



CITY OF  
**FORESTPARK**

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

Thursday, February 26, 2026 at 3:00 PM  
Council Chambers

[City Website](#)

Phone (404) 363.2454

**ECONOMIC DEVELOPMENT**

745 Forest Parkway  
Forest Park, GA 30297

**AGENDA**

**Angelyne Butler, Chairwoman**  
**Eric Stallings, Vice Chairman**  
**JoAnn Evans, Member**  
**Jacklyn Faith, Member**  
**Nancy Howard, Member**  
**Tre Holland, Member**  
**Dhaval Shah, Member**

**MEETING NOTICE:**

**VIRTUAL MEETING NOTICE:** Council Meetings will be live-streamed and available on Forest Park's YouTube Channel.

**CALL TO ORDER/WELCOME**

**DOWNTOWN DEVELOPMENT AUTHORITY OFFICER ELECTIONS**

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/ DELETIONS**

**APPROVAL OF MINUTES**

1. Review & Approval of the December 18, 2025, Meeting Minutes - Economic Development

**OLD BUSINESS**

2. Update 4987 East Street Parcel Split - Economic Development

**FINANCE UPDATE**

3. December 2025 Financial Report — Finance Department

### **NEW BUSINESS**

4. Downtown Development Authority Review and Approval of the 2026 Meeting Calendar- Economic Development
5. Downtown Development Authority Tenants and Property Report & Update- Economic Development
6. Review and Approval of Property Repairs at 819 Forest Parkway -Economic Development
7. Discussion on Architectural Concept for 4987 East Street & 868 Forest Pkwy (Foodmart) - Economic Development
8. Review and Approval of Marketing Opportunities - Economic Development

### **ECONOMIC DEVELOPMENT UPDATE**

9. 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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**ECONOMIC DEVELOPMENT**

745 Forest Parkway  
Forest Park, GA 30297

**Angelyne Butler**, *Chairwoman*

**Eric Stallings**, *Vice Chairman*

**JoAnn “Jay” Evans**, *Member*

**Jacklyn Faith**, *Member*

**Nancy Howard**, *Member*

**Tre Holland**, *Member*

**Dhaval Shah**, *Member*

**MEETING NOTICE:**

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**MINUTES**

**CALL TO ORDER/WELCOME:** Chairwoman Angelyne Butler called the Downtown Development Authority meeting to order on December 18, 2025, at 3:08 p.m.

**PRESENT:**

Angelyne Butler  
Eric Stallings  
JoAnn Evans  
Nancy Howard

**ALSO PRESENT:**

Danielle Matricardi, Esq., City Attorney  
Rochelle B. Dennis, Director of Economic Development  
Jeremi Patterson, Deputy Director of Finance  
Charise Clay, Main Street Manager  
Ed Wall, Piper & Sandler

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/ DELETIONS:** Nancy Howard made a motion to adopt the agenda for December 18, 2025, as submitted. Jay Evans seconded the motion. The motion unanimously passed.

**APPROVAL OF MINUTES:** Nancy Howard made a motion to approve October 23, 2025, Downtown Development Authority meeting minutes as submitted. Jay Evans seconded the motion. The motion unanimously passed.

## OLD BUSINESS

### **November 2025 Financial Report: Jeremi Patterson, Deputy Director of Finance, provided the November 2025 Financial Report of the Downtown Development Authority.**

- The DDA has used appx. 14% of their budget to date
- Operating Cash opening balance of \$5,797,318; Deposits totaling \$69,956; Ending balance of \$5,854,836
- Operating Revenue opening balance of \$3,639,477; YTD actual \$3,382,105; Budget balance \$257,372
- Operating Expense Budget \$3,639,477; YTD actual \$455,833; Encumbrance \$525; Budget Balance \$3,183,119
- Georgia Fund 1 Current Yield 4%; Opening Balance \$2,136,072.34; Ending Balance \$2,143,102.31

## NEW BUSINESS

3. **Review & Approval of 2026 DDA Meeting Calendar:** Eric Stallings made a motion to table this item. Nancy Howard seconded the motion. The motion passed unanimously.
4. **Review & Approval of DDA Sponsorship Proposals:** Jay Evans made a motion to decline the sponsorship request for the 2026 South Metro Development Outlook Conference. Eric Stallings seconded the motion. The motion passed unanimously.

Nancy Howard made a motion to decline the sponsorship requires for the 2026 State of The Development Authority. Jay Howard seconded the motion. The motion passed unanimously.

5. **Review & Approval of DDA Public Relations Proposals:** Nancy Howard made a motion to table this item. Eric Stallings seconded the motion. The motion passed unanimously. Staff were directed to prepare a presentation for the January 2026 meeting.
6. **Review & Approval of Surveying Services for 891 Forest Parkway Parcel Split:** Rochelle B. Dennis, Economic Development Director, provided an update regarding the property located at 891 Forest Parkway and 4987 East Street, which currently exists as a single parcel. To effectively market and pursue development of the commercial lot at 891 Forest Parkway, staff are requesting approval to engage surveying services to complete a formal parcel split. Eric Stallings made a motion to approve the surveying services for the 891 Forest Parkway parcel split. Jay Evans seconded the motion. The motion passed unanimously.
7. **Review & Approval of the Community Benefits Agreement from Digital Realty:** The Board requested more time to review the draft Community Benefits Agreement. Eric Stallings made a motion to table this item. Jay Evans seconded the motion. The motion

passed unanimously. Staff were directed to resend the Community Benefits Agreement to the Board for additional review.

8. **Economic Development Update:** Rochelle B. Dennis, Economic Development Director delivered the update:
- 62 new businesses called Forest Park home in 2025.
  - Inaugural Best of Forest Park Business Awards were held on December 12, 2025. Thank you to Eric Stallings for serving as our keynote speaker.
  - Winter Wreath Showcase on City Hall Lawn through end of December. Thank you to all our participants for spreading holiday joy.
  - GICH (Georgia Initiative for Community Housing) orientation held in February 2026.
  - Conditional Offer extended to new Economic Development Staff Assistant. Hope to have them join the team in January 2026.
  - Property signs are up in the Main Street District. Additional signs will go up in January 2026.
  - Continued partnership with the Clayton County Workforce Collective and Georgia Power on deeper workforce strategies for Forest Park in 2026.
  - Plazas Revitalization Plan: Interdepartmental strategy to evaluate existing shopping plazas throughout the city and identify opportunities for reinvestment, improved design standards, and strategic redevelopment along key commercial corridors, particularly Downtown Main Street and Jonesboro Road. See presentation in packet.
  - Cherry Street Development (6 single family homes) is nearing completion
  - Bank of America (Main Street) is undergoing a full exterior rebrand
  - 80 Acres (Gillem 400) has applied for a sign permit – expect this vertical farming company to be fully open in Q1 2026
  - Contract negotiations on College Street Development
  - Still waiting on plans from Nouveau Jonesboro for the development of 751-771 Main Street.

## **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 Angelyne Butler adjourned the meeting at 4:01 p.m.

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