



CITY OF
FORESTPARK

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

Wednesday, February 25, 2026 at 5:30 PM

City Hall - Council Chambers

[City Website](#)

Phone (404) 363.2454

ECONOMIC DEVELOPMENT

745 Forest Parkway
Forest Park, GA 30297

AGENDA

Hector Gutierrez, *Chairman*
Alvin Patton, *Vice Chairman*
Daniel Ray Allen, *Member*
Felicia Davis, *Member*
Victoria Williams, *Member*
Lois Wright, *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 January 21, 2026, Meeting minutes - Economic Development

LEGAL UPDATE

2. 2026 Development Authority Board Vice Chair Election - Economic Development
3. Review & Approval of Development Authority Agenda Policy - Economic Development

OLD BUSINESS

4. Project Update: Florence on Main (760-770 Main Street) Amended Contract -

Economic Development

5. Project Update: 850 Main Street Discussion - Economic Development
6. 2026 Landscape Scope of Work
- Economic Development

NEW BUSINESS

7. 2026 Development Authority Board Retreat Discussion
- Economic Development

ECONOMIC DEVELOPMENT UPDATE

8. 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.



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Phone (404) 363.2454

ECONOMIC DEVELOPMENT

745 Forest Parkway
Forest Park, GA 30297

Billy Freeman, *Chairman*
Alvin Patton, *Vice Chairman*
Felicia Davis, *Member*
Hector Gutierrez, *Member*
Bennet Joiner, *Member*
Victoria Williams, *Member*
Rhonda Wright, *Member*

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MINUTES

CALL TO ORDER/WELCOME: With the vacancy of the Chair and the absence of the Vice Chair, Felicia Davis made a motion to elect Hector Gutierrez as the Development Authority Chair Pro-Tem until a permanent Chair is elected. Victoria Williams seconded the motion. The motion unanimously passed.

Chair Pro-Tem Hector Gutierrez called the Development Authority meeting to order on January 21, 2026, at 5:33 p.m.

PRESENT:

Felicia Davis
Hector Gutierrez
Bennet Joiner
Victoria Williams
Rhonda Wright

ALSO PRESENT:

Mayor Gwen Ellison
Chief Latosha Clemons, Interim City Manager
Kirby Glaze, Esq., DA General Counsel
Rochelle B. Dennis, Economic Development Director
Charise Clay, Main Street Manager
Dieuvalda Lamartiniere, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/ DELETIONS: Victoria Williams made a motion to adopt the agenda as submitted. Hector Gutierrez seconded the motion. The motion

passed unanimously.

APPROVAL OF MINUTES: Hector Gutierrez made a motion to approve September 24, 2025, Regular meeting Minutes as submitted. Bennet Joiner seconded the motion. The motion passed unanimously.

LEGAL UPDATE

2. **2026 Development Authority Board Appointment and Term of Office Discussion:** Development Authority General Counsel, Kirby Glaze delivered the update.
 - That means that four directors should be up for reappointment in a given year and then three should be up for reappointment two years later.
 - The terms of office should commence either on the anniversary of the date of the initial resolution appointing the Board in 1972 or at the beginning of the year.
 - The suggestion is to ask the City to reappoint the entire board with three terms ending in January 2028 then every four years and four terms ending in January 2030.
 - That would bring us into compliance with the Act, in that we would have three positions that expire after two years and then every four years thereafter and four positions that expire after four years and then every four years thereafter.
 - Attorney Glaze will prepare a proposed Resolution to such effect for the Mayor and Council's consideration. Hector Gutierrez made a motion to approve the Resolution. Felicia Davis seconded the motion. The motion passed unanimously.
 - Billy Freeman, Jr., resigned from the Development Authority Board. His term ended on December 31, 2026.
 - Bennet Joiner resigned from the Development Authority Board. His term ends on January 21, 2026, at the conclusion of the meeting.
 - There are four board seats open: Billy Freeman, Jr., Felicia Davis, Bennet Joiner, and Rhonda Wright. Rhonda Wright has expressed her desire to be reappointed to the Development Authority Board.
 - Based on applications received, staff are preparing a recommendations document for Council's consideration for Development Authority board appointments and reappointments.

3. **2026 Development Authority Board Officer Election Discussion:** Per the Development Authority By-Laws, officers shall be elected by the Membership of the Authority at the first regular meeting held each calendar year.
 - Felicia Davis nominated Hector Gutierrez as the Chair of the Development Authority. No other candidates were nominated. Felicia Davis made a motion to close the nominations. Victoria Williams seconded the motion. The motion unanimously passed.
 - Felicia Davis made a motion to elect Hector Gutierrez as the Chair of the Development Authority. Victoria Williams seconded the motion. The motion unanimously passed.
 - Felicia Davis made a motion to defer the vote for the Vice Chair of the Development Authority given Alvin Patton's, the current Vice Chair, absence. Hector Gutierrez

seconded the motion. The motion unanimously passed.

- Felicia Davis made a motion to have the Office of Economic Development continue to serve as the Secretary and Treasurer of the Development Authority. Hector Gutierrez seconded the motion. The motion unanimously passed.

OLD BUSINESS

4. **Project Update: GUCA (794 Main Street):** Rochelle Dennis, Office of Economic Development provided an update on the Georgia Utility Contractors Development at 794 Main Street.
 - Expansion of Georgia Utility Contractors Association Headquarters & Training Facility
 - Purchase, Sale, and Development Agreement entered on May 1, 2025.
 - Waiting on their building plans to be presented to Planning & Community Development which staff expects in January 2026.
5. **Project Update: Florence on Main (760-770 Main Street):** Edrick Harris with Prestwick Development provided an update on the proposed Florence on Main Development at 760-770 Main Street.
 - Prestwick Development missed the DCA Tax Credits by 2 points. Prestwick remains committed to the project and will reapply for DCA Tax Credits.
 - With the addition of Forest Park being named a GICH Community, their past scoring, and revised scoring models, Prestwick feels confident that they will receive the necessary DCA Tax Credits.
 - Felicia Davis made a motion to amend the Purchase, Sale, and Development Agreement to extend the award of DCA Tax Credits to December 31, 2026, and the closing to June 20, 2027. Victoria Williams seconded the motion. The motion passed unanimously.

NEW BUSINESS

6. **Review & Approval of the 2026 Development Authority Meeting Calendar:** Rochelle B. Dennis, Director of Economic Development presented the proposed Development Authority 2026 Meeting Calendar.
 - The Development Authority meets on the fourth Wednesday of every month at 5:30 p.m.
 - The January 28, 2026, meeting was moved up a week to January 21, 2026.
 - The November 25, 2026, meeting is proposed to be held on November 18, 2026.
 - The December 23, 2026, meeting is proposed to be held on December 16, 2026.
 - Victoria Williams made a motion to approve the Development Authority 2026 Meeting Calendar with the adjusted dates for January, November, and December 2026. Hector Gutierrez seconded the motion. The motion unanimously passed.

ECONOMIC DEVELOPMENT UPDATE:

7. Economic Development Update: Rochelle B. Dennis, Director of Economic Development delivered the update:
- Welcome to Dieuvalda Lamartiniere, the new Economic Development Staff Assistant
 - Main Street and Economic Development 2026 calendar is being finalized and will be presented at the February 2026 meeting.
 - Light pole banners are in production; anticipate installation mid-Spring.
 - Office of Economic Development is launching a department newsletter.
 - Office of Economic Development has launched a toolkit that answers how to start a business in Forest Park, available properties for development, the Forest Park Business Association, how to schedule ribbon cutting, how to become a vendor or Main Street ambassador and more.
 - The Forest Park Business Association Breakfast will be held on January 29, 2029, at 9am at 696 Main Street. Our first event of the year features a City Services Resource Fair and will feature remarks by Mayor Ellison.
 - Staff are working to submit DCA, Main Street, and Opportunity Zone annual reporting.
 - We will host a series of roundtables and town halls this year to better engage with the community, share critical updates on economic development, and get feedback from the community on their needs and wants.
 - MARTA O&M Facility – waiting on the RFP release for subcontractor jobs. Staff anticipated this in January 2026 and are waiting on a revised timeline from MARTA.
 - We will host the Shoe Trend ribbon cutting on February 20, 2026, at 1:30 p.m. Calendar invites will be forthcoming.
 - 80 Acres have their sign up. They are occupying the old Kalera space at Gillem. Staff are working with the 80 Acres team on a grand opening date and a projected jobs report.
 - Grapevine Development has started. The URA approved the construction contract at their January 2026 meeting. The interior construction prep work has started.
 - Director Dennis reviewed the property one-pagers of available properties for development.
 - Director Dennis reviewed the guidelines and processes for new development.
 - Staff will provide a timeline to completion on 850 Main Street at the February 2026 meeting.
 - Staff will start planning for a Development Authority Retreat for Spring/Summer and a possible joint retreat with the DDA and DA later in the year.
 - Staff will confer with Planning and Community Development on ADUs (accessory dwelling units) and container development zoning.

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: Felicia Davis made a motion to adjourn the meeting at 6:52 p.m. Hector Gutierrez seconded the motion. The motion passed unanimously.

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