



CITY OF  
**FORESTPARK**

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

Thursday, May 28, 2026 at 3:00 PM  
Council Chambers

[City Website](#)

Phone (404) 363.2454

**ECONOMIC DEVELOPMENT**

745 Forest Parkway  
Forest Park, GA 30297

**AGENDA**

**Eric Stallings, Vice Chair  
JoAnn "Jay" Evans, Board Member  
Kenneth Gray, Board Member  
Delores Gunn, Board Member  
Bambi Hayes-Brown, Board Member  
Floyd Holland III (Tre Floyd), Board Member  
Dhaval Shah, 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 APPROVAL OF MINUTES**
  - 1. **Approval of March 26, 2026, Meeting Minutes**
- III PUBLIC COMMENTS**
- IV LEGAL UPDATE**
- V FINANCE UPDATE**
  - 2. **A. April 2026 Finance Report**
  - B. FY 26-27 Draft Budget**
- VI OLD BUSINESS**
  - 3. **A. 891 Forest Parkway Parcel Split Update**
  - B. 819 Forest Parkway Lighting Repairs Update**
  - C. Scannell Properties Tax Abatement**
  - D. Gillem 600-650 Tax Abatement**
  - E. Digital Realty Tax Abatement**
  - F. Digital Realty Community Benefit Agreement**

## **VII NEW BUSINESS**

4. **A. Downtown Development Presentation — Mandala Jones, President & CEO**
- B. Multiview Digital Advertising Presentation**
- C. 4523 Ernest Drive Landscape Approval**
- D. 890 Conley Road Landscape Approval**
- E. 954 Main Street — Carter's Cleaners Sign Proposal**

## **VIII ECONOMIC DEVELOPMENT UPDATE**

5. **Economic Development Updates**

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

## **X 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  
DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING**

Thursday, March 26, 2026, at 3:00 PM  
Council Chambers

[City Website](#)

Phone (404) 363.2454

**ECONOMIC DEVELOPMENT**  
745 Forest Parkway  
Forest Park, GA 30297

**Eric Stallings, Chairman**  
**Delores Gunn, Vice Chairwoman**  
**Dr. Bambi Hayes- Brown, Member**  
**JoAnn "Jay" Evans, Member**  
**Kenneth Gray, Member**  
**Tre Floyd Holland, Member**  
**Dhaval Shah, Member**

**MEETING NOTICE:**

**VIRTUAL MEETING NOTICE:** Council Meetings will be live-streamed and available on Forest Park's YouTube Channel.

**MINUTES**

**CALL TO ORDER/WELCOME:** Chairman Eric Stallings called the Downtown Development Authority meeting to order on March 26, 2026, at 3:00 p.m.

**PRESENT:**

Eric Stallings  
Delores Gunn  
JoAnn Evans (arrived at 3:01 p.m.)  
Kenneth Gray  
Tre Holland  
Dr. Bambi Hayes Brown (arrived at 4:24 p.m.)

**ALSO PRESENT:**

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

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:** Delores Gunn made a motion to adopt the agenda for March 26, 2026, as submitted. Tre Holland seconded the motion. The motion unanimously passed.

**APPROVAL OF MINUTES**

1. **Approval of the February 26, 2026, Meeting Minutes** - Economic Development

Delores Gunn made a motion to approve the February 26, 2026, Downtown Development Authority meeting minutes as submitted. Jay Evans seconded the motion. The motion unanimously passed.

**PUBLIC COMMENTS:** Jay Evans expressed concern about a train that remained stopped on the train tracks for more than six (6) hours, noting the impact on the community. Delores Gunn clarified that the City does not have jurisdiction over rail operations, as those are managed by the railroad companies and regulated at the federal level.

Delores Gunn also discussed development plans for a pedestrian bridge that would extend across Forest Parkway to Main Street, intended to improve connectivity and mitigate traffic disruptions caused by rail activity.

## **DIGITAL TOOLS: TABLETS BASED MEETINGS**

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

Rochelle Dennis, Economic Development Director, provided an update on plans to reduce paper usage and streamline operations through the implementation of tablet-based meetings. In coordination with Information Technology, Economic Development will roll out a secure shared platform for distributing electronic meeting packets accessible via tablets during meetings. Meeting packet links will continue to be shared in advance, consistent with current practices.

## **FINANCE UPDATE**

3. **Downtown Development Authority Finance Update March 2026** – Finance

John Wiggins, Director of Finance, delivered the update

- Total Operating Cash Beginning Balance \$5,872,564; Deposits \$16,874; Debits \$15,624; Ending Balance \$5,873,815
- Total Operating Revenue Budget \$3,639,477; YTD Actual \$3,515,289; Budget Balance \$124,188
- Total Operating Expense Budget \$3,639,477; YTD Actual \$495,367; Encumbrance \$16,335; Budget Balance \$3,127,776; % Used 14%
- Total Net Position as of February 2026 YTD Actual \$3,019,923; Encumbrance (\$16,335); (\$3,003,588)
- GA Fund 1 Forward Balance \$2,156,795.73; Reinvestment \$2,163,015.10; Ending Balance \$2,163,015.10
- Director John Wiggins explained that Arthur J. Gallagher & Co. provides insurance services for the Downtown Development Authority as an annual expense.
- Rochelle Dennis, Economic Development Director, explained that Valentino is

utilized for surveying services on an as-needed basis.

- Delores Gunn questioned the classification of Catalytic Development sites, noting that no funds have been expended to date. She suggested the category be renamed as Capital Expenditures going forward.
- Eric Stallings inquired about intergovernmental revenue, noting that collections were higher than expected due to the Gillem Logistics Center pilot payment (Payment in Lieu of Taxes) associated with a tax abatement agreement.
- Danielle Matricardi explained that the City of Forest Park has one of the highest millage rates in Clayton County, and that tax abatements are used as an economic development incentive.
- Eric Stallings would like to see a projected vs actual expenses and revenues from month to month in reporting (cash flow projections)

## **NEW BUSINESS**

### **4. Discussion: Brokerage Services and Property Management Services - Economic Development**

Ivory Ledet, the DDA's broker and property manager, has tendered his resignation. He is relocating to Thailand. Rochelle Dennis asked the DDA to allow the Office of Economic Development to start the process of vetting proposals for Brokerage Services and Property Management Services. Specifically looking at bringing three to four vacant commercial properties online. Brokerage services typically are paid based on a percentage so there would not be a monthly fee to the DDA.

Director Dennis explained that the selection criteria would be at discretion of the DDA. Staff's goal is to have a firm selected by July 1. Director Dennis explained that even with the current transition, the rental payment and repair process continues.

Tre Holland made a motion to grant Permission for the Office of Economic Development to move forward with Securing Property Management and Brokerage Services for DDA Properties. The motion was seconded by Jay Evans. The motion unanimously passed.

### **6. Review: National Sign Plazas Home Builder Program - Economic Development**

Director Dennis presented information regarding the National Sign Plazas Home Builder Program, including its purpose and role in supporting development-related signage coordination for home building projects and related development activity.

Danielle Matricardi, Esq. explained that given the required placement in City's right of way, the proposal would need to be taken to the City for consideration and further action.

### **7. Review: Multiview Digital Advertising - Economic Development**

- Discussion was held regarding Multiview Digital Advertising, including its role in supporting digital outreach and advertising efforts to promote Development Authority initiatives and increase visibility of programs and opportunities. The estimated cost

is approximately \$20,000 annually.

- Rochelle Dennis suggested that Multiview be invited to provide a demonstration at a future meeting.
- Eric Stallings suggested evaluating the Authority's existing internal branding capacity.
- Rochelle Dennis noted the potential use of Marc Norsworthy to support broader branding and outreach efforts.

#### 8. **Review: Site Selection Magazine** - Economic Development

Director Dennis led discussion regarding Site Selection Magazine, noting its use as a strategic marketing platform to promote the Authority and attract business and investment interest. She recommended placement in the January 2027 issue, which focuses on mid-size markets, workforce development, and site selectors, and is widely viewed as a key edition. With Board approval, the expenditure would be included in the FY27 budget.

She further noted that the State of Georgia has a significant presence in the January issue and emphasized the opportunity to position Forest Park in coordination with the Georgia Department of Economic Development. Staff will confirm advertising rates, ad sizing options, and related benefits. The publication provides regional and national reach.

Eric Stallings inquired about the Authority's broader marketing reach to developers, including large-scale industry, housing developers, and restaurant and retail prospects.

### **OLD BUSINESS**

#### 9. **Board Properties** - Economic Development

Director Dennis led discussion on the development of a digital mapping tool to display Authority-owned properties in a centralized, interactive format.

Staff is working with Information Technology to create a map-based system with property pin drops, allowing users to click on individual locations to access property one-pagers, concept drawings, and related information.

The goal is to consolidate all properties into a single interactive map platform, which will also be integrated into the Authority's website for broader public access.

Staff anticipates a full test rollout by July, with continued refinement prior to public launch.

#### 10. **4899 Hale Road Update** - Economic Development

Director Dennis reported that a property previously sold as a vacant lot approximately one year ago to a private developer was intended for the construction of a new home. The parcel is currently zoned Institutional Commercial and will require rezoning prior to development.

It was noted that the adjacent parcel has been rezoned to UV (Urban Village), which permits uses such as tiny homes and cottage court developments. Existing homes along Hale Road are undergoing demolition and renovation; however, they cannot be reconstructed in their current form under existing zoning conditions.

The current property owners of 4899 Hale Road will need to pursue rezoning to proceed with their intended development plans.

#### 11. **Digital Realty Community Benefits Agreement** - Economic Development

- Attorney Matricardi provided an update regarding Digital Realty's request for a tax abatement, noting that the Development Authority is requiring a Community Benefits Agreement (CBA) in exchange.
- He explained that input from a July 2025 townhall meeting was incorporated into the CBA to address community concerns.
- It was noted that under an agreement with Clayton County, any tax abatement within the Gillem area requires County consent. If consent is not granted, or if the City proceeds without it, Digital Realty would be required to make Payment in Lieu of Taxes (PILOT) payments to the County in the full amount of otherwise owed taxes.
- The proposed structure includes issuance of a bond, transfer of the property to the DDA, and leaseback to Digital Realty, with requirements for regular reporting on job creation and community benefit compliance.
- An Inducement Resolution is currently being finalized for review at the April meeting, along with a Memorandum of Understanding (MOU) outlining economic incentives, job requirements, and annual reporting obligations.
- It was further noted that noncompliance with agreement terms would result in repayment of the full tax obligation.

### **ECONOMIC DEVELOPMENT UPDATE**

#### 12. **Economic Development Update** - Economic Development

- Spring Banners are done!
- Taste of Forest Park – Friday, April 3<sup>rd</sup> in partnership with Food Truck Friday at Bill Lee Park starting at 5pm
- Charise Clay attended the Main Street New Manager's Retreat
- 3<sup>rd</sup> Annual Wine Crawl – Friday, April 24<sup>th</sup> Fountain on Main
- Grapevine Groundbreaking and construction is moving
- Shoe Trend Ribbon Cutting
- Economic Development Forum for Developers
- Forest Park Business Breakfast Wednesday, April 22<sup>nd</sup> at 696 Main Street featuring Small Business Administration
- Murder in Music City filmed in Forest Park premiered on Lifetime
- Pusha T and 21 Savage both filmed in Forest Park
- Cherry Street (Restoration Off Park) 6 New Home Construction – April 17<sup>th</sup> Unveiling
- April 30<sup>th</sup> – At Work Personnel Ribbon Parking
- Public-Private Project Update: Project update with name, address, brief description,

link to concept plan (if available), and status update. This update will live on the city website.

## **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:** Tre Holland made a motion to adjourn the Regular Meeting at 4:34 p.m. Jay Evans 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  |                     | <b>DOWNTOWN DEVELOPMENT AUTHORITY</b> |                        |                            |                        |                       |  |
| 2  |                     | <b>OPERATING BUDGET DRAFT</b>         |                        |                            |                        |                       |  |
| 3  |                     | <b>July 1, 2026-June 30, 2027</b>     |                        |                            |                        |                       |  |
| 4  |                     |                                       | <b>FY25 APPROVED</b>   | <b>FY25 YTD<br/>ACTUAL</b> | <b>FY26 PROPOSED</b>   | <b>VARIANCE</b>       | <b>Details</b>                           |
| 5  |                     | <b>REVENUE</b>                        |                        |                            |                        |                       |  |
| 6  | 590-00-0000-33-8000 | Payment in lieu of Tax (Pilot)        | \$ 3,062,227.00        | \$ 3,311,378.50            | \$ 3,000,000.00        | \$ 249,151.50         |  |
| 7  | 590-00-0000-31-8000 | Other Taxes                           | \$ 81,000.00           | \$ -                       | \$ -                   |                       | Tax Abatements                           |
| 8  | 590-00-0000-36-1000 | Interest Income                       | \$ 230,000.00          | \$ 158,396.96              | \$ 155,000.00          | \$ (71,603.04)        |  |
| 9  | 590-00-0000-38-1000 | DD Auth Rent                          | \$ 15,000.00           | \$ 19,375.26               | \$ 15,000.00           | \$ 4,375.26           | East Street                              |
| 10 | 590-00-0000-38-1005 | Event Revenue                         | \$ 10,000.00           | \$ 2,036.30                | \$ 10,000.00           | \$ (7,963.70)         |  |
| 11 | 590-00-0000-38-1006 | Membership Revenue                    | \$ 1,250.00            | \$ -                       | \$ 10,000.00           | \$ (1,250.00)         |  |
| 12 | 590-00-0000-38-2601 | 819 Forest Parkway Rents              | \$ 80,000.00           | \$ 72,616.75               | \$ 80,000.00           | \$ (7,383.25)         |  |
| 13 | 590-00-0000-38-9000 | Other Revenue                         | \$ 10,000.00           | \$ 10,639.41               | \$ -                   | \$ 639.41             |  |
| 14 | 590-00-0000-39-2200 | Sale of Property                      | \$ 150,000.00          | \$ -                       | \$ 150,000.00          | \$ (150,000.00)       |  |
| 15 | 590-00-0000-39-3800 | Capital Contributions                 | \$ -                   | \$ -                       |                        | \$ -                  |  |
| 16 |                     |                                       |                        |                            |                        | \$ -                  |  |
| 17 |                     | <b>TOTAL REVENUE</b>                  | <b>\$ 3,639,477.00</b> | <b>\$ 3,574,443.18</b>     | <b>\$ 3,420,000.00</b> | <b>\$ (65,033.82)</b> |  |
| 18 |                     |                                       |                        |                            |                        |                       |  |
| 19 |                     |                                       | <b>FY25 APPROVED</b>   | <b>FY25 YTD<br/>ACTUAL</b> | <b>FY26 PROPOSED</b>   | <b>VARIANCE</b>       | <b>Details</b>                           |
| 20 |                     | <b>EXPENSES</b>                       |                        |                            |                        |                       |  |
| 21 | 590-00-0000-58-4000 | Issuance Costs                        | \$ -                   | \$0                        |                        | \$ -                  |  |
| 22 | 590-20-7550-57-5000 | Loss on Disposition - Property        |                        | \$337,952                  |                        |                       |  |
| 23 | 590-22-1510-51-1101 | Salaries                              | \$ 45,000.00           | \$ 11,522.50               | \$ 45,000.00           | \$ (33,477.50)        | 1/3 Staff Assistant & Project<br>Manager |
| 24 | 590-22-1510-51-1102 | Exec Dir Salary Supplement            | \$ 14,000.00           | \$ 7,000.00                | \$ 14,000.00           | \$ (7,000.00)         |  |
| 25 | 590-22-1510-52-3111 | Insurance Liability                   | \$ 2,700.00            | \$ 1,238.00                | \$ 2,700.00            | \$ (1,462.00)         |  |
| 26 | 590-22-1510-52-3601 | Bank Charges / Financial Service      | \$ 250.00              | \$ 5,404.61                | \$ 5,500.00            | \$ 5,154.61           |  |
| 27 | 590-22-1510-52-3701 | Training & Conferences                | \$ 5,500.00            | \$ 1,328.45                | \$ 20,000.00           | \$ (4,171.55)         |  |
| 28 | 590-22-1510-52-3500 | Travel for Employees                  | \$ 2,500.00            | \$ 3,818.13                | \$ -                   | \$ 1,318.13           |  |
| 29 | 590-22-7310-54-1411 | Infrastructure / Construction         | \$ 17,000.00           | \$ -                       | \$ 25,000.00           | \$ (17,000.00)        |  |
| 30 | 590-22-7310-54-1412 | Catalyst Development Site             | \$ 65,000.00           | \$ -                       | \$ 65,000.00           | \$ (65,000.00)        |  |
| 31 | 590-22-7310-54-1413 | Bond Debt Pymt 819 & 833              | \$ -                   | \$ -                       |                        | \$ -                  |  |

|    | A                   | B                                       | C                      | D                      | E                  | F                        | G |
|----|---------------------|---|------------------------|------------------------|--------------------|--------------------------|---|
| 32 | 590-22-7310-54-1414 | Purchase Property / Land DDA            | \$ 20,000.00           | \$ 360.00              | \$ 40,000.00       | \$ (19,640.00)           |   |
| 33 | 590-22-1510-57-9000 | Contingency Fund                        | \$ 35,000.00           | \$ -                   | \$ 35,000.00       |                          |   |
| 34 | 590-22-7520-52-1205 | Professional Services                   | \$ 315,000.00          | \$ 68,081.23           | \$ 315,000.00      | \$ (246,918.77)          |   |
| 35 | 590-22-7520-52-1301 | Technical Services                      | \$ 5,300.00            | \$ 3,026.63            | \$ 30,000.00       | \$ (2,273.37)            |   |
| 36 | 590-22-7520-52-2201 | Repairs and Maintenance                 | \$ 47,000.00           | \$ 11,802.03           | \$ 55,000.00       | \$ (35,197.97)           |   |
| 37 | 590-22-7520-52-3310 | Advertising / Promo                     | \$ 35,000.00           | \$ 100.00              | \$ 35,000.00       | \$ (34,900.00)           |   |
| 38 | 590-22-7520-52-3401 | Printing / Postage                      | \$ 1,200.00            | \$ 1,182.04            | \$ 1,200.00        | \$ (17.96)               |   |
| 39 | 590-22-7520-52-3610 | Dues and Subscriptions                  | \$ 1,000.00            | \$ 495.00              | \$ 5,000.00        | \$ (505.00)              |   |
| 40 | 590-22-7520-52-3913 | Public Relations                        | \$ 40,000.00           | \$ 1,048.65            | \$ 20,000.00       | \$ (38,951.35)           |   |
| 41 | 590-22-7520-52-3914 | Special Events                          | \$ 52,500.00           | \$ 55,356.66           | \$ 55,000.00       | \$ 2,856.66              |   |
| 42 | 590-22-7520-53-1105 | Supplies                                | \$ 110,000.00          | \$ 440.68              | \$ 11,000.00       | \$ (109,559.32)          |   |
| 43 | 590-22-7520-53-1106 | Utilities                               | \$ 33,000.00           | \$ 24,176.33           | \$ 35,000.00       | \$ (8,823.67)            |   |
| 44 | 590-22-7520-56-1000 | Depreciation Expense                    | \$ -                   | \$ 2,257.68            | \$ 2,500.00        | \$ 2,257.68              |   |
| 45 | 590-22-7520-57-1001 | Intergovernmental                       | \$ -                   | \$ -                   |                    | \$ -                     |   |
| 46 | 590-22-7520-61-1100 | Transfer to General Fund                | \$ 2,492,527.00        | \$ -                   | \$ 2,103,100.00    | \$ (2,492,527.00)        |   |
| 47 | 590-22-8000-58-1101 | Bond Payment - Principal (Debt Service) | \$ 300,000.00          | \$ -                   |                    | \$ (300,000.00)          |   |
| 48 | 590-22-8000-58-2300 | Interest Expense                        |                        | \$ 532,190.00          | \$ 500,000.00      | \$ 532,190.00            |   |
| 49 |                     | <b>TOTAL EXPENSES</b>                   | <b>\$ 3,639,477.00</b> | <b>\$ 1,068,781.06</b> | <b>\$3,420,000</b> | <b>\$ (2,570,695.94)</b> |   |
| 50 |                     |   |                        |                        |                    |                          |   |
| 51 |                     | <b>REVENUE OVER (UNDER) EXPENSES:</b>   | <b>\$ -</b>            | <b>\$ 2,505,662.12</b> | <b>\$ -</b>        | <b>\$ 2,505,662.12</b>   |   |
| 52 |                     |   |                        |                        |                    |                          |   |

**URBAN REDEVELOPMENT AGENCY  
DRAFT OPERATING BUDGET**

**URBAN REDEVELOPMENT AGENCY  
DRAFT OPERATING BUDGET**

|  | AMOUNT              | AMOUNT              |
|--|---------------------|---------------------|
| <b>Revenues:</b>                       |                     |                     |
| Interest Income                        | \$ 16,056           | \$ 5,000            |
| Lease Income                           | 17,500              | 5,000               |
| Movie Production Leases                | -                   | -                   |
| OEA Grant                              | -                   | -                   |
| Salvage and Equipment Sale Revenue     | -                   | -                   |
| Easement Compensation                  | -                   | -                   |
| Sale of Property                       | -                   | 3,816,000           |
| Balance in Infrastructure bank account | -                   | 12,000              |
| Transfer from General Fund             | 1,100,000           | 1,100,000           |
| State DOT Grant                        |                     |                     |
| REBA Grant for Raterree                | -                   | -                   |
| TAD                                    | -                   | -                   |
| Total Revenue                          | <u>\$ 1,133,556</u> | <u>\$ 4,938,000</u> |

**Expenses:**

|                                 |             |             |
|---------------------------------|-------------|-------------|
| Operating Expenses:             |             |             |
| Advertising                     | \$ -        | \$ -        |
| Application Fees / EPD          | -           | -           |
| Real Estate Attorney Fees       | -           | -           |
| Bank Service Fees               | (25,568)    | (20,000)    |
| Bank Service Fees - reimburse   | -           | -           |
| Contract labor                  | -           | (5,000)     |
| Cost of Sales (Land)            | -           | -           |
| Electric Utilities              | 2,230       | (35,000)    |
| Gas Utilities                   | (1,569)     | (5,000)     |
| Homeless Emergency Shelter      | -           | -           |
| Insurance - Liability           | (8,620)     | (10,000)    |
| Insurance - Environmental (PLL) | -           | (10,000)    |
| Insurance - Property            | -           | (12,000)    |
| Payment to Army                 | -           | -           |
| URA Bond Payment                | (1,107,895) | (1,100,000) |
| Owners Association Assessment   | (34,429)    | (50,000)    |
| Printing                        | -           | -           |
| Professional Services           | (98,137)    | #REF!       |
| Oasis                           | -           | -           |
| Financial Advisor               | -           | -           |
| Repairs and Maintenance         | (840)       | (25,000)    |

|                                |                       |                  |
|--------------------------------|-----------------------|------------------|
| Water and Sewerage             | (31,899)              | (80,000)         |
| Tax - County / School          | -                     | -                |
| Reserve                        | -                     | (75,000)         |
| Total Operating Expenses       | <u>\$ (1,306,727)</u> | <u>#REF!</u>     |
| Capital Outlay:                |                       |                  |
| Bldg 101 Mold Removal          | (669,509)             | (665,000)        |
| Rateree Road Improvements      |                       |                  |
| Other                          | -                     | (50,000)         |
| Total Capital Outlay           | <u>(669,509)</u>      | <u>(715,000)</u> |
| Total Expenses                 | <u>\$ (1,976,237)</u> | <u>#REF!</u>     |
| Revenues Over (Under) Expenses | <u>\$ (842,681)</u>   | <u>#REF!</u>     |

\$ 15,000  
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-  
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    (4,000)      (4,000)  
\$ (1,004,000)  
\$ (5,843,342)

\$ 2,300,658

**WorldScapes LLC**  
 PO Box 310714  
 Atlanta, Georgia 31131  
 United States

8554016311  
 WorldScapesllc.com

**BILL TO**  
**Forest Park Economic Development Authority**  
 Rochelle Dennis  
  
 1-404-366-4720

**Estimate Number:** ESTIMATE: Lot Clean-Up 4523 Ernest Drive Forest Park, GA

**Estimate Date:** May 20, 2026

**Valid Until:** June 19, 2026

**Grand Total (USD): \$2,250.00**

| Services   | Quantity | Price      | Amount     |
|--|----------|------------|------------|
| <b>Clean-Up &amp; Removal of Debris from Lot Located at 4523 Ernest Drive Forest Park, Georgia 30297</b><br>Estimate to include ALL Labor for clean up of lot, removal of debris, dumping of debris and chemical spraying of entire lot. | 1        | \$2,250.00 | \$2,250.00 |

**Grand Total (USD): \$2,250.00**

**Notes / Terms**

ESTIMATE: Includes all labor for clean-up of debris from lot, dumping of debris and chemical spraying of entire lot at 4523 Ernest Drive Forest Park, GA 30297.

Thank you for the opportunity to help keep your property beautiful!

**WorldScapes LLC**  
 PO Box 310714  
 Atlanta, Georgia 31131  
 United States

8554016311  
 WorldScapesllc.com

**BILL TO**  
**Forest Park Economic Development 785**  
**Forest Pkwy Forest Park, GA 30297**  
 Rochelle Dennis  
  
 1-404-366-4720

**Estimate Number:** ESTIMATE: Clearing  
 of Lot 890 Conley Rd  
 Forest Park

**Estimate Date:** May 24, 2026

**Valid Until:** June 23, 2026

**Grand Total (USD): \$16,500.00**

| Services   | Quantity | Price       | Amount             |
|--|----------|-------------|--------------------|
| <b>Lot Clearing 890 Conley Rd Forest Park, GA</b><br>Price to include Clearing of entire 6.2 acre lot of all overgrowth (small shrubs, grass, weeds, trash, etc.) Inclusive of all labor and materials | 1        | \$14,000.00 | \$14,000.00        |
| <b>Dumper Cost</b><br>For roll-off dumpsters to dispose of all vegetation and trash and debris.  | 1        | \$2,500.00  | \$2,500.00         |
| <b>Grand Total (USD):</b>  |          |             | <b>\$16,500.00</b> |

**Notes / Terms**

ESTIMATE: We are proposing to clear the entire lot of all overgrowth (small shrubs, grass, weeds, trash, etc.) to ensure no one is able to reside at or dump debris on site. Price is inclusive of all labor and materials and disposal of all unwanted vegetation and trash.

Thank you for the opportunity to help keep your property beautiful!



# Economic Development Update

## May 28, 2026

**Rochelle B. Dennis**

Economic Development Director

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

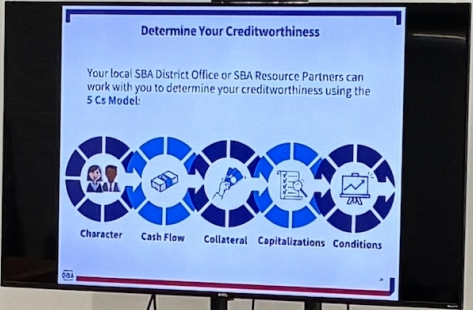
**DEC  
11**  
**2ND ANNUAL BEST OF  
FOREST PARK AWARDS**  
9:00 a.m. - 10:30 a.m.  
803 Forest Parkway  
Forest Park, GA

**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 21<sup>st</sup> @ 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    |
|--|------------------------|-----------|
| <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 |

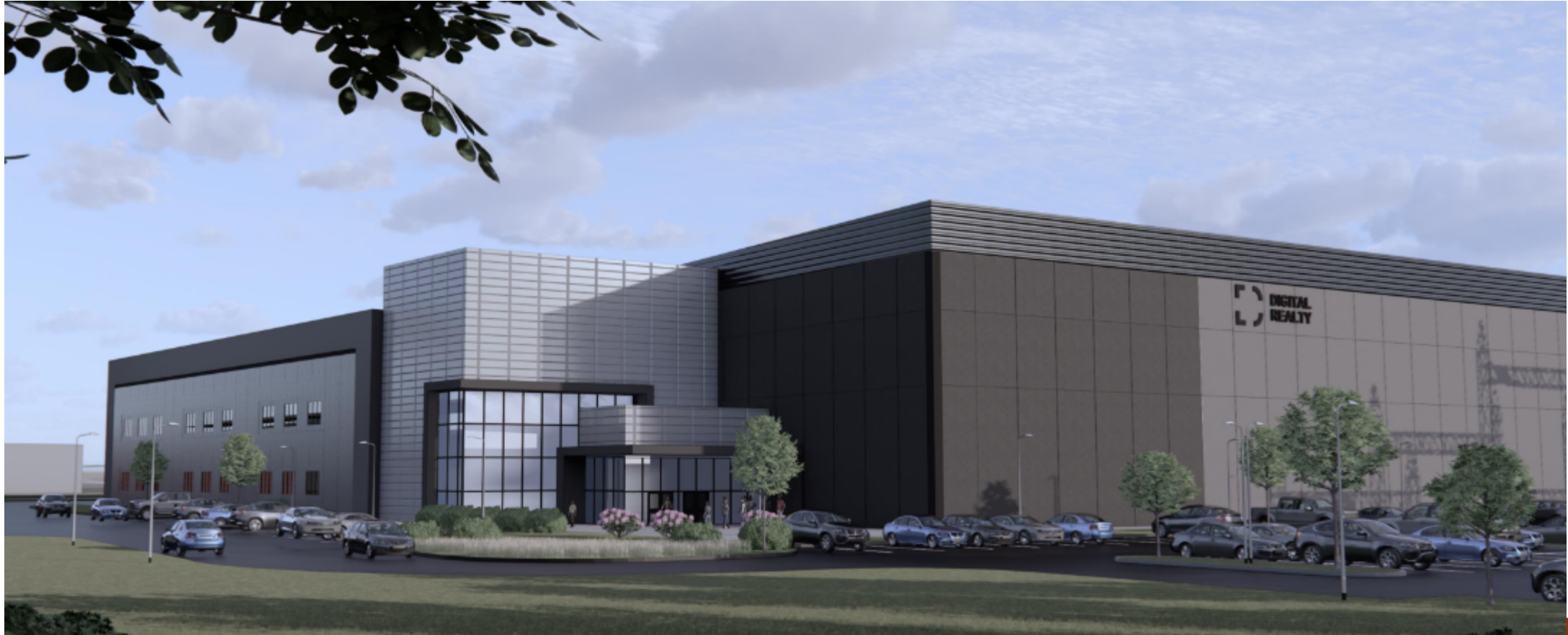
## Recent Updates:

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.



# 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>

# 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 11<sup>th</sup>) 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

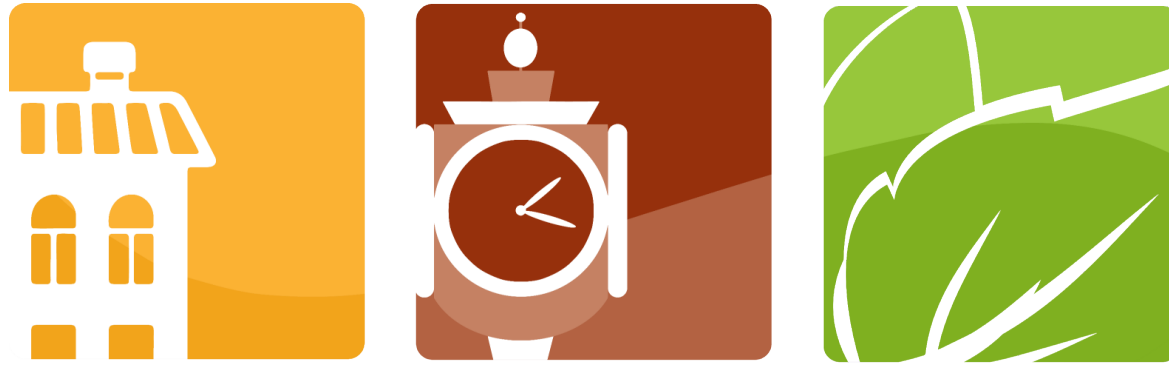
# Urban Redevelopment Agency

- **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 23<sup>rd</sup>
  - 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 11<sup>th</sup>) for consideration of County Tax Abatement
  - Cleaning & remediation of site
  - Blasting Permits – issued by Fire Marshal
  - Phased development; 2028 completion

# 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



CITY OF  
**FORESTPARK**  
ECONOMIC DEVELOPMENT

