



**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.