



CITY OF
FORESTPARK

CITY OF FOREST PARK

URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, January 8, 2026 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

AGENDA

Kimberly James, Chairwoman

Avery Wilson, Vice Chairman

Debra Patrick, Member

Melanie Carter, Member

Eliot Lawrence, 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. Approval of the December 11, 2025 Meeting Minutes - Economic Development

FINANCIAL UPDATE

2. December 2025 URA Financial Report - Economic Development

OLD BUSINESS

3. Project Update: URA Boundary Expansion - Economic Development
4. Project Update: Park at Ft. Gillem - Economic Development

NEW BUSINESS

ECONOMIC DEVELOPMENT UPDATE

5. Economic Development Update - 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 prior to the meeting at 404-366-1555.



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MINUTES

CALL TO ORDER/WELCOME: Chairwoman Kimberly James called the Urban Redevelopment Agency Regular meeting to order on December 11, 2025, at 5:37 p.m.

PRESENT:

Kimberly James

Avery Wilson

Melanie Carter

ALSO PRESENT:

Danielle Matricardi, Esq., City Attorney

Chief Latosha Clemons, Interim City Manager

Rochelle B. Dennis, Director of Economic Development

John Wiggins, Director of Finance

Charise Clay, Main Street Manager

ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS: Avery Wilson made a motion to add to Old Business "Update re FG Infrastructure Exercising Option to Purchase remaining 53 acres in Fort Gillem and authorization to chair to execute any necessary documents to effectuate closing." Melanie Carter seconded the motion. The motion unanimously passed.

APPROVAL OF MINUTES: Melanie Carter made a motion to approve the November 13, 2025, Regular URA Meeting Minutes as submitted. Avery Wilson seconded the motion. The motion unanimously passed.

FINANCIAL UPDATE: John Wiggins, Director of Finance, presented the November 2025 URA Financial Report.

- Total Operating Cash Beginning Balance \$7,341,589
- Total Operating Cash Deposits \$28,845
- Total Operating Cash WDs & Debits \$33,221
- Total Operating Cash Ending Balance \$7,337,212
- Total Operating Revenue Budget \$8,690,500
- Total Operating Revenue YTD \$2,842,410
- Total Operating Revenue Ending Balance \$5,848,091
- Total Expense YTD \$361,487 / Total Encumbrance \$173,796
- Total Ending Budget Balance \$ 3,693,766
- Total Net Position November 2025: YTD Actual \$2,480,922 / Budget Balance \$2,154,324

OLD BUSINESS

Project Update: Stephen's Lake Dam: Economic Development Director Rochelle Dennis provided the update.

- URA to renew its ENV insurance policy for Gillem in June 2026. Current policy is \$305,000 for a 5-year term.
- A Condition Assessment Report (CAR) proposal has been submitted by Walden, Ashworth & Associates, Inc. for review and approval.
- On-Call ENV Eng 2026 contract has been submitted by Oasis for review and approval.
- The field work at Stephen's Lake is complete – the report is being prepared
- The soil testing at Gillem Old Fire Station is scheduled for the week of December 15, 2025

Project Update: Forest Park URA Strategic Plan: Economic Development Director Rochelle Dennis provided the update.

- The final Forest Park URA Strategic Plan from TSW is complete and provided for review.
- The plan was previously approved, so no additional action is required from the Board at this time.
- The URA attorney will draft resolutions to amend the URA map and adopt the new URA Strategic Plan.

Project Update: FG Infrastructure

- Avery Wilson made a motion for the approval of FG Infrastructure and Affiliates Exercising its Option to Purchase remaining 53 acres in Fort Gillem and to authorize the chair to execute any and all necessary documents to effectuate closing. The motion was seconded by Melanie Carter. The motion unanimously passed.

NEW BUSINESS

Park at Fort Gillem Property Management Update: Economic Development Director Rochelle Dennis and Park at Fort Gillem Property Manager Dominique Clotter and Joe Glass of TI Asset Management provided the update.

- Paperwork has been completed and submitted to Bank of America to establish the new Operating account.

- Once the new account is established, TI Asset Management will have a check scanner on site to allow for residents to pay their rent via personal check.
- The URA needs to open a non-interest-bearing savings account to hold security deposits. The Office of Economic Development will coordinate establishing this account with the Office of Finance.
- Initial walking assessments of the property are complete with engineers completing their preliminary reports.
- The URA should have those reports by early January 2026.

2026 Proposed URA Meeting Calendar:

Avery Wilson made a motion to approve the URA 2026 meeting calendar as submitted. Melanie Carter seconded the motion. The motion unanimously passed.

Economic Development Update - Economic Development:

- Wreath Decorating Contest – December 18, 2025, City Hall lawn.
- Best of Forest Park Business Awards – December 12, 2025, in the gym from 9 a.m. – 10:30 a.m.
- Forest Park has been accepted into the GICH, Georgia Initiative for Community Housing, program and was recognized at the GICH Fall Retreat in Savannah.
- A conditional offer has been extended to the EconDev Staff Assistant.
- Partnership with Georgia Power on Workforce Development
- Partnership with Clayton County Chamber and the Clayton Workforce Development Collective.
- City Plaza Revitalization Plan – presented at City Council on December 1, 2025. Interdepartmental collaboration to identify opportunities for reinvestment, improved design standards, and strategic redevelopment along key commercial corridors, particularly Downtown Main Street and Jonesboro Road.
- United Way Building a Brighter Future Together grant opportunity that supports Forest Park nonprofits working in housing, housing stabilization, and workforce.
- Clayton Future Makers Momentum 500 Grant opportunity that supports Clayton County business community with sustainability grants.
- AmEx Shop Small Grants program
- MARTA O&M facility – variance approved; waiting on submission of building permits & plans
- Cherry Street (6 Single Family Homes) – recording plats to make parcel IDs and addresses
- Bank of America (Main Street) – starting a full exterior rebrand with new paint, lighting, and signage
- 80 Acres is a new vertical farming facility moving into the old Kalera building at Gillem – expect a grant opening in Q1 2026
- Skoria (Metal Works Art Studio) – scouting a location for a gallery and studio space in the Main Street district
- Smoothie King – scouting a location on Jonesboro Road near Chick-fil-A
- Witty's Seafood, Shoe Trend & Nalia House will all have ribbon cuttings in January 2026
- Available Development signs are being installed along the Main Street District.
- Staff are working with Valentino Surveyors on a replat of Gillem properties. The updated

- plats will be provided to Clayton County GIS for final updates to the County system.
- Staff asked the URA Board to consider an appointment of a new representative to the POA Board.
 - The Board will look to release an RFP for the buildout of the Grapevine in Q1 2026.
 - The Board requested additional training opportunities in 2026.
 - The Board requested a board retreat; preferably an overnight retreat in 2026.
 - The Board requested URA branded swag; preferably a polo and a blazer.

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: Chairwoman Kimberly James adjourned the meeting at 6:32 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.



Economic Development Update

January 8, 2026

Rochelle B. Dennis

Economic Development Director

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

Welcome New Staff Assistant

Dieuvalda Lamartiniere, Economic Development Staff Assistant

Accomplished Executive Assistant with over 14 years of experience providing high-level administrative and strategic support to C-suite leaders, senior executives, and academic administrators. Known for anticipating needs, managing complex schedules, and ensuring seamless daily operations. Skilled in communication, event coordination, and process improvement, with a strong ability to handle confidential matters and competing priorities with professionalism and discretion. Recognized for exceptional organizational skills, attention to detail, and a proactive approach to problem-solving that enhances executive productivity and organizational success.



Main Street Update

- **UPCOMING EVENTS**

- 3rd Annual Wine Crawl– April 2026
- 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

- **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



Grow Your Business in Forest Park!

The City of Forest Park is committed to supporting business growth, investment, and redevelopment in our community. Whether you're starting a business, expanding, or exploring development opportunities, our Economic Development team is here to help.

Complete our **Economic Development Information Form** to connect with staff who can provide guidance on:

- Starting a Business in Forest Park
- Available Properties for Development
- Forest Park Business Association
- Business Visits & Ribbon Cuttings
- Becoming a Forest Park Vendor
- Main Street Ambassador Program
- Development Resources ...and more!

Scan the QR code to get started.



Office of Economic Development
404-366-4720 | EconDev@ForestParkGa.Gov



Economic Development Update

- **FOREST PARK BUSINESS ASSOCIATION**

- Forest Park Business Association Breakfast – January 29, 2026 @ 9am (696 Main Street)

- **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**

- American Connection Corp Host Site / Interns
- Property signs
- New Business Welcome Packets
- EconDev Newsletter
- 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

- **GRANT OPPORTUNITIES**

- Community Development Block Grant (CDBG)
- Amex Shop Small Grants Program

- **UPCOMING ENGAGEMENTS**

- 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



DEVELOPMENT *Opportunities*

CITY OF FOREST PARK
 OFFICE OF ECONOMIC DEVELOPMENT
 785 FOREST PARKWAY, FOREST PARK, GA 30297

The concept plan for 330 Forest Parkway envisions a mixed-use development anchored by two distinctive park spaces. The proposed development program includes: 13,600 sf of stand-alone commercial space; One mixed-use building with 5,000 sf of ground floor retail and 8 residential units; Four 6-plex buildings totaling 24 units, this could be for sale or for rent depending on market needs; 10 single family homes in a cottage court setting with a park in the middle (with 2-car garage or 2 spaces behind building); 20 townhouses (with 2-car garage); 164 parking spaces for commercial, mixed use, and 6-plexes.

To minimize noise impacts from the nearby railroad, residential units are strategically oriented either adjacent to a park or a wider landscaped buffer, or positioned sideways relative to Central Avenue. This design approach enhances livability while maintaining visual and spatial separation from the railroad corridor.



OFFICE OF ECONOMIC DEVELOPMENT
 404-366-4720
 ECONDEV@FORESTPARKGA.GOV



FOREST PARKWAY

- **330 Forest Parkway:** 4.57 Acre Razed Lot
- **371 Central Avenue:** 1.23 Acre Razed Lot

The site is comprised of three contiguous parcels. 330 Forest Parkway and 371 Central Avenue are owned by the City, while 385 Central Avenue is privately owned. Additionally, the corner parcel at 314 Forest Parkway, which is currently vacant, presents potential for inclusion in the site boundary to further enhance redevelopment opportunities.

Size: 5.95 + 1.5 (Corner) = 7.45 acres
Zoning: Urban Village (UV)
Steepest grade: ~3%

Zoned Urban Village
Details and property tours available upon request



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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

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

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**

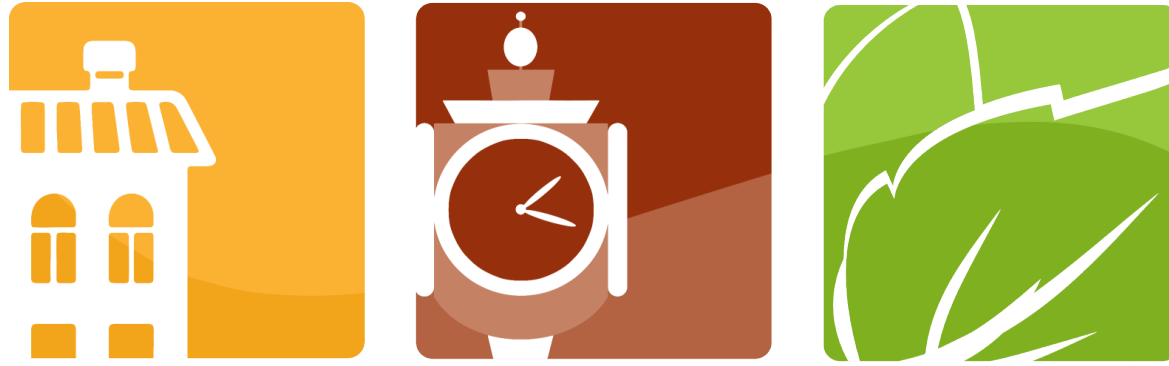
- Finalizing event rental agreement for ballroom
- Finalizing lease terms for 5 micro-suites
- Finalizing lease terms for “café” space

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

- Waiting on UDRB resubmission

- **Admin**

- Re-bid of landscape contract



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