



CITY OF  
**FOREST PARK**

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

Wednesday, March 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***  
**Rhonda Wright, *Vice Chairwoman***  
**Daniel Ray Allen, *Member***  
**Felicia Davis, *Member***  
**Lois Wright, *Member***  
**Victoria Williams, *Member***  
**Alvin Patton, *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 February 25, 2026, Meeting minutes - Economic Development

**PUBLIC COMMENTS**

**DIGITAL TOOLS: TABLET BASED MEETINGS**

2. Discussion: Development Authority Implementation of Tablets in Meetings - Information Technology

**LEGAL UPDATE**

3. Board Terms Memo - Kirby A. Glaze, Esq.

4. Pilot Payment - Kirby A. Glaze, Esq.

#### **FINANCE UPDATE**

5. 2026 Development Authority Finance Update – Director John Wiggins, Finance Department

#### **NEW BUSINESS**

6. Clayton County Housing Authority Presentation- Mandala Jones, Chief Executive Officer - Economic Development

#### **OLD BUSINESS**

7. 2026 Development Authority Board Retreat - 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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**ECONOMIC DEVELOPMENT**  
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Forest Park, GA 30297

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**MINUTES**

**CALL TO ORDER/WELCOME:** Chairman Hector Gutierrez called the Development Authority meeting to order on February 25, 2026, at 5:32p.m.

Councilman Gutierrez welcomed reappointed Development Authority Board member Rhonda Wright along with new board members Daniel Ray Allen and Lois Wright.

**PRESENT:**

Hector Gutierrez  
Daniel Ray Allen  
Victoria Williams  
Lois Wright  
Rhonda Wright

**ALSO PRESENT:**

Mayor Gwen Ellison  
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 with the deletion of Item #6: 2026 Landscape Sope of Work. The motion was seconded by Rhonda Wright. The motion passed unanimously.

**APPROVAL OF MINUTES:** Victoria Williams made a motion to approve the January 21, 2026,

Regula meeting minutes as submitted. Rhonda Wright seconded the motion. The motion unanimously passed.

## LEGAL UPDATE

1. **2026 Development Authority Board Vice Chair Election:**
  - Councilman Hector Gutierrez called for nominations for the position of Vice Chair of the Development Authority.
  - Lois Wright nominated herself to serve as the Vice Chair of the Development Authority.
  - Victoria Williams nominated Rhonda Wright to serve as the Vice Chair of the Development Authority.
  - Victoria Williams made a motion to close the nominations. Rhonda Wright seconded the motion. The motion unanimously passed.
  - Hector Gutierrez called for the vote. Lois Wright received no votes. Rhonda Wright received three votes. Daniel Ray Allen abstained.
  - Rhonda Wright was affirmed as the Vice Chair of the Development Authority.
  
2. **Review & Approval of Development Authority Agenda Policy:** Attorney Kirby Glaze reviewed the proposed Development Authority Agenda Policy. Key points include:
  - **Agenda Preparation:** Any Board member may request an item be added by submitting it to the Secretary, along with supporting materials, by 3:00 p.m. on the Monday before the meeting week.
  - **Agenda Review:** A draft agenda is reviewed by the Chair, legal counsel, and City Economic Development staff by 10:00 a.m. Friday before the meeting, with comments due by 5:00 p.m. the same day.
  - **Publishing:** The Secretary posts the agenda publicly at City Hall and on the City website.
  - **Distribution:** Once posted, the Secretary emails the agenda and supporting materials to Board members and legal counsel.
  - **Amending the Agenda:** After posting, the agenda may be amended only by a majority vote of a quorum at the meeting during agenda adoption.
  - **Public Comments:** Lois Wright made a motion to add Public Comments as a standing Development Authority Agenda item. Daniel Ray Allen seconded the motion. The motion unanimously passed.
  - Rhonda Wright made a motion to approve the Development Authority Agenda Policy. Daniel Ray Allen seconded the motion. The motion unanimously passed.

## OLD BUSINESS

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

Rhonda Wright made a motion to authorize the Chairman to sign the First Amendment to the Purchase Agreement to extend the contract closing to June 2027. Victoria Williams seconded the motion. The motion unanimously passed.

## NEW BUSINESS

4. **2026 Development Authority Board Retreat Discussion:** Rochelle B. Dennis proposed a one-day Board retreat to be held in April or May 2026. Lois Wright suggested considering dates after April 15, 2026. Staff will distribute a board poll to confirm member availability. Staff is also researching dates for a joint DA, DDA, and URA retreat for Fall 2026.

**ECONOMIC DEVELOPMENT UPDATE:** Rochelle B. Dennis, Economic Development Director, delivered the Economic Development Update which included an update on 850 Main Street Discussion.

- **Properties:**
  - The Development Authority owns 14 unique properties concentrated in the Downtown Main Street District
  - Two properties (794 Main and 760-770 Main) are under contract
  - 850 Main is in the final stages of renovation for lease
  - 842 Main is proposed for a food truck park
  - Best opportunities for development: 4888 Evans Drive & 5035 Jonesboro Road
- **Pending Development:**
  - 760-770 Main Street (Prestwick Development)
  - 794 Main Street (Georgia Utility Contractors Association)
- **850 Main Street:**
  - **Appraisal:**
    - As is Market Value \$1,675,000
    - Prospective Market Value \$2,090,000
    - Prospective Market Value Upon Stabilization \$2,120,000
  - **Punch List**
    - The Econ Dev team met Fire Marshall Sam Batten at 850 Main St. on 2/24/2026 for a complete walkthrough of the facility (interior & exterior). Major items he noticed: all suite door locks must be replaced with Thumb Turn Locks, all fire extinguishers need to be serviced, ceiling tiles in mechanical closets need to be replaced, removal of the exhaust hood in the upstairs kitchenet and a report on repairs to the elevator. He will have a formal report available by the end of the week. Based on observations, he rated the space as "B".
    - Staff is waiting to schedule walk-thru with Health Department (Café inspection)
    - Elevator operation
    - New locks and keys for each unit
    - Building insurance
    - Updated restroom signs
    - Common Area Maintenance
      - Wi-Fi for building / common area
      - Janitorial service (common area and restrooms)
      - Trash service
      - Landscaping
      - Exterior signage & signage for each unit
      - Utilities
  - **Possible Tenants**
    - Three (3) tenants that are interested in the Café space.
    - Two (2) tenants are interested in office space.
- **850 Main Street – Event Facility Rental:**
  - Staff presented a draft Facility Rental Agreement for 850 Main Street for the Board's review, feedback, and consideration.
  - The Board asked staff to consider a nonprofit rental and a Forest Park resident rental rate.

- Staff discussed the need to consider purchasing chairs and tables for the event space.
- Staff recommend an MOU with the City for Recreation & Leisure to manage the facility rental of the ballroom. Terms will need to be negotiated with the City with a percentage of the rental fees coming to the DA.
  - Tables, chairs, trashcans
  - AV Equipment
  - Kitchenette update
- **Food Truck Park Research – 842 Main Street:**
  - Staff is researching the feasibility of a food truck park at 842 Main Street, including zoning requirements and examples of successful implementations in other municipalities.
- **842 Main Street – Lease Default:**
  - Lease signed March 1, 2025
  - Lease amount \$1,850 per month
  - Paid amounts:
    - October 2025 \$1,516.00
      - **Total Due for 2025 - \$20,020.00**
    - January 2026 \$1,820.00
      - **Total Due for 2026 \$1,820.00 (February)**
    - **Total Rent Due \$21,840.00**
  - Attorney Glaze has reached out to Dr. Solano's attorney. The attorney has 10 days to reply with a resolution.
  - The dentist will have 30 days to bring his lease current.
  - The Board requested that staff and Attorney Glaze review the contract to address provisions related to late fees and returned check fees.
  - Attorney Glaze recommended that the Board consider outsourcing the management of property and lease entities to a private entity.
- **670 Main Street – Parking Lease Agreement:**
  - 670 Main is an undeveloped lot; the church has been using it for parking and distributions; the DA has a lease to present to them for their continued use
- **4975 Lake Drive:** Lois Wright requested that staff and Attorney Glaze review the Purchase and Sale Agreement for 4975 Lake Drive, specifically regarding reconveyance provisions. She expressed concern that the project, sold in August 2020, has not progressed and remains incomplete.
- **Finances:**
  - Staff is working with the City to move the DA finances back into the City. Currently at First Horizon Bank
  - With board approval, Finance will serve as the DA treasurer
  - We hope to have this process complete by April 1, 2026
  - The last Finance Report we received from Marshall Jones (the DA Accountants) was November 2025. After the DA finances are brought back into the city, we will terminate the services of Marshall Jones.
  - **Expenses**
    - GA Power
    - Clayton County Water Authority
    - Kirby Glaze
  - **Revenue**
    - \$1,850 per month Lease Payment
    - \$1,400 per month – billboard ground lease
    - \$300,000 at closing – Prestwick Development 760-770 Main Street
    - \$150,000 at closing – GUCA 794 Main Street

- **Kroger Pilot Payment:**
  - Issued September 2025 for \$1,212,750
  - DA Account balance as of 2/16/26 \$1,166,725.43
  - The Development Authority has asked the City to accept a \$1M payment of the Pilot Payment with a balance of approximately \$200K paid after the closing of 760-770 Main Street.
  
- **Future Projects:**
  - EV Park
  - Digital billboards as an additional revenue source
  - Food Truck Park at 5035 Jonesboro Road or 842 Main Street
  - Container Development
  - Accessory Dwelling Units
  - Solar Farm
  - **Other**
    - Starting in Q2 the Office of Economic Development will deliver a quarterly update on all board authority activities during City Council.
    - The DA needs to consider an update to the IGA or and MOU with the City.
    - Staff are researching branded padfolios for Board Members
    - Moving to shared file system for board meeting agendas and packets. Hope to launch March 2026.

## **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)

Board members took a moment to introduce themselves and highlight their professional and community experiences.

**ADJOURNMENT:** Victoria Williams made a motion to adjourn the meeting at 7:14 p.m. The motion was seconded by Rhonda Wright. The motion unanimously passed.

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.

# Econ Dev Board Member "How To" Presentation



1

## Access to folder

Chisper Hatcher shared the folder "(DA) Live Meeting Documents" with you

Chisper Hatcher

Chisper Hatcher shared a folder with you

Here's the folder that Chisper Hatcher shared with you

(DA) Live Meeting Documents

The link and icons for the email recipients of this message

Open

Reply Forward

- A link to the folder will be shared with you- starting with the name of your board (DA, DDA, or URA)
- Click open to view the documents in the folder

2

## Accessing Meeting Documents

The screenshot shows the OneDrive interface for the 'Econ Dev Tablets' group. The 'Documents' section is expanded to show a folder named '(DA) Live Meeting Documents'. A red arrow points to a document titled 'Meeting Document 3-9-2026.docx' within this folder.

3

## Accessing Meeting Documents

- Click on the meeting document to open it up
- Meeting Documents will be added to the "Live Meeting Documents" folder before the start of each meeting
- Documents will only be available temporarily after being added and will be deleted after 7 days

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4

# Accessing Meeting Documents

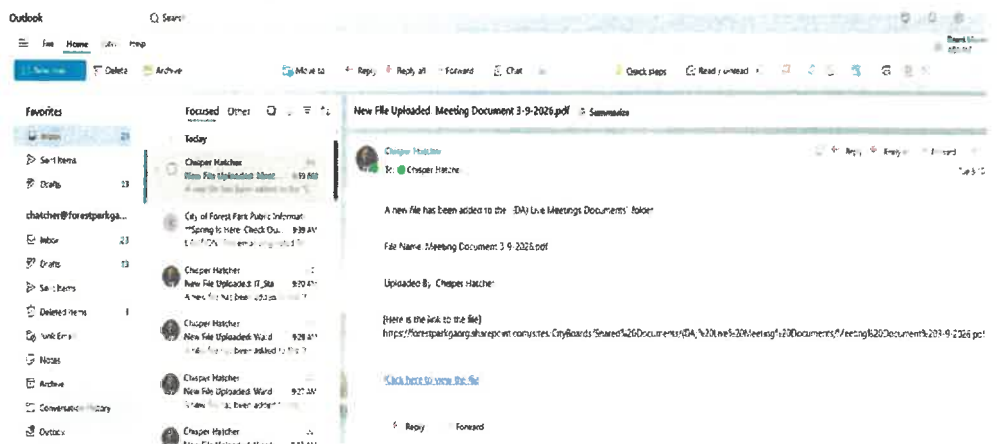
- Click on the meeting document to open it up
- Meeting documents will be added to the "Live Meeting Documents" folder right before the start of each meeting
- Documents will be temporarily available and will be deleted 7 days after being added



5

# Meeting Document Notifications

- Members will receive an email notification every time a document is uploaded with a link to view it



6

## Don't's

- Sharing links with members outside of your board
- Download or upload any documents to or from the shared folder
- Do not ignore a file being listed as read only – it is for a reason
- Taking pictures, photos, or duplicating images of documents



7

## Q&A

# THANK YOU!



8



# HECHT WALKER JORDAN, P.C.

— ATTORNEYS AT LAW —

Greg K. Hecht  
Mark C. Walker  
Jon W. Jordan  
Michael W. Warner  
Mary M. House\*  
Kirby Glaze\*  
Brad Baldwin\*  
*\*Designates of Counsel Status*

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## MEMO

To: Board of Directors of the Development Authority of the City of Forest Park  
From: Kirby Glaze  
Re: Tax Parcel 130500C C001 and 803 Main Street  
Date: December 18, 2025

In 2020 and 2021 the Authority entered into contracts for the sale of two parcels of land: i) approximately 1.18 acres along Lake Drive, Oak Street and Georgia Avenue (sometimes referred to as Tax Parcel 130500C C001 or the “Jasper Site”), and; ii) approximately 1.46 acres on Main Street (sometimes referred to as 803 Main Street or the “Carter on Main Site”). Each contract contained language allowing the Authority to repurchase the property (“Reconveyance Rights”) from the Purchasers in the event certain deadlines (“Commencement Deadline” and “Completion Deadline”). A copy of such provisions from the Jasper Site contract are attached hereto for reference.

**Jasper Site:** On or about January 21, 2021 the sale of this property was closed and the pertinent provisions included in the deed. On June 30, 2022, the Purchaser having failed to meet the Commencement Deadline, I gave notice of the Authority’s intent to repurchase the property for the \$40,000.00 purchase price. The Purchaser requested to meet with the Board and September, 2022 the Board approved a resolution authorizing an agreement with the Purchaser to extend the time for the Purchaser to obtain a land disturbance permit and the Completion Deadline to a period twelve (12) months from the date of the land disturbance permit. A land disturbance permit was eventually issued and within twelve months the first building permit was issued. Since such time no further action has been taken.

The Authority’s right to repurchase the property is limited by the following: “If, with respect to a failure of development of the Project to be completed on or before the Project Completion Deadline, Seller does not send the Recapture Notice to Purchaser on or before the first (1st) anniversary of the Project Completion Deadline, then Seller’s right to demand reconveyance of

the Real Property as a result of the failure of completion of the Project shall be waived and forever forfeited.”

The extension agreement effectively reset the Project Completion Deadline to twelve months from the date the land disturbance permit was issued, or April 2024. Having taken no action to repurchase the property prior to April 2025 (twelve months from the Project Completion Deadline) it appears that the Authority no longer has the right to repurchase such.

**Carter on Main:** The sale of this property closed on or about April 5, 2022. On October 10, 2022, I notified the Purchaser that the date for compliance with the Commencement Deadline was April 4, 2023. I was later notified by the closing attorney that the repurchase language had not been included in the warranty deed. I requested that a corrective deed be prepared to include such but was ultimately informed by the closing attorney that the Purchaser objected to the corrective deed on the basis that the contract for the sale had expired and that he was no longer bound by the recapture language. At the time the Authority chose to take no further action.

Again, the Commencement Deadline was April 4, 2023, and the Completion Deadline would have been thirty months thereafter or November 4, 2025. The Authority is still within its right to assert its repurchase rights, however, I expect it will have to litigate the issue of whether or not that provision of the contract survived the closing.

Finally, but perhaps most practical, the Authority cannot exercise its repurchase rights without tendering the purchase price of \$300,000.00 and currently the Authority does not have the funds to make such a tender.

ARTICLE 4.  
Recapture and Reconveyance of Real Property.

(a) If the conditions set forth below are not met, Seller, in its sole discretion, shall be entitled to demand by written notice (a "Recapture Notice") that Purchaser reconvey the Real Property to Seller, subject to the provisions contained hereinbelow. Such repurchase shall occur on or before the ninetieth (90th) calendar day following the later of (i) the delivery of the Recapture Notice, or (b) the date on which all governmental approvals and consents have been obtained by Seller such that Seller is ready, willing and able to repurchase the Real Property (such later date hereinafter the "Repurchase Date"). The Property shall be repurchased by the Seller for the sum of Forty Thousand and 00/100 (\$40,000.00) (the "Re-Purchase Price" or "Recapture Purchase Price"). In the event of such Recapture, Seller shall pay to Purchaser the Recapture Purchase Price and the Real Property shall be conveyed back to Seller upon the same terms and conditions as contained herein (this entire Article 4 being the "Reconveyance Rights").

(b) Commencement of Improvements for the Project. On or before that date which is twelve months (12) months after the Closing Date ( or as such date may be extended as provided for immediately herein below, the "Commencement Date"), Purchaser shall commence construction for the development of a single-family housing development consistent of multiple homes ("Project") the "Commencement Deadline") For purposes hereof, "commencement of construction"(i.e., commencement of land disturbance) or words of similar meaning are defined as when (i) Purchaser has submitted its development plan with its application for a disturbance permit to the applicable governmental authorities prior to the Commencement Deadline; (ii) Purchaser has been granted disturbance permit; and (iii) Purchaser has begun land disturbing activities such as grading, clearing, grubbing, and construction of building foundation. Seller shall make every reasonable good faith effort to allow such development to commence on or before the Commencement Deadline, and may, at Seller's sole discretion, grant to Purchaser an extension of the Commencement Deadline by written notification for an additional six (6) month period, as warranted under the circumstances for the extension, at no cost to Purchaser. However, any additional extension of the Commencement Deadline, caused solely by Purchaser's negligence, shall only be granted at Seller's sole discretion, and upon the payment of an amount equal to \$500.00 to Seller by Purchaser as consideration for said extension (the "Commencement Extension Fee"), prior to sending the Recapture Notice to Purchaser. The Commencement Extension Fee shall be non-refundable. In addition and notwithstanding any other provision of this paragraph, the Commencement Deadline shall be extended for force majeure, including, without limitation, war, strikes, fires, floods, acts of God, governmental restrictions, or power failures.

(c) Failure to Reach Project Completion. Once Purchaser commences construction, Purchaser shall diligently prosecute the Project to completion, and shall use commercially reasonable efforts to substantially complete ( or cause the substantial completion of) the Project, including, but not limited to, the receipt of a Certificate of Occupancy for the initial historic building, no later than thirty (30) months after the Closing Date (the "Project Completion Deadline"). For purposes hereof, the Project shall be deemed "substantially completed" when the Purchaser obtains the Certificate of Occupancy from the Seller. In the event Purchaser does not complete the Project by the Project Completion Deadline, then Seller may, at its option and in its

sole discretion, exercise the Reconveyance Rights as outlined in this provision. In addition and notwithstanding any other provision of this paragraph, the Commencement Deadline shall be extended for force majeure, including, without limitation, war, strikes, fires, floods, acts of God, governmental restrictions, or power failures.

(d) Seller's Right to Demand Reconveyance. Seller's right to demand reconveyance of the Real Property shall be Seller's sole and exclusive remedy for such a failure of development to begin by the Commencement Deadline or, in the event the Project is not completed by the Project Completion Deadline, Seller may, in its sole discretion, demand reconveyance of the Real Property. Except for limiting Seller's remedies in connection with the failure to commence or complete development of the Property, the foregoing sentence shall not otherwise affect Seller's rights and remedies under this Agreement. If, with respect to such a failure of development to begin on the Real Property on or before the Commencement Deadline, Seller does not send the Recapture Notice to Purchaser on or before the first (1st) anniversary of the Commencement Deadline, then Seller's right to demand reconveyance of the Property shall be waived and forever forfeited. If, with respect to a failure of development of the Project to be completed on or before the Project Completion Deadline, Seller does not send the Recapture Notice to Purchaser on or before the first (1st) anniversary of the Project Completion Deadline, then Seller's right to demand reconveyance of the Real Property as a result of the failure of completion of the Project shall be waived and forever forfeited.

(f) Binding. The terms of this provision are a material term of this Agreement and cannot be altered by Purchaser. Further, the Reconveyance Rights contained in this Agreement shall be made a part of the limited warranty deed by which the Real Property is conveyed to the Purchaser. In the event of a breach of this Article by Purchaser that results in the Seller filing a lawsuit to enforce its terms, Seller shall be entitled to seek specific performance, at its sole discretion. The terms of this provision shall survive the closing.

City of Forest Park - PILOT Payments								
Date Due * Kroger payments due 9/1 all others 10/1	10/1/2023	10/1/2024	10/1/2025	10/1/2026	10/1/2027	10/1/2028	10/1/2029	
Kroger Rent Payments (2014 Series Bond) * Due 9/1	1,155,000.00	1,155,000.00	1,212,750.00	1,212,750.00	1,212,750.00	1,212,750.00	1,212,750.00	
Home Depot Supply - Real Prop. (2018 Series Bond)	450,502.00	459,512.00	468,702.00	478,077.00	487,638.00	497,391.00	507,339.00	
Home Depot Supply - Personal Prop. (2018 Series Bond)	165,285.00	147,122.00	127,136.00	107,058.00	93,777.00	85,483.00	81,359.00	
Gillem #200 Logistics Center (2019 Series Bond)	660,916.00	674,145.00	687,618.00	701,380.00	715,408.00	729,716.00	744,310.00	
Gillem #300 Logistics Center (2019 Series Bond)	146,843.00	149,780.00	152,775.00	155,831.00	158,947.00	162,126.00	165,369.00	
Gillem #400/500 Logistics Center (2019 Series Bond)	256,744.00	261,879.00	267,117.00	272,459.00	277,908.00	283,466.00	289,136.00	
Gillem #800 Logistics Center (2019 Series Bond)	566,131.00	577,454.00	589,001.00	600,783.00	612,798.00	625,054.00	637,555.00	
Gillem #900 Logistics Center (2019 Series Bond)	739,972.00	754,771.00	769,866.00	785,264.00	800,969.00	816,988.00	833,328.00	
100-00-0000-38-1005	2,986,403.00	3,024,663.00	3,062,227.00	3,100,862.00	3,147,445.00	3,200,224.00	3,258,396.00	
	4,141,401.00							
	10/1/2034	10/1/2035	10/1/2036	10/1/2037	10/1/2038	10/1/2039	10/1/2040	TOTALS
	1,273,388.00	1,337,057.00	1,337,057.00	1,337,057.00	1,337,057.00	1,337,057.00	1,403,910.00	12,938,750.00
	560,143.00	571,346.00	582,773.00	594,428.00	606,317.00			5,064,551.00
	58,796.00	52,138.00	52,138.00	52,138.00	52,138.00			1,654,335.00
	821,779.00	838,214.00	854,978.00	872,078.00	889,520.00	907,310.00		6,819,547.00
	182,581.00	186,232.00	189,957.00	193,756.00	197,631.00	201,584.00		1,515,149.00
	319,229.00	325,614.00	332,126.00	338,768.00	345,544.00	352,455.00		2,409,612.00
	709,913.00	717,991.00	732,351.00	746,998.00	761,938.00	777,176.00		4,810,146.00
	920,062.00	938,463.00	957,232.00	976,377.00	995,904.00	1,015,822.00		7,318,477.00
	3,566,443.00	3,629,998.00	3,701,555.00	3,774,543.00	3,848,997.00	3,924,347.00		\$ 29,592,017.00



A	B	C	D
1	DEVELOPMENT AUTHORITY		
2	OPERATING BUDGET - APPROVED		
3	July 1, 2025-June 30, 2026		
4			
5	<b>REVENUE</b>	<b>FY25 PROPOSED</b>	<b>Details</b>
6	Interest Income	\$ 1,000.00	
7	Lease Income	\$ 40,000.00	850 Main Street & Billboard Ground Lease
8	Other Revenue	\$ 500.00	Easement Compensations
9	Sale of Property - Proceeds	\$ 500,000.00	
10	Kroger Pilot Payment	\$ 1,212,750.00	
11	<b>TOTAL REVENUE</b>	<b>\$ 1,754,250.00</b>	
12			
13	<b>EXPENSES</b>	<b>FY25 PROPOSED</b>	<b>DETAILS</b>
14	Banking / CR Card Fees	\$ 1,000.00	
15	Cost of Sales (Land)	\$ 2,500.00	
16	Insurance - Liability	\$ 2,000.00	
17	Meetings & Events	\$ 1,000.00	
18	Office Supplies	\$ 300.00	
19	Postage Shipping & Courier	\$ 300.00	
20	Printing	\$ 500.00	
21	Professional Services	\$ 130,000.00	Attorney Fees; Landscaping; Accounting; financial consulting
22	Public Relations	\$ 5,000.00	
23	Repairs and Maintenance	\$ 326,400.00	
24	Reserve	\$ 9,000.00	
25	Salaries	\$ 45,000.00	1/3 of Staff Assistant & Project Manager
26	Training & Conferences	\$ 3,500.00	
27	Transfer to General Fund	\$ -	
28	Travel for Employees	\$ 1,500.00	
29	Kroger Pilot Payment	\$ 1,212,750.00	Kroger Pilot Payment Pass through (DA, GF to URA)

	A	B	C	D
30		Utilities - Electricity	\$ 2,500.00	
31		Utilities - Gas	\$ 2,500.00	
32		Water - Sewage	\$ 2,500.00	
33				
34		<b>TOTAL EXPENSES</b>	<b>\$ 1,748,250.00</b>	
35				
36		<b>REVENUE OVER (UNDER) EXPENSES:</b>	<b>\$ 6,000.00</b>	
37				

RECEIVED MAR 06 2026



**THIS IS NOT A LIEN OR BOND CLAIM AND DOES NOT NECESSARILY INDICATE ANY AMOUNTS ARE CURRENTLY OVERDUE.**

Enclosed you will find a notice that is being sent to you on behalf of EquipmentShare in regard to the construction project **listed on attached notice.**

The name and address of the person who contracted for the furnishing of equipment is **listed on attached notice as The Name and Address of Person with whom the Claimant has Contracted.**

Thank you for taking the time to read this letter.

This notice is being sent to make you aware we have provided services to someone contributing to this construction project. This is a common procedure required by statute in many states. This notice is not recorded and is not public information. **This notice should not reflect in any way on the integrity or credit standing of any parties associated with this job.**

**Answers to a few common questions regarding the enclosed notice:**

**What if this is a Texas Public Job?**

If your job is a Public Texas job and this is a 3rd month notice – then this WILL serve as the required Bond Claim as outlined by Texas State Statute.

**How do I obtain invoice copies, make payments, or request a lien release/waiver?**

Customers may access their invoices via T3 at [Equipmentshare.com](http://Equipmentshare.com) and or by calling 1-888-80-RENTS.

Lien release requests can be requested via email. Please email [Liens@equipmentshare.com](mailto:Liens@equipmentshare.com) (24-hour turnaround)

Waiver requests can also be requested via email. Please submit your request to [Waiver@equipmentshare.com](mailto:Waiver@equipmentshare.com) (24-hour turnaround)

Missing or Incorrect Information? Please contact Handle at [Support@handle.com](mailto:Support@handle.com).

**Equipment Share**

5710 Bull Run Dr.  
Columbia, MO 65201

[equipmentshare.com](http://equipmentshare.com)  
(888) 80-RENTS

8507110011701235641523-001-046-211





Project Name:  
10586 ocado forest park

Project Number:  
1258693

Date:  
2026-02-26

**NOTICE TO CONTRACTOR - PUBLIC PROJECT**  
(Ga. Code Ann. §§ 13-10-63(a)(2), 36-91-93(a)(2))

To:

**Contractor:**  
PARADIGM HOLDINGS GROUP, LLC  
385 W Grove Ave Orange, CA 92865

This notice is sent pursuant to Ga. Code Ann. §§ 13-10-63(a)(2), 36-91-93(a)(2) to inform you that the undersigned is furnishing labor, materials, machinery, or equipment to the public project set forth below:

1. The name, address, and telephone number of the person providing labor, materials, machinery, or equipment is provided in the signature below.
2. The name and address of each person whose instance the labor, materials, machinery, or equipment is being furnished is:  
PARADIGM HOLDINGS GROUP, LLC  
385 W Grove Ave Orange, CA 92865
3. The name and location of the public works construction site is:  
10586 ocado forest park  
2000 Anvil Block Road Forest Park, GA 30297 APN: 12178 207001
4. A general description of the labor, materials, machinery, or equipment being furnished is:  
Rental Equipment and Services
5. The anticipated value of the labor, materials, machinery, or equipment to be provided is: \$ 3,272.29

Sincerely,

Alexis Allen, an Authorized Agent of  
Haley Riffe, liens@equipmentshare.com  
1-888-80-RENTS

Company Name and Address

EquipmentShare  
5710 Bull Run Drive  
Columbia, MO 65201



Project Name:  
DGE7 - AMAZON  
Project Number:  
1 - DGE7 - AMAZON  
Date:  
2026-03-03

**NOTICE TO CONTRACTOR AND REQUEST FOR NOTICE OF COMMENCEMENT**  
(Ga. Code Ann. §§ 44-14-361.5(c), 10-7-31(a))

TO:

**Owner:**  
DEVELOPMENT AUTHORITY OF FOREST PARK  
745 Forest Parkway Forest Park, GA 30297

**Contractor:**  
MOCA LOGISTICS (AMAZON ONLY)  
6121 HERITAGE PARK DRIVE SUITE 100 CHATTANOOGA, TN 37416

Please take notice that the undersigned is providing certain labor, materials, machinery, or equipment to the private project set forth below:

1. The name, address, and telephone number of the person providing labor, materials, machinery, or equipment:  
Herc Rentals Inc.

27500 Riverview Center Blvd. Bonita Springs, FL 34134

1 (877) 953-8778

2. The name and address of each person at whose instance the labor, materials, machinery, or equipment is being furnished:

MOCA LOGISTICS (AMAZON ONLY)  
6121 HERITAGE PARK DRIVE SUITE 100 CHATTANOOGA, TN 37416

3. The name of the project and location of the project set forth in the Notice of Commencement:

DGE7 - AMAZON  
2125 ANVIL BLOCK RD ELLENWOOD, GA 30294 APN: 12204 212008

4. A description of the labor, materials, machinery, or equipment being provided:

Rental Equipment and Services

5. If known, the contract price or anticipated value of the labor, materials, machinery, or equipment to be provided, or the amount claimed to be due, if any: \$2,477.84

This is also a request pursuant to 44-14-361.5(b)(6) to provide a copy of any Notice of Commencement that has been recorded regarding the above-identified project. Failure to provide a copy of the Notice of Commencement to the undersigned within ten (10) calendar days from receipt of this notice will render the provisions of § 44-14-361.5 inapplicable to the undersigned. Please supply the requested Notice of Commencement to [noc@handle.com](mailto:noc@handle.com) and indicate the project number, name, address and the name of the company requesting the notice within the email.

Sincerely,

Brendan Williams, an Authorized Agent of  
Herc Rentals Inc, [hercpreliminarynotices@hercrentals.com](mailto:hercpreliminarynotices@hercrentals.com)  
1 (877) 953-8778

Company Name and Address

Herc Rentals Inc.  
27500 Riverview Center Blvd.  
Bonita Springs, FL 34134



Herc Rentals, Inc.  
27500 Riverview Center Blvd,  
Bonita Springs, FL 34134  
HercRentals.com

Re: Preliminary Notice

Dear Valued Customer,

Thank you for choosing Herc Rentals to be your equipment rental supplier of choice. Attached you will find a Preliminary Notice. Please read the information below which explains why we are required by statute to provide you with a Preliminary Notice and outlines the benefits provided to all parties involved.

#### **What is a Preliminary Notice?**

A Preliminary Notice is an industry standard document required to be sent in accordance with state law in order to protect the contractual chain of payment. A Preliminary Notice is not a lien and is never an indicator of a customer's creditworthiness or their ability to pay. Preliminary Notices are not recorded and are not publicly available.

#### **Why did I receive a Preliminary Notice?**

You are receiving a Preliminary Notice because equipment was rented from Herc Rentals with the intention of using it to improve property. State law requires that we notify all involved parties; therefore, you are receiving the attached Preliminary Notice.

#### **Who do I contact if I received this Preliminary Notice in error?**

If any of the information on this notice appears incorrect, please use the link or QR code in the box on the bottom left of this page to report the issue so we can correct it.

#### **How do I make a payment or request a waiver?**

If you are responsible for payment on the rented equipment, you can make payments online at [www.hercrentals.com](http://www.hercrentals.com) or by phone at 1 (877) 953-8778, Option 1, Option 1.

If you need to request a payment waiver, please submit your request [HercLienReleaseDept@HercRentals.com](mailto:HercLienReleaseDept@HercRentals.com).

If everything looks accurate and no payment or waiver is needed, no action is required. Once payment is made, a Preliminary Notice becomes null and void.

#### **How does a Preliminary Notice benefit me?**

As a member of a contractual chain on a project, the issuance of a Preliminary Notice may also protect you against nonpayment by other parties.

We thank you again for making Herc Rentals your equipment supplier of choice and appreciate you taking the time to review this information.

Sincerely,  
Jennifer L. Fairbanks, Esq  
Legal Services & Risk Manager



SCAN ME

#### **Need to report an issue?**

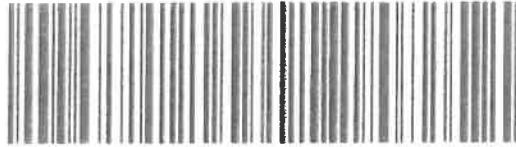
If you believe there are inaccuracies in this document, such as an incorrect project address or incorrect GC, or if you are unaffiliated with the property entirely, please scan the QR code to the left or visit:

[report.handle.com](http://report.handle.com)  
and provide this code:

FGQV49

960248X105X18XPRI  
Herc Rentals Inc.  
1606 Headway Circle  
c/o Handle  
Austin, TX 78754

USPS CERTIFIED MAIL™



9207 1901 3247 3400 2328 8535 40

PRESORTED  
FIRST-CLASS MAIL  
POSTAGE AND FEES PAID  
C2M LLC  
22202

RECEIVED MAR 12 2026

1\*\*\*\*\*SNGLP 480

DEVELOPMENT AUTHORITY OF FOREST  
PARK  
745 Forest Pkwy  
Forest Park, GA 30297-2209



Certified

Accepted:

3/3/26, 5:44 PM (EST-05:00)



**Document Information:**

2 pages in the enclosed document

1 double sided sheet of paper

*This page was added by Docsmmit and is not part of the document from the sender, which starts on the next page.*



## 850 Main Street Facility Rental Agreement

✓ Please complete the form in its entirety.

**Required Documentation:**

- ✓ Attach a Certificate of Liability Insurance naming the **Development Authority of the City of Forest Park** as an additional insured.
- ✓ Completed application.
- ✓ **\$100 refundable deposit** at least **10 days prior** to your event date
- ✓ Acceptable forms of payment: Cash, certified funds, or personal check. Checks should be made payable to the **Development Authority of the City of Forest Park**.

Rental Rates	
Refundable Deposit	\$100
Weekday rentals (Monday- Thursday)	\$150/hour <b>Standard</b> (3-hour minimum) \$100/hour <b>Forest Park Resident</b> (3-hour minimum) \$90/hour <b>Nonprofit</b> (3-hour minimum)
Weekend rentals (Friday- Sunday)	\$175/hour <b>Standard</b> (3-hour minimum) \$125/hour <b>Forest Park Resident</b> (3-hour minimum) \$95/hour <b>Nonprofit</b> (3-hour minimum)
Off Duty Officer	Rate to be determined
Cleaning fee (If applicable)	\$200

Applicant Information	
First & Last Name	
Phone Number	
Email Address	
Address	
City/Zip Code	

Reservation Information	
Purpose of Facility Rental:	
Requested Date(s) of Rental:	
Reservation Start Time (AM/PM):	
Reservation End Time (AM/PM):	
Expected Number of Guests:	

Acknowledgements
<p>By initialing each statement below, you agree to the terms:</p> <p>_____ I confirm I am the individual named above, will serve as the on-site contact on the day of the event, and am entitled to use the facility during the approved rental period.</p> <p>_____ I confirm that my group will only occupy the facility <b>only</b> during the dates and times listed on this agreement.</p> <ul style="list-style-type: none"> <li>• Furnishings or equipment may <b>not</b> be moved without authorization by the Development Authority of the City of Forest Park Staff.</li> </ul>

- All guests are expected to respect the rights and privileges of others using nearby areas.
- The applicant is responsible for any damages to the Development Authority property.
- Any decorations must be approved **prior** to the reservation date.
- All guests must vacate the facility by the agreed-upon closing time so staff may secure the building.
- Renters must clean the facility after use, including restrooms, and place all trash in the outdoor container located at the rear of the building. Failure to comply will result in a **\$200 cleaning fee**.

\_\_\_\_\_ I agree to all terms and conditions listed above.

### Payment Details

Total Cost of Reservation	
Form of Payment	
Date Full Payment Received	
Name & Signature of Responsible Party:	

### (For Staff Use Only)

Did the facility meet cleaning/ damage requirements?	
<input type="radio"/> Yes <input type="radio"/> No If no, please explain:	
Date Deposit Returned	
Name & Signature of Staff Member	

**Staff's additional notes about the event:**

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# Economic Development Update March 25, 2026

**Rochelle B. Dennis**  
Economic Development Director  
(470) 542-6286 | rdennis@forestparkga.gov

1

MARC  
NORSWORTHY & Co  
SEASONAL MAINSTREET  
BANNER DESIGN



2



5



6

## Cherry Street Unveiling

Designed for Living. Built for Life.  
The Restoration Off Park



Join us as we celebrate a **New Chapter in Community Growth** –a transformative housing development designed to expand access to quality, modern living while fostering long-term neighborhood growth

**Friday, April 17, 2026 | 10 a.m.**  
**5051 Cherry Street | Forest Park, GA 30297**





APR 30



AT WORK PERSONNEL

RIBBON CUTTING

11:00 A.M.

530 Forest Parkway, Suite D, Forest Park, GA 30297

PUTTING FOREST PARK TO WORK





CITY OF

FOREST PARK

ECONOMIC DEVELOPMENT

9

## Economic Development Update

- **FOREST PARK BUSINESS ASSOCIATION**
  - Forest Park Business Association Breakfast – April 22@ 9am (696 Main Street)
- **FILM FOREST PARK**
  - 21 Savage
  - Pusha T
  - Murder in Music City
- **HOUSING**
  - GICH – Georgia Initiative for Community Housing – Spring Retreat April 14-16
  - Clayton County Housing Collective
  - Housing Assessment & Strategy
- **DEPARTMENT UPDATES**
  - American Connection Corp Host Site / Interns
  - New Business Welcome Packets
  - EconDev Newsletter
  - Concierge Project Meetings w/ PCD
  - Standard Operating Procedures
  - Vacant Commercial Registry

- **WORKFORCE DEVELOPMENT**
  - Elevate Program Partnership
  - Computod 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)



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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
- **PEDESTRIAN BRIDGE**
- **FOUNTAIN ELEMENTARY**
  - New school design; combining Unidos & Fountain
- **STATE FARMER'S MARKET**
  - LDP



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## BUSINESS RETENTION EXPANSION


- **80 Acres (Gillem 400)**
- **Sukari Spirits (bottling facility expansion)**
- **Statewide Projects**
- **Natural Farm Pet (Expansion of packing facility)**
- **Aerotropolis Catalytic Site**
- **701 Forest Parkway (possible medical facility)**
- **Matthews Industrial Technologies (1500 Southpoint - Prologis)**
- **Monthly BRE Engagement**
  - New Business Welcome
  - Ribbon Cuttings
  - BRE Visits
  - Opportunities for increased engagement




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## 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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CITY OF  
**FORESTPARK**  
ECONOMIC DEVELOPMENT



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