



CITY OF  
**FORESTPARK**

**CITY OF FOREST PARK**

**URBAN REDEVELOPMENT AGENCY REGULAR MEETING**

Thursday, April 9, 2026 at 5:30 PM

Meetings will be live-streamed and available on Forest Park's [YouTube Channel](#).

[City Website](#)

Phone (404) 363.2454

**CITY HALL COUNCIL CHAMBERS**

745 Forest Parkway  
Forest Park, GA 30297

**AGENDA**

**Avery Wilson, Chair**  
**Kimberly James, Vice Chair**  
**Melanie Carter, Member**  
**Eliot Lawrence, Member**  
**Debra Patrick, Member**  
**Sherita Sutton, Member**  
**Taylor King, Member**

**Rochelle Dennis, Economic Development Director**

- I CALL TO ORDER/WELCOME**
- II ROLL CALL**
- III ADOPTION OF THE AGENDA WITH ANY ADDITONS/ DELETIONS**
- IV APPROVAL OF MINUTES**
  - 1. Approval of the March 12, 2026, Meeting Minutes**
  - 2. Approval of the March 27, 2026, URA Strategic Retreat Meeting Minutes**
  - 3. Approval of the March 28, 2026, URA Strategic Retreat Meeting Minutes**
- V PUBLIC COMMENTS**
- VI FINANCE UPDATE**
  - 4. URA Finance Update April 2026 - Finance Department**

## **VII OLD BUSINESS**

5. **Project Update: Grapevine (833 Forest Parkway)** - Economic Development
6. **Project Update: Park at Fort Gillem** - Economic Development

## **VIII NEW BUSINESS**

7. **Clayton County Housing Authority Presentation- Mandala Jones, CEO** - Economic Development
8. **URA By-Laws Update** - Economic Development
9. **URA Draft Budget Review** - Economic Development
10. **Environmental Policy Review and Approval** - Economic Development

## **IX ECONOMIC DEVELOPMENT UPDATE**

11. **Economic Development Update** - Economic Development

## **X 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)

## **XI 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.



CITY OF  
**FORESTPARK**

**CITY OF FOREST PARK**

**URBAN REDEVELOPMENT AGENCY REGULAR MEETING**

Thursday, February 12, 2026, at 5:30 PM

City Hall - Council Chambers, Virtual Meeting Via Zoom and YouTube Livestream

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[City Website](#)

Phone (404) 363.2454

**ECONOMIC DEVELOPMENT**

745 Forest Parkway  
Forest Park, GA 30297

**Kimberly James, *Chairwoman***  
**Avery Wilson, *Vice Chairman***  
**Melanie Carter, *Member***  
**Taylor King, *Member***  
**Eliot Lawrence, *Member***  
**Debra Patrick, *Member***  
**Sherita Sutton, *Member***

**VIRTUAL MEETING NOTICE:** Meetings will be live-streamed and available on Forest Park's  
[YouTube Channel.](#)

**MINUTES**

**CALL TO ORDER/WELCOME:** Chairwoman Kimberly James called the Urban Redevelopment Agency (URA) Regular meeting to order on March 12, 2026, at 5:30 p.m.

**PRESENT:**

Kimberly James  
Avery Wilson  
Melanie Carter  
Taylor King  
Eliot Lawrence  
Debra Patrick  
Sherita Sutton

**ALSO PRESENT:**

Elle Whigham, Esq., Denmark Ashby & Matricardi  
Mayor Gwen Ellison  
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:** Melanie Carter made a motion to approve the meeting agenda as presented. Avery Wilson seconded the motion. The motion unanimously passed.

**APPROVAL OF MINUTES:** Melanie Carter made a motion to approve February 12, 2026, regular URA meeting minutes as submitted. Taylor King seconded the motion. The motion unanimously passed.

**2026 URA Board Elections:** Chairwoman Kimberly James explained that the Mayor appoints the Chair of the Urban Redevelopment Agency (URA). Prior to the meeting, Mayor Gwen Ellison appointed Avery Wilson as the Chair of the Urban Redevelopment Agency.

Eliot Lawrence nominated Kimberly James to serve as the Vice Chairwoman of the Urban Redevelopment Agency. Avery Wilson seconded the motion. The motion unanimously passed.

Avery Wilson made a motion to appoint Kimberly James as the Vice Chairwoman of the Urban Redevelopment Agency. Melanie Carter seconded the motion. The motion unanimously passed.

**FINANCIAL UPDATE:** John Wiggins, Director of Finance, presented the February 2026 URA Financial Report.

- Total Operating Cash Beginning Balance \$7,308,843
- Total Operating Cash Deposits \$14,210
- Total Operating Cash WDs & Debits \$1,103,367
- Total Operating Cash Ending Balance \$6,219,686
- Total Operating Revenue Budget \$8,690,500
- Total Operating Revenue YTD \$3,339,276
- Total Operating Revenue Ending Balance \$5,351,224
- Total Expense YTD \$2,135,860 / Total Encumbrance (\$2,771,703)
- Total Ending Budget Balance \$1,097,293
- Total Net Position February 2026: YTD Actual \$2,135,860 / Budget Balance \$1,097,293

## OLD BUSINESS

1. **Project Update: Gun Range Relocation:** Economic Development Director Rochelle B. Dennis provided an update on the relocation and reorientation of the existing police department gun range at Gillem. The concrete pour is complete—thanks to the generous donation of materials and labor from Technique Concrete Construction. The Forest Park Public Works Department has finished its assigned tasks. Action Target is scheduled to be onsite the week of March 16, 2026, to complete the final phase of the gun range reorientation. Staff will continue to monitor progress and provide updates to the URA.
2. **Project Update: Digital Realty:** Economic Development Director Rochelle B. Dennis provided the update.
  - The controlled blasting by Precision Blasting LLC in the NW area of Gillem Logistics Center has ended.
  - Digital Realty has requested a tax abatement from the Downtown Development Authority. As of now, no decision or agreement has been reached. In addition, Digital Realty has submitted requests for tax abatements to Clayton County and Clayton County Public Schools.
  - The Downtown Development Authority (DDA) and Digital Realty are in discussions regarding a Community Benefits Agreement (CBA). The DDA anticipates finalizing the CBA in the coming months.
  - Data Center Outreach: Following the July Data Center Townhall, staff is developing a Data Center FAQs document. A follow-up town hall is planned in the coming months to address questions, clarify information, and dispel myths and rumors.
3. **Project Update: Park at Ft. Gillem:** Economic Development Director Rochelle B. Dennis delivered the update
  - **Background & Oversight**
    - Property declared surplus by the Department of the Army in 2006; URA is the

- legal owner.
  - 25-year ground lease with Park at Fort Gillem, LLC ended October 28, 2025. URA resumed full oversight.
  - New property management contract with **TI Asset Management, Inc.** began November 1, 2025.
- **Lift Station & Sewage System**
  - The Park at Fort Gillem lift station was built around 1945. One pump was rebuilt in 2020, and the second pump was rebuilt in 2023.
  - The panel box, which controls the pumps, was last rebuilt approximately 20 years ago. It is susceptible to lightning strikes during heavy storms.
  - Portions of the panel box have been replaced three (3) times since 1999
  - Each pump has a capacity of approximately 10,000 gallons.
  - The property does not have its own septic tank. All sewage flows through the city sewer line to Anvil Block Road.
  - **As of February 10, 2026**
    - The flanges on the lift station have been repaired, and the spillage/overflow area is beginning to evaporate.
    - The affected area has been secured, blocked off, and treated with a biological solution to properly disinfect and remediate the site.
    - Soto, our plumbing specialist, is actively managing system logistics. He located and marked all sewer lines on the property to prevent future uncertainty.
    - During this process, Soto repaired the flanges and addressed additional issues along the sewer lines, including broken sections and root intrusions that were causing blockages and contributing to operational failures.
    - With these repairs completed, the lift station is now operating properly, and water is flowing as intended.
    - TI Asset Management is scheduling an electrician to inspect the lift station panel box to ensure wiring and electrical components are functioning correctly. Once this inspection is complete, Soto will continue to address remaining operational components, including verifying that the flapper and other parts operate efficiently.
    - The final phase will include installing clean-outs along the now-marked sewer lines, providing easier access and maintenance moving forward. The goal is to eliminate recurring lift station issues and allow the system to operate independently.
    - Once the remaining work is completed, this solution will replace the full scope of work previously proposed by Cross & Sons, reducing future maintenance to routine pump cleaning once every three years. TI Asset Management reports that lift station complications have been resolved with a solution that ensures proper operation, saves time, and minimizes long-term costs.
  - **March 3, 2026 – Onsite Assessment:**
    - The entire Office of Economic Development conducted an onsite assessment of the lift station and related sewage issues. No odor of human waste was detected during the visit. Water remained pooled on the ground next to the lift station due to the area being low-lying and saturated. Staff confirmed that TI Asset Management had been coordinating with CCWA regarding the standing water, and it was verified that the water was not human

waste or sewage. The ground is gradually evaporating from the remaining water.

- **March 3, 2026 – TI Asset Management Update:**
  - The clean-out located in the field behind resident Unit 1A is not positioned directly behind the back door and is at a measurable distance from the unit.
  - The water observed inside and around the clean-out was due to caps being temporarily loosened by our plumber as part of a test to confirm active water flow through the system. This preventative testing is part of ongoing efforts to ensure continued reliability of the lift station and prevent future disruptions.
  - Soto, the contracted plumbing specialist, returned to the property on March 3, 2026, to tighten the caps and re-inspect the lines, confirming there are no leaks. The clean-out has now been drained and secured. (See attached video for reference.)
  - The remaining pooling of water behind the lift station is residual moisture from the prior overflow incident, which has since been corrected. This area was the primary point of contact during the overflow, resulting in heavier soil saturation and slower evaporation.
  - As advised by Gerald, Manager with Clayton County Water Authority, the residual water will continue to evaporate naturally over time, similar to other areas of the field that have already dried. The area has also been treated with a biological solution for disinfection, with a follow-up treatment scheduled within the week as an added precaution.
  - TI Asset Management will conduct another field walk to document current dry conditions with updated photos, which will be attached for reference. The team remains fully committed to addressing all property conditions and will maintain proactive oversight of any pressing matters. Leadership support ensures that response times remain appropriate and proactive, and any severe or urgent developments will be communicated immediately.
- **Stabilization & Repairs**
  - Ongoing priority: structural/infrastructure repairs and microbial remediation for safe, compliant property.
  - \$700,000 approved by URA Board for critical repairs; ~85.7% (\$599,832) completed as of March 9, 2026.
  - Repairs prioritized: microbial remediation, roofing, trip hazards, unit turns, asphalt patching.
- **Unit Inspections & Turnovers**
  - March 2–3, 2026: unit-by-unit inspections completed (smoke detectors, HVAC, water heaters, moisture checks).
  - 15 units prepped for full renovation: cabinets, countertops, appliances, flooring, painting, fixtures; \$290,000; timeline ~30 days.
  - URA Board to review renovated units before potential rent adjustments.
  - The City of Forest Park Code Compliance team conducted unit sweeps on March 10, 2026. Staff received a findings report identifying several items requiring attention, including critical repairs, which have been shared with TI Asset Management. The findings are consistent with previously identified critical repairs which funding has been approved for and that are already being addressed.

- On March 11, 2026, staff held an internal meeting with Code Compliance leadership to ensure transparency in the process and to review the findings, as well as discuss expectations and timelines for addressing the identified critical issues.
- The Office of Economic Development, the Urban Redevelopment Agency, and Code Compliance will continue to work closely with the Park at Fort Gillem property management team to monitor progress and support coordination as these repairs are addressed.
- Staff will continue to keep the Board informed as updates become available.
- **Critical Repairs Timeline & Costs**
  - Microbial remediation: \$26,300, 14-day process.
  - Roofing: \$170,870, starts March 19, up to 18 days.
  - Trip hazard repairs: \$9,700, starts March 9, 5–7 days.
  - Asphalt patching: \$85,038, starts first week of April, up to 5 days.
- **Abandoned Vehicles**
  - Identified during March 6, 2026, inspection; owners notified with 14-day compliance period.
- **Community Engagement**
  - Staff continues proactive monitoring and communication with residents; URA leadership involved in on-site inspections.

#### 4. **Project Update: Grapevine (833 Forest Pkwy):**

- Economic Development Director Rochelle B. Dennis thanked everyone for their attendance and support of the Grapevine groundbreaking on March 6, 2026.
- Main Street Manager Charise Clay provided:
  - The Board may wish to consider whether to release an RFP for tenants and the management team at the Park at Fort Gillem. If so, the Office of Economic Development and the URA will work together to define the criteria for selection, including factors such as years of experience, service offerings, and product types.
  - Board input is requested on the type of cuisine or dining concepts preferred for the site. The community currently has several Wing, Burger, Latin, and Asian restaurants, which may inform the mix of offerings to diversify the dining options.
  - In addition, the Board should provide guidance on lease terms for the restaurant and coworking suites, including considerations such as sliding-scale rents, whether utilities or CAM fees will be included, and requirements for renters' insurance.
  - Staff has also identified several potential change orders that may impact project scope or cost:
    - Additional TVs around the bar area
    - Replacement of storefront windows and frames at the front of the building (pricing through Technique Construction)
    - Welding costs for HVAC replacement due to discrepancies between planned and actual unit weights (pricing through Technique Construction)
    - Landscaping improvements
    - Alarm system installation (via Loud Security or Ultimate Security of America)
    - Additional exterior signage, as only two building signs are included in current plans
  - This update is intended to provide the Board with an overview of decisions

needed and potential project adjustments to ensure alignment before moving forward. Staff is planning for a full facilitated discussion at the upcoming URA Retreat.

5. **The 2026 Urban Redevelopment Agency Board Retreat:**

- Evergreen – March 27-28, 2026
- Proposed Agenda
  - 1pm – 5pm Friday (Bylaws, Board Terms, Finance)
  - 6pm Friday (URA Dinner)
  - 9am – 3pm Saturday (Strategic Priorities)
  - Staff is working to secure the facilitator
  - The URA Board has the option to spend Saturday evening with dinner on their own offsite or at the hotel.
  - Staff and the facilitator will check out on Saturday afternoon
- The contract will be presented for the Chair's signature by March 18, 2026.

6. **URA Shirts Update:**

- URA Board shirts are in production. Staff hopes to have them for delivery in time for the URA Strategic Retreat.

## NEW BUSINESS

**ECONOMIC DEVELOPMENT UPDATE:** Economic Development Director Rochelle Dennis provided the update.

- **Taste of First Park** to be held Friday, April 3, 2026, 5pm – 8pm at the Fountain on Main.
- **Grapevine Groundbreaking** was held on March 6, 2026. Thank you to everyone for their support and participation. Staff is in conversation with several restaurant vendors, franchise owners and food halls on best practices and vendor opportunities.
- **Shoe Trend** held their ribbon cutting on February 20, 2026, at 4705 Jonesboro Road.
- The Office of Economic Development their **first Economic Development Roundtable: Factors Influencing Forest Park's Economy** on Friday, February 27. The exclusive roundtable brought together a dynamic group of developers, brokers, investors, and real estate professionals committed to the continued growth of Forest Park discussing priority development opportunities, regional investment climate, public-private partnerships, and shaping the City's growth strategy.
- **Forest Park Business Association** will be held on April 22, 2026, and features Mr. Jennell K. Taylor with the Small Business Administration. Information on securing startup or expansion capital will be explored. Complimentary breakfast is provided.
- **Film Forest Park:** Murder in Music City premiered on Lifetime TV on February 22, 2026. This thrilling film was shot in the Forest Park Jail. Also, Pusha T recently filmed a new music video at the Forest Park Police Department.
- **Grapevine Logo:** Staff presented some early logo concepts for review. The board agreed that though they like the look and feel, they want a design that leans more into "heard it through the grapevine." Staff will work with the design team on new concepts for review and approval.
- **City Plaza Blight:** Staff continue to work on a City Plaza Revitalization Playbook for eventual review and adoption. Staff will present to the URA for feedback and funding consideration.

## 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:** Chairman Avery Wilson adjourned the meeting at 6:50 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.



CITY OF  
**FORESTPARK**

**CITY OF FOREST PARK  
URBAN REDEVELOPMENT AUTHORITY STRATEGIC RETREAT**

Friday, March 27, 2026, at 12:00 PM  
Atlanta Evergreen Lakeside Resort

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[City Website](#)

Phone (404) 363.2454

4201 Lakeview Drive  
Stone Mountain, GA 30083

**Avery Wilson, Chairman**  
**Kimberly James, Vice Chairwoman**  
**Melanie Carter, Member**  
**Eliot Lawrence, Member**  
**Debra Patrick, Member**  
**Sherita Sutton, Member**  
**Taylor King, Member**

**VIRTUAL MEETING NOTICE:** Meetings will be live-streamed and available on Forest Park's  
[YouTube Channel.](#)

## MINUTES

**CALL TO ORDER/WELCOME:** Chairman Avery Wilson called the Urban Redevelopment Agency (URA) Strategic Retreat meeting to order on March 27, 2026, at 12:38 p.m.

**PRESENT:**

Kimberly James  
Avery Wilson  
Melanie Carter  
Taylor King  
Eliot Lawrence  
Sherita Sutton

**ALSO PRESENT:**

Danielle Matricardi, Esq.  
Rochelle B. Dennis, Director of Economic Development  
John Wiggins, Director of Finance  
Charise Clay, Main Street Manager  
Dieuvalda Lamartiniere, Staff Assistant

**VISION EXERCISE:**

Director Rochelle Dennis facilitated the "Forest Park 2035" vision exercise. The Board was divided into two groups and given 10 minutes to:

1. Craft a future headline for the City.
2. Identify the key factors that made it happen.
3. Report their ideas back to the full Board.

Group Headlines:

- Group 1: Forest Park is on a New Horizon
- Group 2: Forest Park: A Place to Grow

This exercise encouraged strategic thinking about the City's long-term growth and priorities.

### **PROJECT DEVELOPMENT & ACCOUNTS PAYABLE PROCESS:**

Director John Wiggins, Director of Finance, will collaborate more closely with the Senior Accountant to prepare detailed bank statements for each URA meeting. These reports will:

- Clearly identify any discrepancies or questionable items.
- Include a full narrative explanation for transparency.

This ensures the Board receives a thorough and transparent financial update at every meeting.

Additionally, Director Wiggins reviewed the Accounts Payable and Procurement Processes, highlighting the distinctions between the two to improve understanding and oversight.

**FY 2026-2027 BUDGET DRAFT REVIEW:** Director Rochelle Dennis has reviewed the initial FY26-27 URA Draft Budget. Staff recommend keeping the FY26-27 budget largely consistent with FY25-26. After consultation with the Office of Finance, minor adjustments will be made to the budget to ensure proper balance.

**URBAN REDEVELOPMENT AGENCY POWERS & BYLAWS:** The Urban Redevelopment Agency (URA) reviewed its powers and bylaws.

The URA has the authority to identify and redevelop blighted or underused properties. It can acquire property and enter into contracts. It may also partner with public and private entities to support redevelopment projects.

The bylaws define how the agency is governed. They outline board member duties, quorum requirements, and voting procedures. They also set rules for meetings and decision-making.

Board members are expected to act in the public's best interest. They must follow all applicable laws and maintain transparency.

The URA reaffirmed its commitment to responsible redevelopment and community improvement.

Attorney Matricardi is working on an update to the URA By-laws and will present amended by-laws for Board consideration and approval.

**URBAN REDEVELOPMENT AGENCY BEST PRACTICE:** The URA reviewed its best practices for operations.

The agency will maintain transparency in all decisions. All actions will be properly documented. Meetings will follow a clear agenda. Minutes will be recorded accurately and distributed on time. Board members must disclose any conflicts of interest. Ethical standards must always be followed.

The URA encourages strong communication between members and city partners. This supports better coordination.

Community engagement is also important. Feedback will be considered in planning efforts. The URA will continue to evaluate its projects. This ensures long-term success and accountability.

**URBAN REDEVELOPMENT AGENCY BOUNDARY EXPANSION UPDATE:** The URA has proposed a boundary expansion and has engaged TSW to identify blighted areas within the city and develop a strategic redevelopment plan. This plan must be formally adopted by the City Council.

- A public hearing on the proposed plan will take place during the City Council meeting on April 6, 2026. Following the hearing, any necessary revisions to the plan will be considered. Final action is scheduled for the April 20, 2026, Council meeting, where the Council will consider a resolution to designate the new redevelopment area and approve the updated URA plan.
- Additionally, Danielle Esq. will begin drafting new bylaws to adjust board member terms so that all terms commence in February, with staggered end dates moving forward. This request was initiated by Kimberly James and Avery Wilson.

**ADJOURNMENT:** Chairman Avery Wilson adjourned the meeting at 6:50 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.



CITY OF  
**FORESTPARK**

**CITY OF FOREST PARK  
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING**

Saturday, March 28, 2026, at 9:00 AM  
Atlanta Evergreen Lakeside Resort

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[City Website](#)

Phone (404) 363.2454

4201 Lakeview Drive,  
Stone Mountain, GA 30083

**Avery Wilson, Chairman**  
**Kimberly James, Vice Chairwoman**  
**Melanie Carter, Member**  
**Eliot Lawrence, Member**  
**Debra Patrick, Member**  
**Sherita Sutton, Member**  
**Taylor King, Member**

**VIRTUAL MEETING NOTICE:** Meetings will be live-streamed and available on Forest Park's  
[YouTube Channel.](#)

## MINUTES

**CALL TO ORDER/WELCOME:** Chairman Avery Wilson called the Urban Redevelopment Agency (URA) Strategic Retreat meeting to order on March 28, 2026, at 09:16 a.m.

**PRESENT:**

Kimberly James  
Avery Wilson  
Melanie Carter  
Taylor King  
Eliot Lawrence  
Sherita Sutton

**ALSO PRESENT:**

Danielle Matricardi, Esq.  
Rochelle B. Dennis, Director of Economic Development  
Kathryn Lookofsky, Carl Vinson Institute of Government  
Charise Clay, Main Street Manager  
Dieuvalda Lamartiniere, Staff Assistant

## AGENDA & GOALS

### EXECUTIVE SESSION:

**Avery Wilson made a motion to enter into Executive Session at 9:40 AM for personnel,**

**litigation, or real estate. Kimberly James seconded the motion. The motion unanimously passed.**

Kimberly James made a motion was made to approve the contract with Precision Planning to provide construction administration services (project management) for the Grapevine. Avery Wilson seconded the motion. The motion unanimously approved.

Avery Wilson made a motion to adjourn the Executive Session at 10:13 a.m. The motion was seconded by Eliot Lawrence. The motion unanimously passed.

Avery Wilson made a motion to reconvene the Executive Session at 10:22 AM. The motion was seconded by Kimberly James. The motion unanimously passed.

Avery Wilson made a motion to engage a contractor to develop a concept redevelopment plan for The Park at Fort Gillem with costs not to exceed \$10,000. Sherita Sutton seconded the motion. The motion unanimously passed.

Avery Wilson made a motion to adjourn Executive Session at 11:54 AM. Sherita Sutton seconded the motion. The motion unanimously passed.

Avery Wilson made a motion to reconvene at 1:00 PM. Sheritta Sutton seconded the motion. The motion unanimously passed.

Rochelle Dennis asked the URA to consider sponsoring the 2026 State of the Development Authority (Clayton County) in the amount of \$5,000 on May 1, 2026. Avery Wilson made a motion to approve a \$5,000 sponsorship for the 2026 State of the Development Authority (Clayton County). Kimberly James seconded the motion. The motion unanimously passed.

The following board members are planning to attend:

- Avery
- Sherita
- Eliot
- Melanie
- Taylor (tentative)

A calendar invitation will be sent to all board members with full event details.

Avery Wilson made a motion to adjourn the URA Strategic Retreat at 1:24 PM.

(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:** Chairman Avery Wilson adjourned the meeting at 1:24 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.

**BEAZLEY ECLIPSE  
ENVIRO COVERED LOCATION INSURANCE POLICY (SITE ENVIRONMENTAL)  
NEW BUSINESS APPLICATION**

**Beazley USA, Inc.  
30 Batterson Park Road  
Farmington, CT 06032-2579**

THIS APPLICATION IS FOR A POLICY PROVIDING COVERAGE ON A DISCOVERY AND/OR CLAIMS-MADE AND REPORTED BASIS DEPENDING UPON COVERAGE AS PROVIDED IN THE DECLARTIONS. PAYMENT OF COSTS FOR DEFENSE ERODES THE LIMITS OF LIABILITY.

**SUBMISSION REQUIREMENTS (PROVIDE THE FOLLOWING):**

- If Attached:
- Past two years financials including balance sheet and income statement
- Brochures and/or website address
- Five years of currently valued loss information and reports of any discharges, releases or spills that could reasonably be expected to result in claims for Damages, Claims Expenses and/or Cleanup Costs
- Most recent storage tank and line tightness/integrity testing results
- Copies of licenses and/or permits for regulated onsite operations
- SPCC Plans and/or Emergency Response Plans
- Copies of environmental assessment reports (e.g., Phase I/II ESAs, etc.)

**APPLICANT INSTRUCTIONS**

1. Use the "Tab" and/or "Arrow" key(s) and/or Highlight to progress through the data entry fields.
2. Answer all the questions; leave no blank spaces. Sections I - VI must be completed in their entirety and the application must be signed and dated. If you have up-to-date engineering reports (e.g., Phase I/II ESA reports, etc.), Section V does not need to be completed with the exception of listing provided reports, etc.
3. If any questions do not apply or the answer is "no," indicate such.
4. If multiple locations, answer the questions that pertain to any of the properties and attach a property schedule that lists location(s), description, use, age, acreage, # of buildings and SF under roof, etc.
5. Attach the following information if available:
  - a. Copies of environmental assessment reports and regulatory correspondence
  - b. Emergency response or spill contingency plans (if any)
  - c. Past two years audited financial statements
6. Multiple Covered Location(s) submission:
  - a. All information required for single covered location submission
  - b. Details of any due diligence process in use, to include a copy of any written procedures and/or policies
7. Additional Insureds:
  - a. Name and address
  - b. Relationship to Named Insured
8. If Business Interruption Coverage is desired, attach Business Interruption worksheet for each location(s).
9. For mold, attach Water Intrusion, Mold Prevention and Emergency Response Plan.

**NOTICE TO NEW YORK APPLICANTS:** The Policy, for which this Application is made, is a claims made policy. Upon termination of coverage for any reason, a 90-day automatic extension period will apply. For an additional premium, a three year optional extension period can be purchased as indicated in the Declarations, except as otherwise provided herein, this Policy only applies to claims first made or incidents reported during the Policy Period, the automatic extension period or, if applicable, the optional extension period. No coverage exists for claims made after termination of coverage and the automatic extension period unless, and to the extent, the optional extension period applies. No coverage will exist after the expiration of the automatic extension period or, if purchased, the optional extension period, which may result in a potential coverage gap if prior acts coverage is not subsequently provided by another insurer. During the first several years of a claims-made relationship, claims-made rates are comparatively lower than occurrence rates, and the Insured can expect substantial annual premium increases, independent of overall rate increases, until the claims-made relationship reaches maturity. The limit of liability available to pay damages or settlements shall be reduced and may be exhausted by claims expenses and claims expenses shall be applied to the deductible. The Insurer is not obligated to pay any damages and claims expenses after the limit of liability has been exhausted by payment of damages and claims expenses. Read this Policy carefully.

**NOTICE TO MINNESOTA APPLICANTS:** The Policy for which this Application is made is a claims made and reported policy subject to its terms. This Policy applies only to any claim first made against the Insureds during the Policy Period or optional extension period (if applicable) and report to the Insurer or the Insurer's agent or broker either during the Policy Period, within ninety (90) days after the expiration of the Policy Period, or during the optional extension period (if applicable). This means that only claims actually made during the Policy Period are covered unless coverage for an optional extension period is purchased. If an optional extension period is not made available to you, you risk having gaps in coverage when switching from one company to another. Moreover, even if such a reporting period is made available to you, you may still be personally liable for claims reported after the period expires. Claims made policies may not provide coverage for any acts, errors or omissions of the Insured, as specified in the applicable insuring clauses, committed on or after the Retroactive Date set forth in Item 6. of the Declarations. Rates for claims made policies are discounted in the early years of a policy, but increase steadily over time. Amounts incurred as claims expenses shall reduce and may exhaust the limit of liability and are subject to the deductible. Read this Policy carefully.

Fully answer all questions and submit all requested information. Terms appearing in bold face in this **Application** are defined in the Policy and have the same meaning in this **Application** as in the Policy. The terms 'you' and 'your' mean(s) **Named Insured** and "Applicant." If you do not have a copy of the Policy, request it from your agent or broker. This **Application**, including all materials submitted herewith, shall be held in confidence.

**READ APPLICATION CAREFULLY AND FILL IT OUT COMPLETELY**

**SECTION I – GENERAL INFORMATION**

1. Applicant Name (**Named Insured**): Urban Redevelopment Agency of the City of Forest Park

Mailing Address: 745 Forest Park Parkway, Forest Park, GA 30297

Street Address:

Contact: Dr. Marc-Antonie Cooper

Title: City Manager

Telephone:404-366-4720

Fax:

Email: MACooper@forestparkga.gov

Website:

Federal Employer Identification Number:

EPA Identification Number (if Applicable):

Tax Exempt:  Yes  No

*If yes, provide evidence of tax exempt status.*

2. Firm is:

Partnership  Corporation  JV  Public  Private  LLC  REIT  REMIC  Other

3. Revenues: Estimated (Ensuing Year) 20 \$

(Previous Year) 20 \$

*Attach the Company's most recent annual report and marketing brochure and past two years audited financial statements.*

4. Is the **Named Insured** a successor to a bankrupt entity?  No  Yes – If Yes, provide details along with name of predecessor entity:

**SECTION II – COVERAGE SPECIFICATIONS**

1. Limit of Liability (Each **Pollution Condition**)

\$1,000,000  \$2,000,000  \$3,000,000  \$5,000,000  \$10,000,000  Other: \$ 20,000,000

2. Limit of Liability (Aggregate for the Policy Period)

\$1,000,000  \$2,000,000  \$3,000,000  \$5,000,000  \$10,000,000  Other: \$ 20,000,000

3. Deductible (Each **Pollution Condition**)

\$5,000  \$10,000  \$25,000  \$50,000  \$100,000  Other: \$

4. **Covered Location(s)** Description: See Covered Location described on Schedule 1 attached hereto.

Covered Location(s)	Interest	Occupied by Named Insured
<b>Name:</b> Ft. Gillem	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Partner <input type="checkbox"/> Lender	<input type="checkbox"/> Yes <input type="checkbox"/> No
Address: H\Y`z`fa Yf`:`h"; J`Ya `5fa m6UgY`]b`:`cffYghDUF_`z`:`Ycf[ ]U`		
Current Use:		
Prior Use:		
Retroactive Date:		
<b>Name:</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Partner <input type="checkbox"/> Lender	<input type="checkbox"/> Yes <input type="checkbox"/> No
Address:		
Current Use:		
Prior Use:		
<b>Name:</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Partner <input type="checkbox"/> Lender	<input type="checkbox"/> Yes <input type="checkbox"/> No
Address:		
Current Use:		
Prior Use:		
Retroactive Date:		
<b>Name:</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Partner <input type="checkbox"/> Lender	<input type="checkbox"/> Yes <input type="checkbox"/> No
Address:		
Current Use:		
Prior Use:		
Retroactive Date:		

5. Proposed Effective Date: June 30, 2021

6. Policy Term:

One Year  Three Years  Five Years  Ten Years  Other \_ Years

7. Why is coverage being requested (e.g., operational exposure, transaction, financing, etc.)? Transaction / Operational

**SECTION III – INFORCE POLLUTION COVERAGE**

List current pollution coverage provided under other policies. Whether full pollution coverage or sudden/accidental named peril coverage, provide a copy of the policy and/or endorsements.

Current Carrier	Term (yrs)	Limits	Deductible	Premium
PEC0047842	5	\$ 25,000,000	\$	\$
		\$	\$	\$
		\$	\$	\$
		\$	\$	\$

Has any Insurance Company denied, cancelled or non-renewed pollution liability coverage?

No  Yes – Provide Details: Insured has elected to replace the expiring policy.

**SECTION IV – RECORD, COMPLIANCE HISTORY AND FUTURE SITE PLANS**

**1. Record:** Please see information set forth in the documents provided as part of the submission, an index of which is attached hereto as Schedule 2 (the "Disclosed Documents").

- a. Have you ever been investigated, cited and/or prosecuted for contravention or violation of any standard or law relating to any release of pollutants?  
 No  Yes – Provide Details:
- b. Have you ever had any pollution-related complaints and/or claims including, but not limited to, complaints/claims by private persons, entities, government agencies or other 3<sup>rd</sup> parties?  
 No  Yes – Provide Details:
- c. Are you aware of any past or present contamination on, at, under or emanating from the location(s), or any circumstances, which may reasonably be expected to give rise to a claim or generate a request for coverage under this policy?  
 No  Yes – Provide Details:
- d. Are you aware of any Natural Resource Damage or any threat to sensitive habitat or Endangered Species?  No  Yes – Provide Details:

**2. Compliance History:** See information set forth in the Disclosed Documents.

- a. Have you received any notices of violation, fines, penalties, complaints or other enforcement actions regarding compliance with environmental laws within the past 5 years?  
 No  Yes – Provide Details:
- b. Are there any statues, standards, or other city, state and/or federal regulations relating to the protection of the environment with which you cannot at present comply?  
 No  Yes – Provide Details:
- c. Have there been any past, present or planned remediation, monitoring, or sampling to investigate potential contamination?  
 No  Yes – Provide Details:
- d. Have any prior environmental studies, reports, or audits been prepared for the location(s) listed herein?  No  Yes – If yes, attach copies and explain why the work was performed.

**3. Current and Future Site Plans:**

- a. Are there any current or future plans to sell or sublease the location(s) listed herein?  
 No  Yes – Provide Details: Leasing and divestitures as described in the Disclosed Documents.
- b. Is there a Purchase and Sale Agreement and/or Environmental Indemnification Agreement, either draft or final, being utilized in any pending transactions?   Yes – Provide Details  
 No and copies of Agreements:
- c. Are there any known plans for the current or future development, improvement, betterment, demolition or plans for changes in operations at the location(s) listed herein?  
 No  Yes  Provide Details: Site redevelopment as described in the Disclosed Documents.

**SECTION V – DETAILED LOCATION(S) AND PROCEDURES INFORMATION** Attach any environmental audits or studies that have been conducted for each location listed herein. In the table provided below, identify and list the documents in the following format: Author/Preparer; Preparing Company; Document Title; Date and note whether or not the document has been provided in its entirety (i.e., Tables, Appendices, Maps, Attachments, etc.).

Author/Preparer	Preparing Entity/Company	Document Title	Date	Complete or Partial Document Provided
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See information set forth in the Disclosed Documents.

Author/Preparer	Preparing Entity/Company	Document Title	Date	Complete or Partial Document Provided
				<input type="checkbox"/> Complete <input type="checkbox"/> Partial
				<input type="checkbox"/> Complete <input type="checkbox"/> Partial
				<input type="checkbox"/> Complete <input type="checkbox"/> Partial

**1. Location(s) Description:** See information set forth in the Disclosed Documents.

- a. Total acreage:
- b. Square footage under roof:
- c. What structures are currently on this location(s) (i.e., type, age, construction)?

Type	Age	Construction

- d. List the current occupants and operations at this location(s):

Occupant	Operations	Length of Time at Location
Development of industrial/warehousing	corporate park, commercial, retail, residential and	
associated amenities as described in the	Disclosed Documents.	

- e. How long have these operations been ongoing? See information set forth in the Disclosed Documents.
- f. Have there been any changes in operations within the past three (3) years?  
 No  Yes – Provide Details: See information set forth in the Disclosed Documents.
- g. Are there any planned changes in operations within the next three (3) years?  
 No  Yes – Provide Details:
- h. How long has the location(s) been in the Applicant’s control?
- i. What types of operations have been performed at the location(s) in the past, if different than those described above, by either the Applicant or others? See information set forth in the Disclosed Documents.
- j. How long have those other operations been performed?

**2. Location(s) Setting (Attach Plot Plan):** See information set forth in the Disclosed Documents.

- a. Provide a description of adjacent land use:

North:

South:

East:

West:

- b. Are there any onsite or nearby surface water bodies (e.g., streams, lakes, wetlands, etc.)?  
 No  Yes – Provide Details: See information set forth in the Disclosed Documents.
- c. Are there any onsite or protected/sensitive environments in the area (e.g., parks, wildlife reserves, etc.)?  
 No  Yes – Provide Details: See information set forth in the Disclosed Documents.
- d. Are there any onsite or surface or groundwater uses in the area (e.g., drinking water wells, etc.)? See information set forth in the Disclosed Documents.

- No  Yes – Provide Details: See information set forth in the Disclosed Documents.
- e. Is public water and sewer used onsite?  
 No  Yes – If “No,” identify and describe current, in-place systems: See information set forth in the Disclosed Documents.
- f. Has a private well or septic system ever been used onsite?  
 No  Yes – Provide Details: See information set forth in the Disclosed Documents.
- g. Is the location(s) located within a 100-year flood plain?  No  Yes – If Yes, do you carry flood insurance coverage?  Yes  No See information set forth in the Disclosed Documents.
- h. Is the location(s) situated in an earthquake Zone 1, 2 or 3 as defined by ISO or an otherwise seismically active area?  No  Yes – If Yes, have you obtained earthquake coverage for the site(s) in question?  Yes  No See information set forth in the Disclosed Documents.
- i. If the location(s) is located in an Earthquake Zone 1, 2 or 3 as defined by ISO or otherwise seismically active area, describe any special precautions or emergency response procedures used to protect onsite equipment, tankage, secondary containment, chemical/waste storage areas, etc.: See information set forth in the Disclosed Documents.

### 3. Onsite Materials:

- a. Do you have any raw materials or process materials used at the location(s) (e.g., plating agents, degreasers, cleaning solvents, raw chemicals, etc.)?  No  Yes – If yes, complete the table below or attach spreadsheet documenting the equivalent:

Description of Material(s)	Tons/Volume per Year	Tons/Volume at Any One Time	Method of Storage	Secondary Containment
See information set forth in the Disclosed Documents.				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

- b. Do all storage practices for raw materials, products and wastes meet all applicable local, state and/or federal requirements?  Yes  No – If no, provide explanation: See information set forth in the Disclosed Documents.
- c. Have you ever been cited for improper handling and/or storage of raw materials, products or waste?  No  Yes – Provide Details: See information set forth in the Disclosed Documents.
- d. Are there any materials or products which you have ceased to handle within the past 5 years?  
 No  Yes – Provide Details: See information set forth in the Disclosed Documents.

### 4. Tank Storage:

- a. Does this location(s) have any aboveground or underground storage tanks?  No  Yes – If yes, complete the following table: See information set forth in the Disclosed Documents.

b.

AST or UST	Capacity	Contents	Age (yrs)	Construction	Base	Type of Secondary Containment	Volume of Secondary Containment	Tightness Test Anniversary

AST or UST	Capacity	Contents	Age (yrs)	Construction	Base	Type of Secondary Containment	Volume of Secondary Containment	Tightness Test Anniversary

- b. Describe any tank inventory control and/or testing methods used and attach latest tank test results:
- c. Are all underground storage tanks in compliance with the 1998 US EPA Standards and current state regulations for construction, leak detection, overflow protection and corrosion protection?  Yes  No – If No, identify tanks that are not in compliance:
- d. Are you aware of any tanks previously existing at the location(s), which have been removed or closed in place?  No  Yes – If yes, were the tanks closed in accordance with applicable local, state and federal regulations?  Yes  No See information set forth in the Disclosed Documents.
- e. Have there ever been any reportable spills or releases of hazardous wastes, regulated substances or any other pollutants, as defined by applicable environmental regulations or statutes, from any of the storage tanks identified in 4.a., above, or from any other previously existing storage tanks?  Yes  No - Provide Details:
- f. Are there any plans to upgrade, investigate, close, abandon and/or remove any storage tanks within the next three (3) years?  Yes  No - Provide Details:

**5. Location(s) Waste Generation, Air Emissions and Wastewater Discharges:**

- a. Does the location generate, handle, store or dispose of any hazardous waste or materials?  No  Yes – If yes, complete the chart below: See information set forth in the Disclosed Documents.

Contents	Amount per Year	Amount at Any One Time	Container Type	Secondary Containment	Disposal Method or Site

- b. Is the location(s) a permitted TSD Facility?  No  Yes  
 If yes, is the location(s) a permitted Landfill?  No  Yes

If yes complete the following:

- aa. Active  or Inactive
- bb. Types of waste (describe):
- cc. RCRA Subtitle C  or D
- dd. Acreage/cells open and closed (describe):
- ee. Leachate and landfill gas management (describe):
- ff. Life expectancy:

- c. Describe treatment, storage and/or handling processes/procedures for hazardous and non-hazardous wastes): See information set forth in the Disclosed Documents.
- d. Identify any past storage or disposal practices at the location(s):  Lagoons  Landfills  Land Farming  Pits  Ponds  Other – Describe: See information set forth in the Disclosed Documents.
- e. Identify effluent discharge points for wastewater and stormwater and attach discharge monitoring reports:

Discharge ID	Location(s)	Discharge Point

f. Identify air emissions (e.g., gasses, vapors, dust, etc.): [See information set forth in the Disclosed Documents.](#)

Air Emissions	Volume/Year	Collection and Treatment

- g. Do you have any groundwater monitoring activities at the location(s)?  No  Yes – If Yes, attach monitoring results for the past year and a map showing well locations.
- h. Do you have Quality Control/Assurance Procedures for inspecting incoming materials and/or waste?  No  Yes – If Yes, attach a copy.
- i. Are there any former or current operations at the location(s) that are subject to closure/post-closure requirements as per CFR, Title 40, or other state law or regulations?  
 No  Yes – If yes, provide copies of current Closure/Post-Closure Plans and evidence of financial responsibility.

**6. Fire Detection/Suppression Systems and Procedures:**

- a. Provide details of fire detection/suppression systems:
- b. Are your employees trained in fire/spill response and use of PPE?  No  Yes
- c. Responding fire company:  Paid  Volunteer
- d. Does the responding fire company make regular planned visits to the location(s) and are they familiar with site emergency response procedures?  No  Yes
- e. Is there a plan with the fire department to control/contain run-off and fire suppression water?  
 No  Yes – If yes, describe and attach plan:
- f. What is the distance to the nearest fire hydrant if no sprinkler system?
- g. Has the fire company been made aware of hazardous and incompatible materials used onsite?  
 No  Yes

**7. Visitor Controls/Safety:**

- a. Is there a procedure in place for controlling visitors while onsite and ensuring their supervision?  
 No  Yes – If Yes, describe:
- b. Are visitors informed or trained on exposures, safety evacuation routes and off-limit areas?  
 No  Yes
- c. Are there any subcontractors routinely engaged for operations and maintenance at the location(s)?  No  Yes

**8. Site Security:**

- a. Provide a detailed description of location(s) security controls (e.g., ID checks, access controls, guards, perimeter fencing, security cameras, etc.):

## 9. Catastrophic Release/Risk Mitigation Plans:

- a. Has the location(s) developed a program to prevent catastrophic releases (e.g., risk management plan, BMPs, process safety management plan, etc.)?  No  Yes – Attach copies.
- b. Has the location(s) developed the following approved plans?  
PPC and/or SPCC Plan  No  Yes; Corporate Safety and Health Plan  No  Yes
- c. Does the location(s) have other emergency response plans or procedures in place?  
 No  Yes – If yes, explain:
- d. Are employees trained on these emergency response plans?  No  Yes

## SECTION VI – CLAIM AND CIRCUMSTANCE INFORMATION (FOR THE PURPOSES OF QUESTIONS 1 – 5 BELOW, “APPLICANT” INCLUDES THE ENTITY TOGETHER WITH ANY DIRECTOR, OFFICER, PARTNER OR MANAGER THEREOF)

1. Is the “Applicant” aware of any reportable spills, releases or discharges of any hazardous or regulated substance(s) or pollutant(s) occurring during the past five (5) years on, at, under or emanating from any location(s) for which this **Application** for insurance is being made?  
 No  Yes – If yes, describe in detail: See information set forth in the Disclosed Documents regarding prior releases.
2. Is the “Applicant” aware of any pollution or contamination on, at, under or emanating from, or adjacent to, any location(s) for which this **Application** for insurance is being made?  
 No  Yes – If yes describe in detail: See information set forth in the Disclosed Documents regarding prior releases and known pollution conditions being addressed by the Army.
3. During the past five (5) years, have there been any claims made against the “Applicant” as a result of the alleged or actual release of any hazardous or regulated substance(s) or pollutant(s) on, at, under or emanating from any location(s) for which this **Application** for insurance is being made?  
 No  Yes – If yes, describe in detail: See information set forth in the Disclosed Documents regarding prior releases, known pollution conditions being addressed by the Army, and the former lawsuit.
4. During the past five (5) years, has the “Applicant” been, or is currently being, prosecuted for any violation of any law or standard pertaining or relating to the threatened or actual release of any hazardous or regulated substance(s) or pollutant(s) into the environment, and/or on, at, under or emanating from any location(s) for which this **Application** for insurance is being made?  
 No  Yes – If yes, describe in detail: See information set forth in the Disclosed Documents regarding prior releases and known pollution conditions being addressed by the Army.
5. Is the “Applicant” aware of any fact(s), circumstance(s), event(s) or situation(s), which could result in a claim(s) being made against it, or any other person or entity for whom coverage will be sought, arising from the threatened or actual release of any hazardous or regulated substance(s) or pollutant(s) into the environment, and/or on, at, under or emanating from any location(s) for which this **Application** for insurance is being made?  
 No  Yes – If yes, describe in detail: See information set forth in the Disclosed Documents regarding prior releases and known pollution conditions being addressed by the Army. Given the policy structure, at the time of this application, to the Applicant's knowledge there is no reasonable expectation of a claim under this policy.
6. Is the “Applicant” aware of or in receipt of any prior, current or pending oral, written or electronic complaint, arbitration, cause of action, claim, decree, demand, judgment, legal proceeding or litigation, which could result in a claim(s) being made against it, or any other

person or entity for whom coverage will be sought, arising out of or resulting from the threatened or actual release of any hazardous or regulated substance(s) or pollutant(s) into the environment, and/or on, at, under or emanating to or from any location(s) for which this Application for insurance is being made?

No  Yes – If yes, describe in detail:

See information set forth in the Disclosed Documents regarding prior claim. Given the policy structure, at the time of this application, to the Applicant's knowledge there is no reasonable expectation of a claim under this policy.

The undersigned declares that the statements set forth herein are true. For New Hampshire Applicants, the foregoing statement is limited to the best of the undersigned's knowledge, after reasonable inquiry. The signing of this **Application** does not bind the undersigned to complete the insurance. It is represented that the statements contained in this **Application** and the materials submitted herewith are the basis of the contract should a policy be issued and have been relied upon by the Insurer in issuing any policy. The Insurer is authorized to make any investigation and inquiry in connection with this **Application** as it deems necessary. Nothing contained herein or incorporated herein by reference shall constitute notice of a claim or potential claim so as to trigger coverage under any contract of insurance.

This **Application** and materials submitted with it shall be retained on file with the Insurer and shall be deemed attached to and become part of the policy if issued. For North Carolina, Utah and Wisconsin and Applicants, such **Application** and materials are part of the policy, if issued, only if attached at issuance.

It is agreed in the event there is any material change in the answers to the questions contained in this **Application** prior to the effective date of the policy, the "Applicant" will immediately notify the Insurer in writing and any outstanding quotations may be modified or withdrawn at the Insurer's discretion.

#### FRAUD WARNINGS

**ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT (S)HE IS FACILITATING A FRAUD AGAINST THE UNDERWRITER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT MAY BE GUILTY OF INSURANCE FRAUD.**

**NOTICE TO COLORADO APPLICANTS:** IT IS UNLAWFUL TO KNOWINGLY PROVIDE FALSE, INCOMPLETE, OR MISLEADING FACTS OR INFORMATION TO AN INSURANCE COMPANY FOR THE PURPOSE OF DEFRAUDING OR ATTEMPTING TO DEFRAUD THE COMPANY. PENALTIES MAY INCLUDE IMPRISONMENT, FINES, DENIAL OF INSURANCE AND CIVIL DAMAGES. ANY INSURANCE COMPANY OR AGENT OF AN INSURANCE COMPANY WHO KNOWINGLY PROVIDES FALSE, INCOMPLETE, OR MISLEADING FACTS OR INFORMATION TO A POLICYHOLDER OR CLAIMANT FOR THE PURPOSE OF DEFRAUDING OR ATTEMPTING TO DEFRAUD THE POLICYHOLDER OR CLAIMANT WITH REGARD TO A SETTLEMENT OR AWARD PAYABLE FROM INSURANCE PROCEEDS SHALL BE REPORTED TO THE COLORADO DIVISION OF INSURANCE WITHIN THE DEPARTMENT OF REGULATORY AGENCIES.

**NOTICE TO DISTRICT OF COLUMBIA APPLICANTS:** WARNING: IT IS A CRIME TO PROVIDE FALSE OR MISLEADING INFORMATION TO AN INSURER FOR THE PURPOSE OF DEFRAUDING THE INSURER OR ANY OTHER PERSON. PENALTIES INCLUDE IMPRISONMENT AND/OR FINES. IN ADDITION, AN INSURER MAY DENY INSURANCE BENEFITS IF FALSE INFORMATION MATERIALLY RELATED TO A CLAIM WAS PROVIDED BY THE APPLICANT.

**NOTICE TO FLORIDA APPLICANTS:** ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE OR MISLEADING INFORMATION IS GUILTY OF A FELONY IN THE THIRD DEGREE.

**NOTICE TO LOUISIANA AND MARYLAND APPLICANTS:** ANY PERSON WHO KNOWINGLY AND WILLFULLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR WHO KNOWINGLY AND WILLFULLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN PRISON.

**NOTICE TO MAINE, TENNESSEE, VIRGINIA AND WASHINGTON APPLICANTS:** IT IS A CRIME TO KNOWINGLY PROVIDE FALSE, INCOMPLETE OR MISLEADING INFORMATION TO AN INSURANCE COMPANY FOR THE PURPOSE OF DEFRAUDING THE COMPANY. PENALTIES MAY INCLUDE IMPRISONMENT, FINES OR A DENIAL OF INSURANCE BENEFITS.

**NOTICE TO OKLAHOMA APPLICANTS:** ANY PERSON WHO KNOWINGLY, AND WITH INTENT TO INJURE, DEFRAUD OR DECEIVE ANY INSURER, MAKES ANY CLAIM FOR THE PROCEEDS OF AN INSURANCE POLICY CONTAINING ANY FALSE, INCOMPLETE OR MISLEADING INFORMATION IS GUILTY OF A FELONY.

**NOTICE TO PENNSYLVANIA APPLICANTS:** ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS SUCH PERSON TO CRIMINAL AND CIVIL PENALTIES.

**NOTICE TO NEW YORK AND KENTUCKY APPLICANTS:** ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIMS CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME, AND NEW YORK APPLICANTS SHALL ALSO BE SUBJECT TO A CIVIL PENALTY NOT TO EXCEED FIVE THOUSAND DOLLARS AND THE STATED VALUE OF THE CLAIM FOR EACH SUCH VIOLATION.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

(Owner, Partner, Authorized Officer)

Provide the Insurance Agent's name and license number as designated.

\_\_\_\_\_

Name of Insurance Agent

\_\_\_\_\_

License Identification No.

\_\_\_\_\_

Authorized Representative

**POLICYHOLDER DISCLOSURE NOTICE OF  
TERRORISM INSURANCE COVERAGE**

You are hereby notified that under the Terrorism Risk Insurance Act of 2002, as amended ("TRIA"), that you now have a right to purchase insurance coverage for losses arising out of acts of terrorism, **as defined in Section 102(1) of the Act, as amended:** The term "act of terrorism" means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States mission; and to have been committed by an individual or individuals, as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Any coverage you purchase for "acts of terrorism" shall expire at 12:00 midnight December 31, 2027, the date on which the TRIA Program is scheduled to terminate, or the expiry date of the policy whichever occurs first, and shall not cover any losses or events which arise after the earlier of these dates.

YOU SHOULD KNOW THAT COVERAGE PROVIDED BY THIS POLICY FOR LOSSES CAUSED BY CERTIFIED ACTS OF TERRORISM IS PARTIALLY REIMBURSED BY THE UNITED STATES UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THIS FORMULA, THE UNITED STATES PAYS 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURER(S) PROVIDING THE COVERAGE. YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A USD100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS USD100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED USD100 BILLION, YOUR COVERAGE MAY BE REDUCED.

THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

	I hereby elect to purchase coverage for acts of terrorism for a prospective premium of \$<Insert Terrorism Premium>.
X	I hereby elect to have coverage for acts of terrorism excluded from my policy. I understand that I will have no coverage for losses arising from acts of terrorism.

\_\_\_\_\_  
Policyholder/Applicant's Signature

\_\_\_\_\_  
<Insert Issuance Company>

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Policy Number

\_\_\_\_\_  
Date

(LMA 9184)

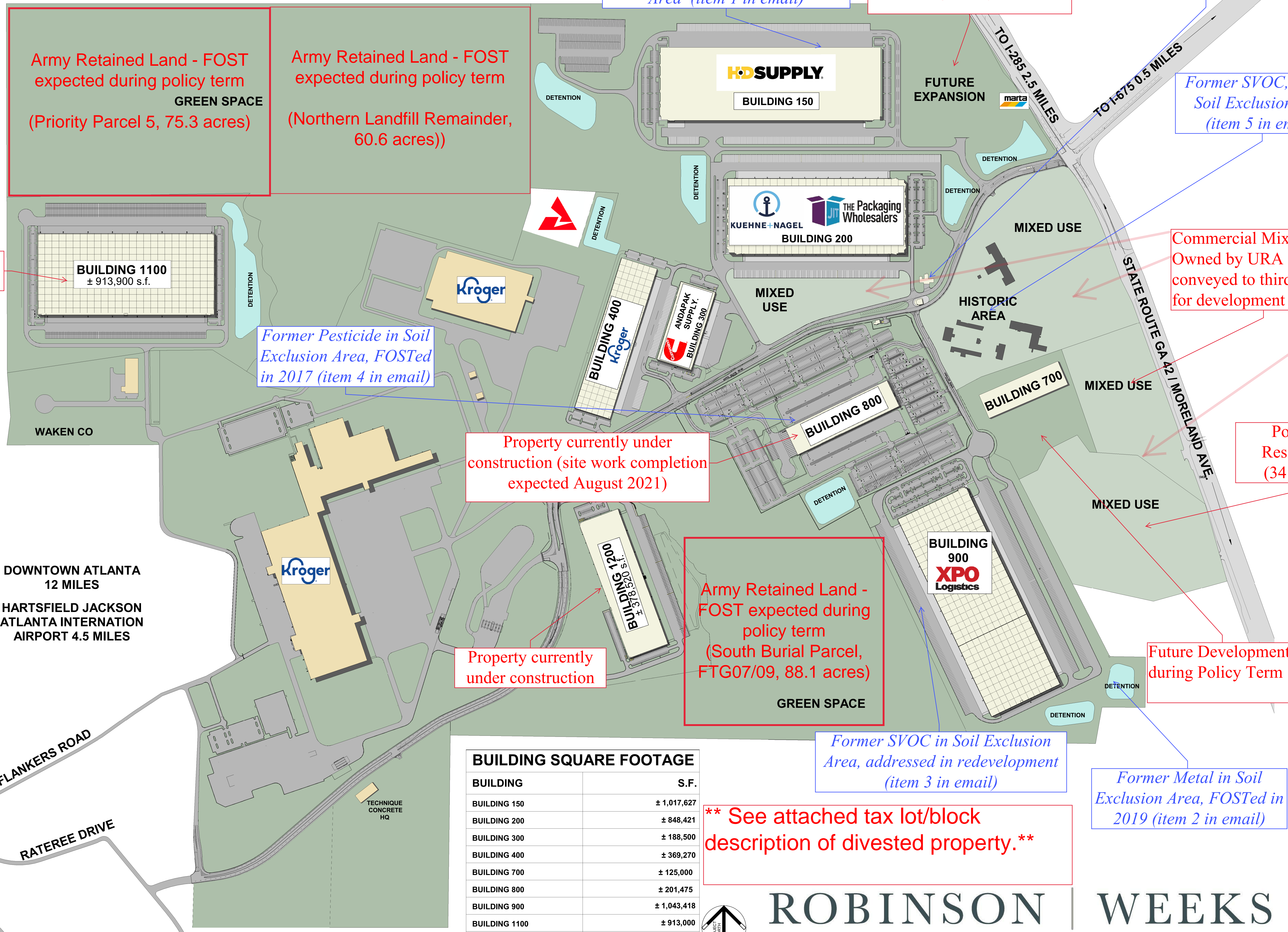
E06671  
082020 ed.

Page 1 of 1

Schedule 1  
Covered Location:

1. Quitclaim Deed between the United States of America and the Urban Redevelopment Agency of the City of Forrest Park, filed on June 12, 2014 at Book 10541, page 571.
2. Quitclaim Deed between the United States of America and the Urban Redevelopment Agency of the City of Forrest Park, filed on November 2, 2017 at Book 11192, page 426.
3. Quitclaim Deed between the United States of America and the Urban Redevelopment Agency of the City of Forrest Park, filed on January 25, 2021 at Book 12307, page 666.

All as depicted and further described on the site maps attached hereto.



Army Retained Land - FOST expected during policy term  
**GREEN SPACE**  
(Priority Parcel 5, 75.3 acres)

Army Retained Land - FOST expected during policy term  
(Northern Landfill Remainder, 60.6 acres))

Former SVOC in Soil Exclusion Area (item 1 in email)

Future Industrial/Commercial Development during Policy Term

Former lead in Soil Exclusion Area (item 6)

Former SVOC, etc. in Soil Exclusion Area (item 5 in email)

Property currently under construction

**BUILDING 1100**  
± 913,900 s.f.

Former Pesticide in Soil Exclusion Area, FOSTed in 2017 (item 4 in email)

Property currently under construction (site work completion expected August 2021)

Commercial Mixed Use Owned by URA and to be conveyed to third-parties for development

Possible Residential (34 Acres)

DOWNTOWN ATLANTA 12 MILES  
HARTSFIELD JACKSON ATLANTA INTERNATIONAL AIRPORT 4.5 MILES

Army Retained Land - FOST expected during policy term (South Burial Parcel, FTG07/09, 88.1 acres)  
**GREEN SPACE**

Property currently under construction

Future Development during Policy Term

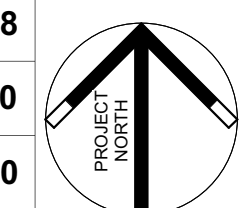
Former SVOC in Soil Exclusion Area, addressed in redevelopment (item 3 in email)

Former Metal in Soil Exclusion Area, FOSTed in 2019 (item 2 in email)

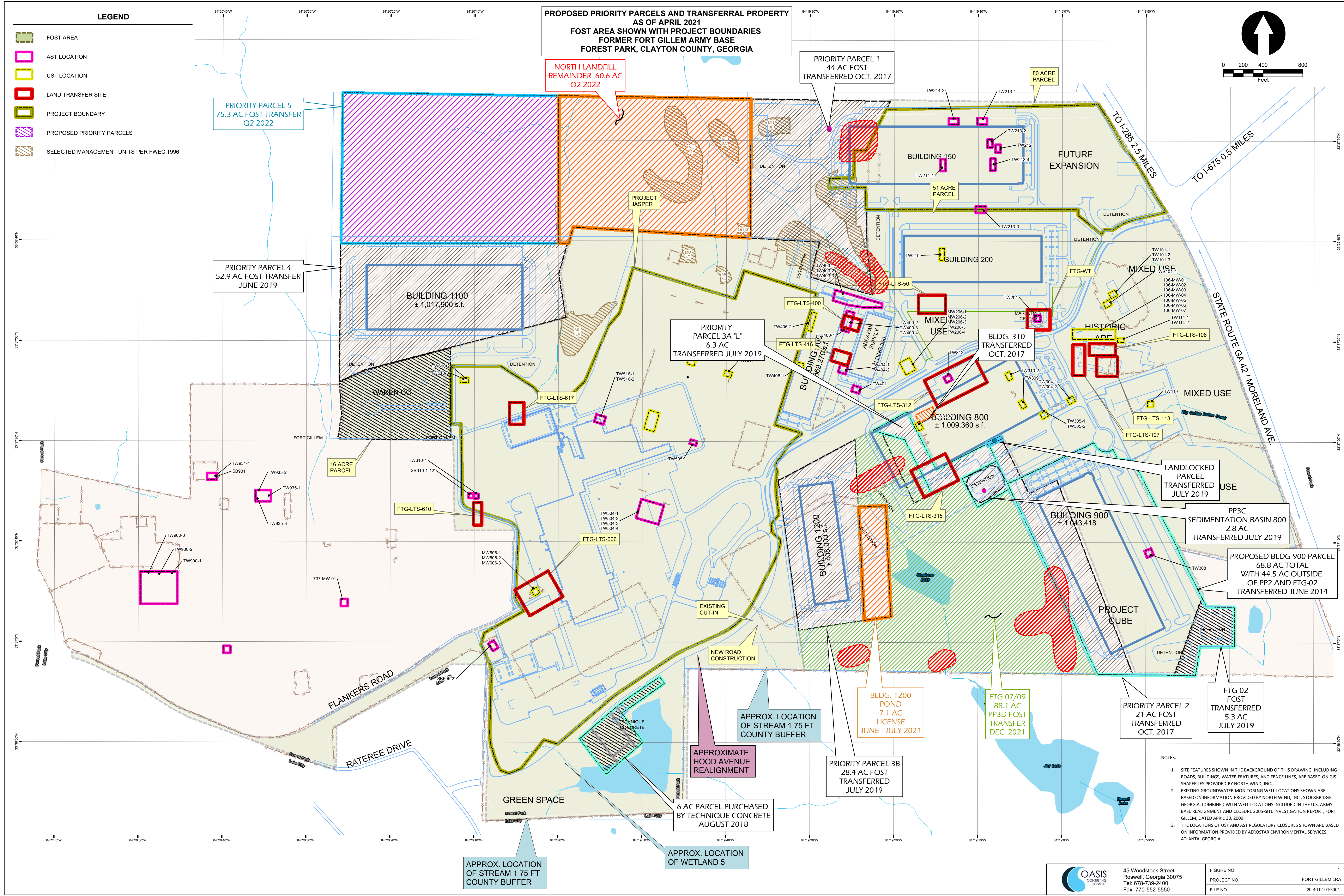
**\*\* See attached tax lot/block description of divested property.\*\***

**BUILDING SQUARE FOOTAGE**

BUILDING	S.F.
BUILDING 150	± 1,017,627
BUILDING 200	± 848,421
BUILDING 300	± 188,500
BUILDING 400	± 369,270
BUILDING 700	± 125,000
BUILDING 800	± 201,475
BUILDING 900	± 1,043,418
BUILDING 1100	± 913,000
BUILDING 1200	± 378,520

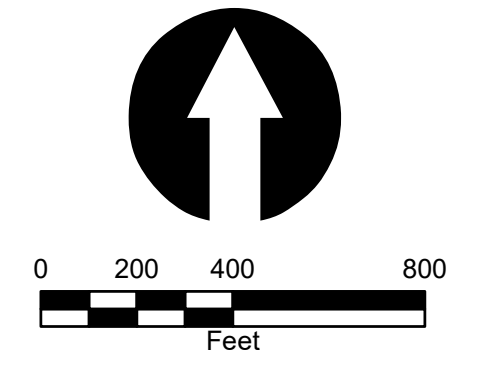


Property	Parcel #	Property Address	Owner	Owner Address	City	State	Zip	Acreage	Survey #	Tax Map #	Deed #	Comments
Gillem 100	12204 212009	TBD	GLC Building 100 New Owner, LLC	3350 Riverwood Pkwy., Ste. 700	Atlanta	GA	30339	24.087	1	1	1	
Gillem 150	12204 212004	2100 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	43.488	2	1	2	
Gillem 150	12210 210002	2100 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	27.438	2	1	2	
Gillem 200	12210 211002	2160 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	48.92	3	2	3	
Gillem 300	12204 212005	2080 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	10.481	4	3	4	
Gillem 400	12204 21006	2070 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	21.809	5	3	5	
Gillem 800	12204 212010	2145 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	?	6	4	6	
Gillem 800	12204 212008	2145 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	54.68	6	4	6	
Gillem 900	12204 205002	2125 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	5.253	7	5	7	
Gillem 900	12204 212007	2125 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	56.107	7	5	7	
Gillem 900	12204 212011	2125 Anvil Block Rd.	DDA	748 Forest Parkway	Forest Park	GA	30297	7.385	7	5	7	See Legal Description #7a
Gillem 1100	TBD	TBD	Gillem Logistics Center Building 1100, LLC	3350 Riverwood Pkwy., Ste. 700	Atlanta	GA	30339	60.876	8	6	8	Part of Parcels #12210 21001 and #12178 207001
Gillem 1200	TBD	TBD	URA	748 Forest Parkway	Forest Park	GA	30297	29.504	9	9	N/A	Part of Parcels #12178 207001 and 12204 205003
Kroger	12178 207001	2000 Anvil Block Rd.	DDA	1014 Vine Street	Cincinnati	OH	45202	253.0191	10	7	10a, 10b, 1c	
Enclave	N/A	4930 N 31st St.	U.S. Army	100 West Oglethorpe Ave.	Savannah	GA	31401	259.32	11	8	N/A	
URA	12178 207001	TBD	URA	748 Forest Parkway	Forest Park	GA	30297	48.5	11	10	11	
Stephens Lake	12204 205003	TBD	U.S. Army	100 West Oglethorpe Ave.	Savannah	GA	31401	97.712	12	11	N/A	



**PROPOSED PRIORITY PARCELS AND TRANSFERAL PROPERTY AS OF APRIL 2021**  
**FOST AREA SHOWN WITH PROJECT BOUNDARIES**  
**FORMER FORT GILLEM ARMY BASE**  
**FOREST PARK, CLAYTON COUNTY, GEORGIA**

- LEGEND**
- FOST AREA
  - AST LOCATION
  - UST LOCATION
  - LAND TRANSFER SITE
  - PROJECT BOUNDARY
  - PROPOSED PRIORITY PARCELS
  - SELECTED MANAGEMENT UNITS PER FWEC 1996



PRIORITY PARCEL 5  
75.3 AC FOST TRANSFER  
Q2 2022

NORTH LANDFILL  
REMAINDER 60.6 AC  
Q2 2022

PRIORITY PARCEL 1  
44 AC FOST  
TRANSFERRED OCT. 2017

PRIORITY PARCEL 4  
52.9 AC FOST TRANSFER  
JUNE 2019

PRIORITY PARCEL 3A "L"  
6.3 AC  
TRANSFERRED JULY 2019

BLDG. 310  
TRANSFERRED  
OCT. 2017

LANDLOCKED  
PARCEL  
TRANSFERRED  
JULY 2019

PROPOSED BLDG 900 PARCEL  
68.8 AC TOTAL  
WITH 44.5 AC OUTSIDE  
OF PP2 AND FTG-02  
TRANSFERRED JUNE 2014

PRIORITY PARCEL 2  
21 AC FOST  
TRANSFERRED  
OCT. 2017

FTG 02  
FOST  
TRANSFERRED  
5.3 AC  
JULY 2019

PRIORITY PARCEL 3B  
28.4 AC FOST  
TRANSFERRED  
JULY 2019

APPROX. LOCATION  
OF STREAM 1 75 FT  
COUNTY BUFFER

APPROX. LOCATION  
OF WETLAND 5

- NOTES:
1. SITE FEATURES SHOWN IN THE BACKGROUND OF THIS DRAWING, INCLUDING ROADS, BUILDINGS, WATER FEATURES, AND FENCE LINES, ARE BASED ON GIS SHAPFILES PROVIDED BY NORTH WIND, INC.
  2. EXISTING GROUNDWATER MONITORING WELL LOCATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY NORTH WIND, INC., STOCKBRIDGE, GEORGIA, COMBINED WITH WELL LOCATIONS INCLUDED IN THE U.S. ARMY BASE REALIGNMENT AND CLOSURE 2005-SITE INVESTIGATION REPORT, FORT GILLEM, DATED APRIL 30, 2009.
  3. THE LOCATIONS OF UST AND AST REGULATORY CLOSURES SHOWN ARE BASED ON INFORMATION PROVIDED BY AEROSTAR ENVIRONMENTAL SERVICES, ATLANTA, GEORGIA.

**OASIS**  
CONSULTING SERVICES

45 Woodstock Street  
Roswell, Georgia 30075  
Tel: 678-739-2400  
Fax: 770-652-5550

FIGURE NO. 1  
PROJECT NO. FORT GILLEM LRA  
FILE NO. 20-4612-01G001

Y:\Shared\AppliedCAD\PROJECTS\FORT GILLEM LRA\GIS\20-4612-01G001.mxd, 5/27/2021, 8:07:25 AM

## Schedule 2

### Disclosed Documents

1. All of the documents submitted with the underwriting submission under and accessible at the following link (an index of such documents is attached hereto as Exhibit A): <https://docs.synapsellc.com/fl/rwJgh1ISyr>
2. All documents, reports and correspondence contained in the Base Realignment and Closure Administrative Record for Fort Gillem available at the City Forest Park Public Library, 4812 West St. Forest Park, GA 30297 (the "Administrative Record"). With no representation or warranty as to completeness thereof, the Administrative Record as of December 2020 is accessible at the following link submitted with the underwritten submission (an index of such documents is attached as Exhibit B): <https://oasis.egnyte.com/fl/r31zntrH7z>



# Economic Development Update

## April 9, 2026

**Rochelle B. Dennis**

Economic Development Director

(470) 542-6286 | [rdennis@forestparkga.gov](mailto:rdennis@forestparkga.gov)

MARC  
NORSWORTHY & CO  
SEASONAL MAINSTREET  
BANNER DESIGN



FALL



WINTER



SUMMER



SPRING



# ECONOMIC DEVELOPMENT 2026 EVENTS

**JAN  
29**  
**FOREST PARK BUSINESS  
ASSOCIATION BREAKFAST**  
9:00 a.m. - 10:30 a.m.  
696 Main Street  
Forest Park, GA

**FEB  
27**  
**ECONOMIC DEVELOPMENT  
ROUNDTABLE**  
11:00 a.m. - 1:00 p.m.  
745 Forest Parkway  
Forest Park, GA

**APR  
03**  
**TASTE OF FOREST PARK**  
5:00 p.m. - 8:00 p.m.  
Bill Lee Park, 721 Main Street  
Forest Park, GA

**APR  
22**  
**FOREST PARK BUSINESS  
ASSOCIATION BREAKFAST**  
9:00 a.m. - 10:30 a.m.  
696 Main Street  
Forest Park, GA

**JUN  
21**  
**WORLD CUP WATCH PARTY**  
9:00 a.m. - 10:30 a.m.  
Starr Park  
Forest Park, GA

**JUL  
30**  
**ECONOMIC DEVELOPMENT  
MIXER**  
5:30 p.m. - 7:00 p.m.  
Location TBD

**AUG  
13**  
**2ND ANNUAL JOB & TRADE  
FAIR**  
9:30 a.m. - 12:00 p.m.  
803 Forest Parkway  
Forest Park, GA

**OCT  
09**  
**3RD ANNUAL BLUES ON  
MAIN**  
6:00 p.m. - 9:00 p.m.  
Fountain on Main  
Forest Park, GA

**NOV  
28**  
**SMALL BUSINESS  
SATURDAY**

**DEC  
11**  
**2ND ANNUAL BEST OF  
FOREST PARK AWARDS**  
9:00 a.m. - 10:30 a.m.  
803 Forest Parkway  
Forest Park, GA

\*\* Events not included: Ribbon Cuttings, Grand Openings, Ground Breakings, Business Retention & Expansion Events

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



SCAN TO  
LEARN MORE







# FOREST PARK BUSINESS ASSOCIATION BREAKFAST NETWORK - ENGAGE - GROW



## Start, Sustain, and Scale Your Business in Forest Park!

Learn how to access Small Business Administration programs, secure startup or expansion capital, and get expert counseling, training, and technical support. Explore federal contracting opportunities and specialized resources for veteran- and minority-owned businesses. The session will also highlight the **THRIVE Emerging Leaders Program** and other initiatives to help you grow with confidence.

Whether starting out or scaling up, this session connects you with the tools and resources to move your business forward.

### WELCOME JENNEL K. TAYLOR

Join Jennell K. Taylor, Economic Development Specialist with the SBA Georgia District, for a session helping Forest Park entrepreneurs access federal resources to grow their businesses.



COMPLIMENTARY BREAKFAST PROVIDED

THURSDAY, APRIL 22, 2026  
9:00 - 10:30 AM



Leonard Hartsfield, Sr. Community Center  
696 Main Street, Forest Park, GA



EconDev@forestparkga.gov



404-366-4720



Register Now



# 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



CITY OF  
**FOREST PARK**  
ECONOMIC DEVELOPMENT

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  
**FORESTPARK**  
ECONOMIC DEVELOPMENT



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ECONOMIC DEVELOPMENT

# Economic Development Update

- **FOREST PARK BUSINESS ASSOCIATION**

- Forest Park Business Association Breakfast – April 22@ 9am (696 Main Street)

- **FILM FOREST PARK**

- Hulu Series

- **HOUSING**

- **GICH** – Georgia Initiative for Community Housing – Spring Retreat
- 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
- Clayton County Workforce Collective
- CareerReady ATL
- AeroATL Workforce Collective
- GA Power Partnership

- **CITY PLAZA BLIGHT**

- Assessment & Data Collection
- Signage, landscape, lighting, maintenance, upgrades, façade, parking
- Grant program (draft)

# Economic Development Update

- **ADMIN / OTHER**

- Impact Fees Assessment (PCD)
- Business Investment – Incentives – Public-Private Partnership
- Tax Allocation Districts (TADs)
- Corporate Engagement

- **GRANT OPPORTUNITIES**

- Congressional Directed Spending
- CDBG

- **UPCOMING ENGAGEMENTS**

- State of Clayton County Development Authority (May 1)



# DEVELOPMENT Opportunities

# DEVELOPMENT Opportunities

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

**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.



## 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

The Park at Fort Gillem, located at 7 Holland Park, is a premier redevelopment site in Forest Park, offering significant potential for residential redevelopment. Situated within the former Fort Gillem military base, the property benefits from extensive infrastructure, ample land area, and strategic proximity to regional transportation networks.

- Prime redevelopment opportunity on a large, well-serviced site with flexible zoning potential
- Immediate access to I-75, I-285, and I-675, and less than 10 miles to Downtown Atlanta
- Approximately 3 miles from Hartsfield-Jackson Atlanta International Airport
- Located near Gillem Logistics, a 1,200-acre logistics and business park with 3,500+ jobs
- Surrounded by a mix of commercial, industrial, and residential areas, providing diverse redevelopment potential
- Utilities and site infrastructure are available, supporting a wide range of development concepts



## PARK AT FORT GILLEM

- **7 Holland Park:** 34 Acre Housing Development
- Suitable for residential or mixed-use development consistent with City objectives
- Opportunities to leverage nearby employment hubs, transportation access, and existing amenities
- The City of Forest Park is committed to partnering with the selected developer to guide the project through zoning, permitting, and other regulatory processes
- The Park at Fort Gillem represents a unique opportunity for developers to participate in a high-profile, strategic redevelopment project in Forest Park, with strong City support and access to a growing regional market.

**Attainable residential redevelopment opportunity**  
Details and property tours available upon request



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



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

# PENDING PROJECTS

Project Lifecycle: Planning - Budget - Design - Permitting - Construction - Completion

Project	Address	Status
<a href="#">City Park, Phase 1</a>	3900 NE 3 Avenue	Completed
<a href="#">Fire Station 87, Phase 1</a>	2100 NW 39 Street	Completed
<a href="#">Fire Station 87, Phase 2</a>	2100 NW 39 Street	Planning
<a href="#">Fire Station 9</a>	3881 NE 6 Ave.	Completed
<a href="#">Fire Station 20</a>	880 West Prospect Road	Planning
<a href="#">North Andrews Gardens</a>	250 NE 56 Court	Completed
<a href="#">City Park, Phase 2</a>	3900 NE 3 Avenue	Design

## Non-Bond Facilities Projects

Project	Address	Status
Richard E. Giusti Heart Par Cours	600 NE 38 Street	Completed
<a href="#">Public Works Facility</a>	3801 NE 5 Avenue	Completed

## Recent Updates:

February 19, 2025 - [Moving the City on the Move Presentation](#)

Through interdepartmental coordination between **Economic Development, Planning & Community Development, Public Works, and Public Information**, we are working on a comprehensive plan to create a public-facing landing page similar to this example: [Oakland Park – City Facilities](#).

As you’ll notice in the example, most of the details are high-level—project name, address/location, and status—but visitors can click on a project to access additional information, such as a concept briefing or rendering, depending on availability.

Our goal is to share **capital projects, Board-authority projects, and private development projects** in a clear, transparent format. The attached spreadsheet represents our internal back-end document, which we review monthly. Additionally, we hold a joint interdepartmental biweekly meeting with **Falcon Engineering** to discuss capital projects.

# Urban Redevelopment Agency

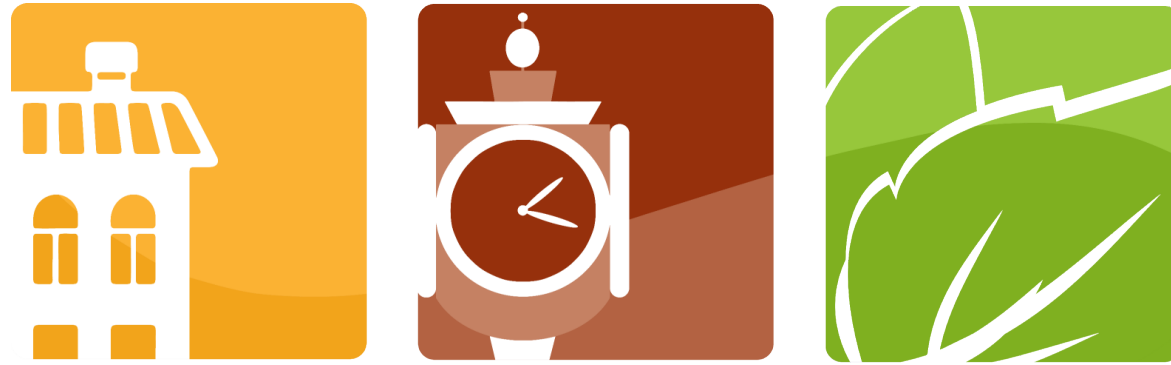
- **Metcalf Road Extension**
  - Road Construction
  - Lighting Plan w/ GA Power
- **Expansion of URA Boundaries – 330 Forest Parkway**
  - Mixed-Use Development (proposed)
- **Stephen’s Lake Geotechnical Findings**
- **Gillem 600 Tax Abatement**
  - Pending (DDA)
- **Scannell Spec Building – Gillem**
  - Groundbreaking held October 23<sup>rd</sup>
  - 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 11<sup>th</sup>) 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**
  - Rochelle Dennis new URA / City Board rep

# 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 23<sup>rd</sup>
  - Tax Abatement (DDA) pending
- **Digital Realty**
  - Site Tour (N. VA) October 2025
  - Tax Abatement (DDA) pending; Presented to BOC (November 11<sup>th</sup>) 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



CITY OF  
**FORESTPARK**  
ECONOMIC DEVELOPMENT

