600 Tax Abatement**
 - Pending (DDA)
- **Scannell Spec Building – Gillem**
 - Groundbreaking held October 23rd
 - Tax Abatement (DDA) pending
- **Digital Realty**
 - Site Tour (N. VA) October 2025
 - Tax Abatement (DDA) pending; Presented to BOC (November 11th) for consideration of County Tax Abatement
 - CBA proposal for approval
 - Cleaning & remediation of site; Phased development; 2028 completion; Permitting packet in process of submission
- **Public Relations / Marketing**
 - Michael Bailey Commercial Realty- right to advertise (under review)
 - Media Placement with Site Selection Magazine (under review)
 - Digital Media placement with Multiview (under review)
 - South Metro Development Outlook Conference – Sponsorship (under review)
- **4879 West Street (Auto Brokerage)**
 - Scheduling pre-development meeting
- **4882 Hale Road**
 - Property sold for single family home build (July 2025)
 - Development plans (pending)
- **NOUVEAU ON MAIN (751-771 Main Street)**
 - Property sold for mixed-use development (March 2025)
 - Plans not submitted; still waiting on update from owner
- **Admin / Board**
 - Re-bid of landscape services
 - 3 board positions up for renewal



CITY OF
FORESTPARK
ECONOMIC DEVELOPMENT

