



CITY OF  
**FORESTPARK**

**CITY OF FOREST PARK**

**URBAN REDEVELOPMENT AGENCY REGULAR MEETING**

Thursday, March 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  
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.