



CITY OF
FORESTPARK

**CITY OF FOREST PARK
DEVELOPMENT AUTHORITY MEETING**

Wednesday, May 27, 2026 at 5:30 PM
City Hall - Council Chambers

[City Website](#)

Phone (404) 363.2454

ECONOMIC DEVELOPMENT

745 Forest Parkway
Forest Park, GA 30297

AGENDA

**Hector Gutierrez, Chair
Rhonda Wright, Vice Chair
Daniel Ray Allen, Board Member
Felicia Davis, Board Member
Victoria Williams, Board Member
Lois Wright, Board Member
Rochelle Dennis, Economic Development Director**

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

I CALL TO ORDER/WELCOME

II ROLL CALL

III APPROVAL OF MINUTES

- 1. Approval of May 6, 2026, Meeting Minutes
Approval of April 22, 2026, Meeting Minutes**

IV PUBLIC COMMENTS

V LEGAL UPDATE

- 2. A. PILOT Payment Update
B. 848 Main Street Lease Update**

VI FINANCE UPDATE

- 3. A. April 2026 Finance Report
B. FY 26-27 Draft Budget**

VII OLD BUSINESS

- 4. A. Prestwick Development Update - 760-770 Main Street Update**

- B. Georgia Utility Contractors Association - 794 Main Street Update**
- C. 850 Main Street Update**

VIII NEW BUSINESS

- 5. **A. Arts & Entertainment Court Update**
- B. Landscape Proposal**

IX ECONOMIC DEVELOPMENT UPDATE

- 6. **Economic Development Updates** - Economic Development

Background/History:

- X **EXECUTIVE SESSION - Personnel, Litigation, Real Estate or Cyber Security**
OCGA § 50-14-1

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 before the meeting at 404-366-1555.



CITY OF
FORESTPARK

**CITY OF FOREST PARK
DEVELOPMENT AUTHORITY SPECIAL CALLED MEETING**

Wednesday, May 6, 2026 at 5:30 PM

VIA ZOOM [CLICK HERE](#)

Meeting ID: 996 6558 1964 Passcode: 039108

[City Website](#)

Phone (404) 363.2454

MEETING VIA ZOOM

**Hector Gutierrez, Chair
Rhonda Wright, Vice Chair
Daniel Ray Allen, Board Member
Felicia Davis, Board Member
Victoria Williams, Board Member
Lois Wright, Board Member
Kirby Glaze, Esq. Board Attorney**

**Rochelle Dennis, Economic Development
Director**

MINUTES

- I. **CALL TO ORDER/WELCOME:** Chairman Hector Gutierrez called the Special Called Meeting to order at 5:39 p.m.

- II. **PRESENT**
Hector Gutierrez (Via Zoom)
Rhonda Wright (Via Zoom)
Daniel Ray Allen (Via Zoom)
Victoria Williams (Via Zoom)
Lois Wright (Via Zoom)

ALSO PRESENT
Kirby Glaze, Esq., Board Attorney (Via Zoom)
Rochelle B. Dennis, Economic Development Director (Via Zoom)
Charise Clay, Main Street Manager
Dieuvalda Lamartiniere, Economic Development Staff Assistant
Sam Batten, Fire Marshal (Via Zoom)
SaVaughn Irons-Kumassah, Interim Planning & Community Development Director (Via Zoom)
Edrick Harris, Prestwick Development

- III. Attorney Kirby Glaze reviewed the proposed Private Enterprise Agreement between the Authority

and Prestwick for a tax abatement structure for the Florence on Main project. The primary purpose of the agreement is to get the developer an extra point in scoring their low-income housing tax credits.

The structure of the proposed Private Enterprise Agreement is as follows:

1. The Authority proceeds with the sale of the land to the developer as planned. Director Dennis explained that the initial offer was \$120,000, and with the approval of the Authority, she and Attorney Glaze successfully renegotiated the final Purchase and Sale Agreement to \$300,000.
2. The developer transfers the project back to the Authority after it is completed, in return for the Authority's bonds for the purchase of the project.
3. The Authority leases the project back to the developer for payments that service the debt on the bonds.
4. Because the project is owned by the Authority and leased to the developer, the developer only pays property taxes on the value of the lease.
5. The lease is valued at 50% of fair market value of the property in the first year and increases 5% each year over the 10-year life of the lease and then goes back to the developer and on the tax rolls.
6. The Authority gets a payment from the developer each year, in addition to the lease payments, equal to what 15% of the taxes would have been if it had been taxable.
7. The result is that the developer gets a tax saving of more than twice what a 10% housing authority abatement would be and the Authority gets income of approximately \$115,000.00 over the next ten years.

Rhonda Wright questioned the proposed rental rates associated with the LMI project. Director Dennis and Attorney Glaze reiterated that the development qualifies as a Low-to-Moderate Income (LMI) project and must comply with all applicable LMI requirements as required by law.

Victoria Williams raised concerns regarding the use of tax abatements and questioned why the Authority is not generating more annual revenue. Director Dennis responded by explaining the strategic purpose of catalytic development projects, noting that such incentives are intended to spur broader economic growth and unlock long-term value. She emphasized that encouraging development in the central corridor—particularly housing, density, and mixed-use projects—is essential to advancing revitalization efforts and catalyzing additional private investment in the area.

Chairman Hector Gutierrez strongly echoed his support for Director Dennis' position, reinforcing the importance of utilizing strategic catalytic development projects as a deliberate economic development tool. He emphasized that while short-term revenue considerations are important, the Authority must remain focused on long-term transformational impact, particularly in advancing redevelopment within the central corridor.

Daniel Ray Allen made a motion to approve the Private Enterprise Agreement as presented. Rhonda Wright seconded the motion. Hector Gutierrez, Rhonda Wright, Daniel Ray Allen, Lois Wright voted in the affirmative. Victoria Williams abstained from the vote. The motion carried.

EXECUTIVE SESSION - Personnel, Litigation, Real Estate or Cyber Security OCGA § 50-14-1

IV. ADJOURNMENT

Chairman Hector Gutierrez adjourned the Special Called meeting at 6:05 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

DEVELOPMENT AUTHORITY REGULAR MEETING

Wednesday, April 22, 2026 at 5:30 PM

Meeting 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

Hector Gutierrez, Chair
Rhonda Wright, Vice Chair
Daniel Ray Allen, Board Member
Felicia Davis, Board Member
Victoria Williams, Board Member
Lois Wright, Board Member

**Rochelle Dennis, Economic Development
Director**

MINUTES

I. **CALL TO ORDER/WELCOME:** Vice Chair, Rhonda Wright called the Development Authority meeting to order on April 22, 2026, at 5:34 p.m.

II. **ROLL CALL**

PRESENT

Hector Gutierrez
Rhonda Wright
Daniel Ray Allen
Felicia Davis
Lois Wright

ALSO PRESENT

Kirby Glaze, Esq., DA General Counsel
Rochelle B. Dennis, Economic Development Director
John Wiggins, Finance Director
Charise Clay, Main Street Manager
Dieuvalda Lamartiniere, Economic Development Staff Assistant

III. **APPROVAL OF MINUTES**

1. **Approval of the March 25, 2026, Meeting Minutes**

Lois Wright made a motion to approve the March 25, 2026, Regular meeting minutes as submitted. Daniel Ray Allen seconded the motion. The motion unanimously passed.

IV. **PUBLIC COMMENTS**

Ann Keith expressed concern regarding the condition of Development Authority-owned properties, particularly along Evans Street and Main Street. She highlighted issues with overgrown trees and bushes and commented that the area appears unmaintained. She encouraged the Development Authority to prioritize cleaning and enhancing the appearance of these properties.

Felicia Davis acknowledged the importance of property upkeep and agreed that the Development Authority shares responsibility in maintaining its assets. She also noted that both the Authority and the City are making progress and moving in a positive direction, with continued momentum toward improvement.

Hector Gutierrez suggested that the Development Authority explore opportunities to collaborate with the existing Beautification Committee to support maintenance and enhancement efforts.

Economic Development Director Rochelle Dennis shared that the City has moved forward with establishing a Public Arts Review Board. People's Janitorial, in partnership with Arts Clayton and See Clayton, has been selected as a mural site on the rear of the building facing Forest Parkway.

She also noted that the selection of a muralist for the Grapevine mural project, in partnership with NASA at 833 Forest Parkway, is nearing completion. Additionally, Zesto's, located at the corner of Old Dixie Road and Forest Parkway, has expressed interest in participating in a public mural initiative.

Conversations have also begun with the Clayton County Water Authority (CCWA) regarding a potential public art installation featuring manhole covers.

Lastly, Rochelle Dennis reported that the landscape solicitation process is nearing completion for all Development Authority and Downtown Development Authority-owned properties within the Downtown Main Street District.

V. **LEGAL UPDATE**

2. **Reappointment of Members of Board of Directors Update** - Economic Development

Attorney Kirby Glaze reported that he is still awaiting a response from the City Attorney regarding the proposed resolution to reappoint members of the Development Authority Board of Directors. The resolution is intended to appropriately reset board terms.

3. **848 Main Street Lease Default** - Economic Development

Attorney Kirby Glaze reported that a Promissory Note was presented to Dr. J.J. Solano of

Main Street Dental Group, tenant of 848 Main Street, for the remaining past-due rent balance of \$18,494.00. This balance reflects the amount owed after two payments of \$1,860.00 were made to bring the 2026 lease current.

The Promissory Note carries an interest rate of 3.26%, comparable to what the Development Authority might earn if the funds were invested in a secure instrument and is structured to be repaid in 19 equal monthly installments of \$1,000. These payments will be made in addition to the regular monthly rent.

As of April 22, 2026, Dr. Solano has executed the Promissory Note and submitted one payment of \$1,910.00 and one payment of \$1,850.00 thereby bringing the 2026 lease current.

Daniel Ray Allen made a motion to accept the terms of the Promissory Note. Rhonda Wright seconded the motion. The motion passed unanimously.

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

Attorney Kirby Glaze provided background information on the PILOT (Payment in Lieu of Taxes) agreement, including the distribution of payments to the Urban Redevelopment Agency (URA), the City, and the Downtown Development Authority.

A meeting has been scheduled for May 14, 2026, at 11:00 a.m. with the Mayor, City Attorney, City Manager, Development Authority Chair, Development Authority Attorney, Economic Development team, and the City's Financial Advisor. During this meeting, the Development Authority will request a renegotiation of the PILOT agreement to include an administrative payment to the Development Authority.

VI. FINANCE UPDATE

5. March 2026 Finance Report - Finance Department

Economic Development Director Rochelle B. Dennis reported that services for Marshal Jones have been terminated, with a transition call scheduled for April 24, 2026.

She also shared that a new Development Authority bank account within the City of Forest Park has been established and funded. The existing bank account is scheduled to be closed in the coming days, and a cashier's check representing the remaining balance will be deposited into the new account.

Beginning in May 2026, the Office of Finance will provide monthly financial reports to the Development Authority.

6. FY 26-27 Draft Budget - Economic Development

Economic Development Director Rochelle B. Dennis shared that the Fiscal Year 2026–2027 draft budget is tentatively scheduled to be presented at the May meeting, pending the

outcomes of the upcoming PILOT payment discussion.

VII. OLD BUSINESS - ECONOMIC DEVELOPMENT DEPARTMENT

7. **850 Main Street Update**

Economic Development Director Rochelle B. Dennis shared that the Fire Marshal has approved moving forward with leasing the downstairs units, provided that access to the elevator and exterior stairs remains restricted while repairs are ongoing.

The Board requested 850 Main Street renderings.

Main Street Manager Charise Clay provided the following updates:

- **Exterior Repairs:** Landscaping, exterior stairwell, tenant mailboxes, and general building needs are estimated at \$49,446.80.
- **Interior Repairs:** Including the upstairs ballroom, restrooms, upstairs kitchenette, elevator, fire prevention systems, doors and locks, ceiling, and general building needs are estimated at \$7,600.00.
- **Total Estimated Repairs:** \$57,046.80.
- **Facility Rental:** A draft intergovernmental agreement has been prepared between the Development Authority and the City for Recreation & Leisure to manage rental of the banquet hall. A 70/30 revenue split is proposed, and rental rates and terms have been drafted for review and approval.
- **Lease Terms:** Following Fire Marshal approval to proceed with leasing, staff is working with Attorney Glaze to prepare draft lease agreements and terms for the café and two additional ground-floor suites.
- **Grease Trap:** Staff is coordinating with the Clayton County Water Authority regarding grease trap options. As the café is intended to function as a warming kitchen, the required system will depend on the end user. Staff's goal, following further consultation with CCWA, is to pursue a mid-grade option to serve immediate and longer-term needs.

Food Truck Park: Economic Development Director Rochelle Dennis explained that staff, at the request of the Development Authority, conducted preliminary research regarding the feasibility of a food truck park. At present, a food truck park could be permitted as an accessory use within the Arts and Entertainment Overlay District on Main Street.

She noted that, due to the PILOT payment discussions and the 850 Main Street renovation being designated as critical priorities, consideration of the food truck park and associated infrastructure funding was previously placed on hold.

However, following a new directive from the Chairman, staff will elevate the food truck park project back to priority status and provide a report at the May meeting.

8. **Georgia Utility Contractors Association - 794 Main Street Update**

Economic Development Director Rochelle Dennis shared that the team met with Georgia Utility Contractors Association on April 23, 2026, to review their proposed construction plan. They plan to

submit their construction plans for review and approval to the Urban Design Review on May 22, 2026.

9. **Development Authority Strategic Retreat**

Economic Development Director Rochelle Dennis shared that the Development Authority Strategic Retreat is scheduled for June 24, 2026, from 9:00 a.m. to 5:00 p.m. An agenda, facilitator, and location (either 696 Main Street or the Council Chambers) will be finalized in the coming weeks.

She also noted that a combined retreat involving the Development Authority, Downtown Development Authority, and Urban Redevelopment Agency is being planned for the fall.

10. **New Member Board Training**

Economic Development Director Rochelle Dennis shared that Development Authority new board training is being offered virtually on June 23, 2026, through the Carl Vinson Institute.

Daniel Ray Allen is required to complete the full 8-hour training session. Attorney Kirby Glaze noted that Lois Wright is required to complete the 2-hour training session.

Staff Assistant Dieuvalda Lamartiniere will coordinate registration for all participants.

VIII. **NEW BUSINESS**

IX. **ECONOMIC DEVELOPMENT UPDATE**

Economic Development Director Rochelle B. Dennis Delivered the update.

- Economic Development, Planning & Community Development, and members of the Forest Park Housing Committee attended the GICH Spring Retreat in Tifton. Forest Park is honored and excited to be a GICH freshman housing community.
- The Office of Economic Development hosted its Forest Park Business Association breakfast on April 22, 2026, featuring Mr. Jennell Taylor with the Small Business Administration as a featured speaker. Guests learned all about federal funding resources to start, sustain, and scale your business in Forest Park.
- The Cherry Street unveiling is May 15, 2026, at 10am at 5051 Cherry Street. The Restoration Off Park features 6-ground modern homes. The model home will be open for touring.
- AtWork Personnel Ribbon Cutting will be held on April 30, 2026, at 11:00am at 530 Forest Parkway, Suite D.
- Film Forest Park is final negotiation for a Hulu to be filmed at the Forest Park jail.
- Through an integrated coordination between Economic Development, Planning & Community Development, Public Works, and Public Information, a comprehensive public-landing page will roll out on the City website featuring all public and private projects taking place in the City. Our goal is to share capital projects, Board Authority projects, and private development projects in a clear, transparent format.

- **Property List:** The Board requested an updated Development Authority Board-owned property list.
- **Prestwick Development:** The Board requested background and history on Prestwick development.

11. Economic Development Updates

X. EXECUTIVE SESSION - Personnel, Litigation, Real Estate or Cyber Security OCGA § 50-14-1

Felicia Davis made a motion to enter Executive Session at 6:46 p.m. Lois Wright seconded the motion. The motion unanimously passed.

Felicia Davis made a motion to exit Executive Session at 7:05 p.m. Lois Wright seconded the motion. The motion unanimously passed.

XI. ADJOURNMENT

Rhonda Wright made a motion to adjourn the meeting at 7:08 p.m. Lois Wright seconded the motion. The motion unanimously passed.

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720.

A	B	C	D	E	F	G
1	DEVELOPMENT AUTHORITY					
2	OPERATING BUDGET - DRAFT					
3	July 1, 2026-June 30, 2027					
4		FY25 APPROVED	FY25 YTD ACTUAL	FY26 PROPOSED	VARIANCE	Details
5	REVENUE					
6	Interest Income	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	
7	Lease Income	\$ 40,000.00	\$ 15,496.42	\$ 60,000.00	\$ (20,000.00)	848 Main Street & Billboard Ground Lease
8	Other Revenue	\$ 500.00	\$ -	\$ 500.00	\$ -	Easement Compensations
9	Sale of Property - Proceeds	\$ 500,000.00	\$ -	\$ 500,000.00	\$ -	760-770 Main & 797 Main
10	Kroger PILOT Payment Pass thru	\$ 1,212,750.00	\$ -		\$ 1,212,750.00	
11	Kroger PILOT Payment Admin Fee	\$ -	\$ 1,212,750.00	\$ 250,000.00	\$ (250,000.00)	
12	TOTAL REVENUE	\$ 1,754,250.00	\$ 1,228,246.42	\$ 811,500.00	\$ 942,750.00	
13						
14	EXPENSES	ACCOUNT NAME	FY25 PROPOSED			DETAILS
15	Banking / CR Card Fees	\$ 1,000.00	\$ 16.00	\$ 500.00	\$ 500.00	
16	Cost of Sales (Land)	\$ 2,500.00			\$ 2,500.00	
17	Insurance - Liability	\$ 2,000.00	\$ 2,525.00	\$ 3,000.00	\$ (1,000.00)	
18	Meetings & Events	\$ 1,000.00	\$ -	\$ 2,000.00	\$ (1,000.00)	
19	Office Supplies	\$ 300.00	\$ 405.00	\$ 300.00	\$ -	
20	Postage Shipping & Courier	\$ 300.00	\$ -	\$ 300.00	\$ -	
21	Printing	\$ 500.00	\$ -	\$ 500.00	\$ -	
22	Professional Services	\$ 130,000.00	\$ 62,165.25	\$ 130,000.00	\$ -	Attorney Fees; Landscaping; AE
23	Public Relations	\$ 5,000.00		\$ 5,000.00	\$ -	
24	Repairs and Maintenance	\$ 326,400.00		\$ 300,000.00	\$ 26,400.00	
25	Reserve	\$ 9,000.00		\$ 9,000.00	\$ -	
26	Salaries	\$ 45,000.00		\$ 45,000.00	\$ -	1/3 of Staff Assistant & Project Manager
27	Training & Conferences	\$ 3,500.00	\$ -	\$ 5,000.00	\$ (1,500.00)	
28	Transfer to General Fund	\$ 1,212,750.00	\$ -	\$ 962,750.00	\$ 250,000.00	
29	Travel for Employees	\$ -			\$ -	
30	Kroger Pilot Payment	\$ 1,212,750.00			\$ 1,212,750.00	Kroger Pilot Payment Pass through (DA, GF)
31	Utilities - Electricity	\$ 2,500.00	\$ 5,637.79	\$ 5,000.00	\$ (2,500.00)	
32	Utilities - Gas	\$ 2,500.00		\$ 3,500.00	\$ (1,000.00)	
33	Water - Sewage	\$ 2,500.00	\$ 2,499.67	\$ 3,000.00	\$ (500.00)	
34					\$ -	
35	TOTAL EXPENSES	\$ 2,959,500.00	\$ 73,248.71	\$ 1,474,850.00	\$ 1,484,650.00	
36						
37	REVENUE OVER (UNDER) EXPENSES:	\$ (1,205,250.00)			\$ (1,205,250.00)	
38						



Economic Development Update

May 27, 2026

Rochelle B. Dennis

Economic Development Director

(470) 542-6286 | rdennis@forestparkga.gov

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
27**
WORLD CUP WATCH PARTY
2:00 p.m. - 7:00 p.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**

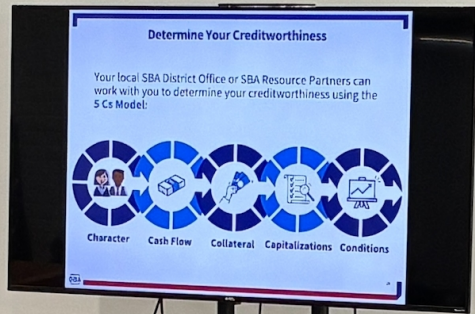
**DEC
11**
**2ND ANNUAL BEST OF
FOREST PARK AWARDS**
9:00 a.m. - 10:30 a.m.
803 Forest Parkway
Forest Park, GA

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

SCAN TO
LEARN MORE









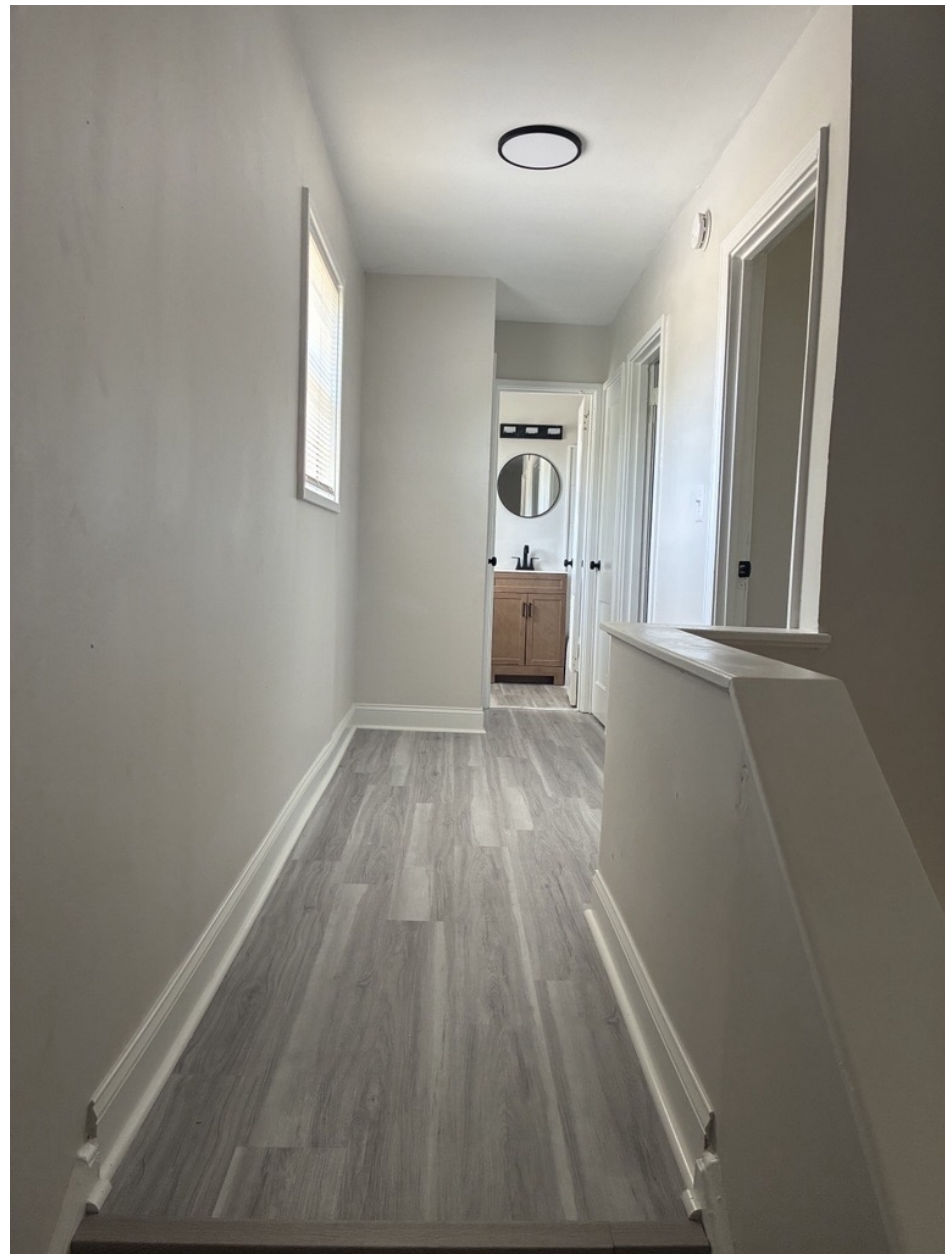












Economic Development Update

- **FOREST PARK BUSINESS ASSOCIATION**

- Forest Park Business Association Breakfast - TBD
- Best of Forest Park Awards – December 11

- **FILM FOREST PARK**

- Hulu Series

- **HOUSING**

- **GICH**

- Monthly Meetings; Start-Up Kit / Work Plan
- Clayton County Housing Collective
- Housing Assessment & Strategy
- Hosting the Clayton County Housing Assessment Open House in June (696 Main Street)

- **PUBLIC ART**

- Public Art Review Board
- People’s Janitorial Mural

- **WORKFORCE DEVELOPMENT**

- Clayton County Workforce Collective
- CareerReady ATL
- AeroATL Workforce Collective
- GA Power Partnership
- Youth Apprenticeship (CCPS)

- **BEAUTIFICATION**

- Banners
- Authority Landscaping
- City Plaza Blight

- **OTHER**

- Vacant Commercial Registry
- Public & Private Pending Projects (Landing Page)
- Available Properties Integrated Digital Map
- CTP Survey (Comprehensive Transportation Plan)
–input on travel, safety, transit



Economic Development Update

- **INCENTIVES**

- Impact Fees Assessment
- Public-Private Partnerships
- Tax Allocation Districts (TADs) – Possible Expansion
- Community Improvement District (CID) – Expansion Approved
- Opportunity Zone – Re-evaluation
- 2026 Job Tax Credit Program Designation (Tier 1)

- **GRANT OPPORTUNITIES**

- CHIP (Community HOME Investment Program)
- Brownsfield Grant

- **MARKETING**

- Global Atlanta Partnership (Pending)

- **PROPOSED / PENDING DEVELOPMENT**

- Forest Square
- MARTA O&M

- **BRE**

- Magnolia Lounge – Grand Re-Opening – May 21st @ 2pm (3920 Jonesboro Road)

- **UPCOMING ENGAGEMENTS**

- **ADMIN**

- Economic Development Business Engagement Coordinator (Pending Approval)

PENDING PROJECTS

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

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

Non-Bond Facilities Projects

Project	Address	Status
Richard E. Giusti Heart Par Cours	600 NE 38 Street	Completed
Public Works Facility	3801 NE 5 Avenue	Completed

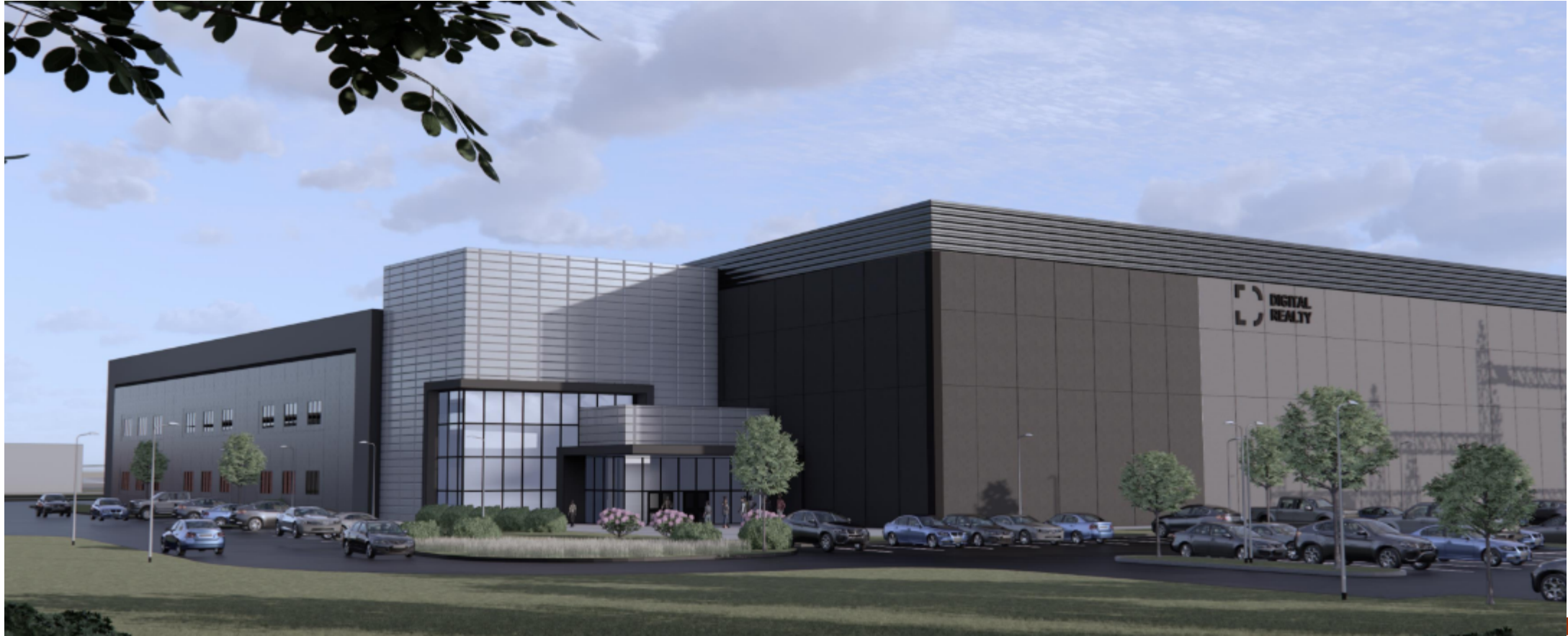
Recent Updates:

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.



Digital Realty Development

- 1.9M SF proposed data center campus of 97-acre slice of Fort Gillem; \$3B investment
- Zoned industrial
- Purchased 1,728 legacy stream mitigation credits to fund the restoration and preservation of other stream systems
- Methane remediation and soil/bedrock replacement to ensure site is stable; reduced carbon emissions, and improved air quality
- Own-dedicated GA Power substation; energy-efficient design (LEED)
- 3,000 FTE Construction Jobs / 100 FTE Permanent Jobs
- DRI State Filing
 - <https://apps.dca.ga.gov/DRI/InitialForm.aspx?driid=4482>

Development Authority

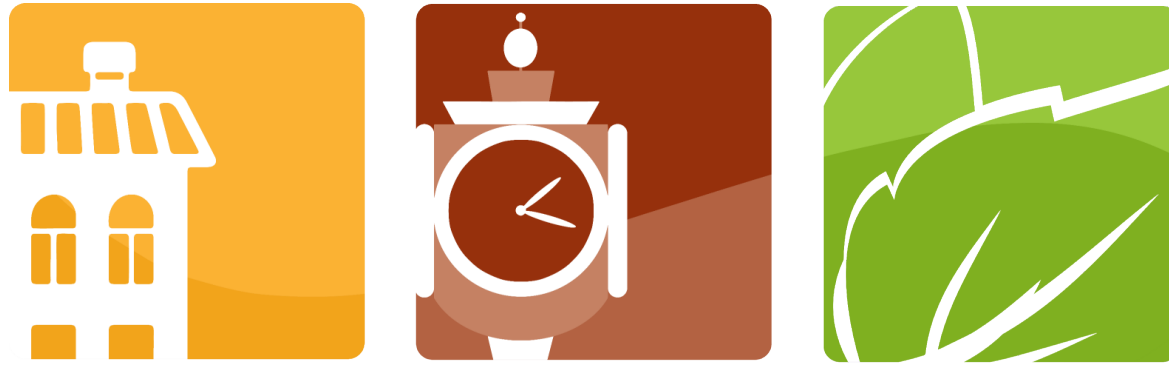
- **794 MAIN STREET - GUCA TRAINING CENTER (CONTRACT)**
 - Under contract as of May 2025
 - Expansion of Georgia Utility Contractors Association HQ & Training Facility
 - Going to UDRB on May 22, 2026
- **760-770 MAIN STREET – FLORENCE ON MAIN (CONTRACT)**
 - Mixed-use 60-unit LMI apartment complex
 - Under contract to Prestwick Development as of May 2025
 - They did not receive their DCA tax credits (September – October 2025)
 - DA approved extension to PSA; DA approved private enterprise agreement
 - Developer resubmitted to DCA for 2026 tax credits; FP awarded GICH letter
- **670 MAIN STREET (PENDING LEASE)**
 - Property sold to private developer nearly four (4) years ago; DA has no legal standing at this time to compel development
- **850 MAIN STREET REDEVELOPMENT**
 - Completion of renovations pending funding
 - Finalizing event rental agreement for ballroom
 - Finalizing lease terms for 5 micro-suites
 - Finalizing lease terms for “café” space
- **803 MAIN - CARTER ON MAIN**
 - Property sold to private developer nearly four (4) years ago; DA has no legal standing at this time to compel development
 - Developer has been non-responsive as of the past several months; no movement on project
- **842 MAIN STREET (RESTAURANT/RETAIL PARK – PROPOSED)**
 - Research phase; reached out to engineers for engineer site plan and infrastructure; coordination with PCD on zoning requirements; initial meeting with PW on critical needs

Downtown Development Authority

- **College Street Development**
 - Residential / mixed-used Development (proposed)
- **Main Street Development**
 - Mixed-Use Development (proposed)
- **Carter's Cleaners**
 - Artist wants to remove and preserve the Art Deco neon sign
- **891 Forest Parkway – 4987 East Street**
 - Parcel Split & Rezoning – Survey Submitted
- **Gillem 600 Tax Abatement**
 - Pending (DDA)
- **Scannell Spec Building – Gillem**
 - Tax Abatement (DDA) pending
- **Digital Realty**
 - Tax Abatement (DDA) pending; Presented to BOC (November 11th) for consideration of County Tax Abatement
 - CBA proposal for approval
 - Cleaning & remediation of site; Phased development; 2028 completion;
- **Property Management**
 - New Broker / Property Manager needed
 - Vacant property at 819 Forest Parkway
- **Public Relations / Marketing**
 - Media Placement with Site Selection Magazine (under review)
 - Digital Media placement with Multiview (under review)
- **4879 West Street (Auto Brokerage)**
 - Development plans (pending)
- **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
 - 2 board positions up for renewal
 - Need New IGA with PW

Urban Redevelopment Agency

- **Metcalf Road Extension**
 - Road Construction
 - Lighting Plan w/ GA Power
- **Expansion of URA Boundaries**
- **Park at Fort Gillem**
 - Stabilization & Redevelopment
- **330 Forest Parkway**
 - Mixed-Use Development (proposed)
- **Stephen's Lake**
- **Gillem 600 Tax Abatement**
 - Pending (DDA)
- **Scannell Spec Building – Gillem**
 - Groundbreaking held October 23rd
 - Tax Abatement (DDA) pending
- **GIS System – Replat of Gillem properties**
- **Gun Range Renovation / Reorientation**
- **Grapevine Development - 833 Forest Parkway**
- **HD Supply**
 - Parking lot modifications for new generators
- **Digital Realty**
 - Tax Abatement (DDA) pending
 - CBA (DDA) pending
 - FAQs (pending – final legal review)
 - Presented to BOC (November 11th) for consideration of County Tax Abatement
 - Cleaning & remediation of site
 - Blasting Permits – issued by Fire Marshal
 - Phased development; 2028 completion



CITY OF
FORESTPARK
ECONOMIC DEVELOPMENT

