



CITY OF
FORESTPARK

CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY STRATEGIC RETREAT

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

[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.