



CITY OF
FORESTPARK

CITY OF FOREST PARK

URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, June 11, 2026, at 5:30 PM

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

[City Website](#)

Phone (404) 363.2454

ECONOMIC DEVELOPMENT

745 Forest Parkway
Forest Park, GA 30297

Avery Wilson, Chair

Kimberly James, Vice Chair

Melanie Carter, Board Member

Taylor King, Board Member

Eliot Lawrence, Board Member

Debra Patrick, Board Member

Sherita Sutton, Board Member

Danielle Matricardi, Esq., URA Attorney

**Rochelle B. Dennis, Economic Development
Director**

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

MINUTES

I **CALL TO ORDER/WELCOME:** Chairman Avery Wilson called the Urban Redevelopment Agency Regular meeting to order on June 11, 2026, at 5:30 p.m.

II ROLL CALL

PRESENT:

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

ALSO PRESENT:

Elle Whigham, Esq.
Rochelle B. Dennis, Economic Development Director
Tony Lamar, Senior Accountant
Charise Clay, Main Street Manager
Dieuvalda Lamartiniere, Economic Development Staff Assistant

III **APPROVAL OF AGENDA WITH ANY ADDITIONS/ DELETIONS**

Kimberly James made a motion to approve the agenda as submitted. Debra Patrick seconded the motion. The motion unanimously passed.

IV **APPROVAL OF MINUTES**

1. **Approval of the Meeting Minutes for May 14, 2026**

Kimberly James made a motion to approve the May 14, 2026, Regular Meeting minutes, with a correction to the spelling of Eliot Lawrence's name under Old Business, Item 4, Paragraph 2. Melanie Carter seconded the motion. The motion passed unanimously.

V **PUBLIC COMMENTS**

There were no public comments.

VI **LEGAL UPDATE**

There were no legal updates.

2. **URA Boundary Expansion Update - Economic Development**

Economic Development Director Rochelle B. Dennis reported that the proposed URA Boundary Expansion was presented to Mayor and Council during the June 1, 2026, Work Session, followed by the first required Public Hearing. The second and final Public Hearing is scheduled for June 15, 2026, after which Mayor and Council are expected to consider adoption of the resolution approving the boundary expansion.

VII **FINANCE UPDATE**

3. **May 2026 Finance Report**

Senior Accountant Tony Lamar delivered the May 2026 Finance Report:

As of May 31, 2026, the URA Fund is near the end of the fiscal year, with approximately 91.7% of the year complete. Overall, the fund remains financially stable. Total revenue sources recorded through May were \$4,066,232.23, while total expenditures were \$2,641,063.19. This means the fund has taken in more resources than it has spent on a year-to-date basis.

Before considering outstanding commitments, the URA Fund shows a positive position of approximately \$1,425,169.04. After considering encumbrances — which are approved commitments for work that has not yet been fully paid — the remaining positive position is approximately \$205,659.54. In plain terms, the fund is not in a deficit position; however, much of the remaining flexibility is tied to project timing, future invoices, and pending revenue sources.

The major takeaway is that the URA Fund is actively supporting redevelopment activity, but several important revenue sources have not yet materialized. The strongest current

revenue source is investment income. The biggest timing concern is that budgeted lease income and property sale proceeds have not yet been substantially received.

Overall financial position: The fund remains positive year-to-date. Revenue sources exceed expenses by about \$1,425,169.04 before outstanding commitments and about \$205,659.54 after those commitments are considered.

Revenue progress: The fund has collected or recorded about 46.8% of total planned revenue sources. This is below the pace expected this late in the year mainly because property sale proceeds and lease income have not yet come in.

Expense control: The fund has spent about 30.8% of its annual expenditure budget. Even after including encumbrances, total commitments equal about 48.5% of the annual budget, which indicates that spending remains controlled overall.

Cash position: The URA Fund ended May with approximately \$3,335,065.04 in operating cash. Cash decreased during the reporting period by about \$314,421.57, primarily because withdrawals and project-related payments exceeded deposits for the period.

Investment income: Investment income is a strong positive point. The fund has earned \$1,700,203.67, which is already above the annual budget of \$1,500,000.00.

VIII OLD BUSINESS

4. **Georgia Power Right of Entry Fort Gillem Project #2025080046 Updated Signature Page**

Economic Development Director Rochelle B. Dennis explained that Georgia Power has submitted a revised version of the executed Right of Entry Agreement for **Fort Gillem** Project #2025080046. The only modification to the agreement is an update to the signature page; all other terms and conditions remain unchanged.

5. **The Park at Fort Gillem Update**

Dominique Clotter, Onsite Manager for The Park at Fort Gillem delivered the update:

- The new lift station pump will be delivered on Friday, June 12, 2026
- New property signage will be delivered on Monday, June 15, 2026
- AAA Resurface will begin work on Monday, June 15, 2026
- Paint Plus will begin gutter replacement on June 19, 2026
- Mold remediation is completed on 22 units
- Flock Safety cameras have been ordered; waiting to be placed on the schedule

Eliot Lawrence made a motion to release \$275,908.50 for critical repairs against the previously approved \$700,000 for The Park at Fort Gillem. The motion was seconded by Kimberly James. The motion unanimously passed.

6. **Grapevine Update**

Execution of the Retainage Documents First Amendment to Construction Contract

Charise Clay provided an update regarding the First Amendment to the Construction Contract. The amendment includes a provision requiring the withholding of retainage from each progress payment in an amount equal to ten percent (10%) of the amount otherwise due to the Contractor for work properly performed, including materials and equipment properly incorporated into the work or suitably stored in accordance with the Contract. This provision was not included in the original contract.

Eliot Lawrence made a motion to approve the First Amendment to the Construction Contract. Kimberly James seconded the motion. The motion passed unanimously.

Charise Clay further reported that, based on Precision Planning's review, the proposed cost associated with Change Order No. 1 appears reasonable for the additional scope of work. The change order does not include any extension of the contract time. After consultation with legal counsel, there were no legal or staff objections to the Urban Redevelopment Agency's consideration of the change order.

Eliot Lawrence made a motion to approve Change Order No. 1. Debra Patrick seconded the motion. The motion passed unanimously.

7. NASA Muralist Introduction

Charise Clay introduced Richard Martin, the NASA muralist selected to design and create the mural for The Grapevine project. Mr. Martin presented his mural concept to the Urban Redevelopment Agency Board, highlighting the inspiration and artistic vision for the installation. The presentation was well received, and board members expressed enthusiasm for the proposed design.

IX NEW BUSINESS

8. Laydown Yard Atlanta Gas Light Proposal Presentation

Myles Brown of Diversified Utility Services, LLC presented a proposal requesting the use of 330 Forest Parkway as a laydown yard in support of an Atlanta Gas Light infrastructure project from September 2026 through July 2027. If approved, the site would be utilized for the temporary storage of approximately 70 joints of 30-inch diameter steel pipe, each measuring approximately 45 feet in length. In addition to the pipe storage, several project trailers would be staged on the property.

Mr. Brown stated that Diversified Utility Services would provide privacy screening around the site as requested. In consideration of the use of the property, the company proposed compensation to the Urban Redevelopment Agency in the amount of \$4,000 per month for the duration of the agreement.

9. Forest Park Plaza Revitalization Playbook Presentation

Interim Planning & Community Development Director SaVaughn Irons-Kumassah

- Interim Director Irons-Kumassah presented the Forest Park Plaza Revitalization Playbook and requested feedback from the Board prior to finalization.
- The Playbook focuses on improving aging commercial corridors, shopping centers, parking lots, signage, and vacant commercial properties throughout the City.
- Staff discussed strategies to encourage reinvestment, improve property maintenance, attract businesses, and enhance the overall appearance of commercial areas.
- The Playbook will establish redevelopment concepts and property maintenance expectations for commercial properties.
- Staff stated that implementation will require collaboration among multiple City departments.
- Property owners will be notified of expectations and implementation timelines.
- Code Compliance and Code Enforcement will assist with inspections and enforcement of existing ordinances.
- Properties that remain non-compliant may receive notices of violation and citations.
- Upon completion, the Playbook will be presented to Mayor and Council for consideration and adoption.

10. Pedestrian Bridge Presentation

- Interim Director Irons-Kumassah presented updates and renderings for the proposed pedestrian bridge project.
- The bridge would connect Downtown Main Street, City Hall, and Star Park while providing a safe ADA-accessible crossing over Forest Parkway and the Norfolk Southern Railroad.
- Staff reported that planning and feasibility studies have been completed and public engagement meetings were conducted during the design process.
- The estimated project cost is approximately \$6.9 million.
- Staff discussed future grant opportunities and noted that previous funding opportunities could not be pursued due to the lack of matching funds.
- Staff requested consideration of a URA contribution toward the required local match.

The Board requested staff share the Pedestrian Bridge Feasibility Study.

The Board requested staff share the estimated funding breakdown of the Pedestrian Bridge.

Kimberly James made a motion to allocate \$1.4 million toward the required local match for the pedestrian bridge project. Eliot Lawrence seconded the motion.

Upon a roll call vote, Kimberly James, Eliot Lawrence, and Debra Patrick voted in favor of the motion. Avery Wilson, Melanie Carter, Taylor King, and Sherita Sutton voted against the motion.

With a vote of 3 in favor and 4 opposed, the motion failed.

11. United Consulting EPA - Assessment Grant Application Proposal

Economic Development Director Rochelle Dennis provided the update

The Assessment Grant through the Environmental Protection Agency (EPA) competitive annual grant have a maximum amount of \$500,000. There is no matching obligation on these grants.

EPA Brownfields Grants come in four primary categories, each serving a different redevelopment need:

- **Cleanup Grants** fund the actual remediation of contaminated sites that are already owned by the applicant, supporting physical cleanup activities needed to prepare properties for redevelopment.
- **Multipurpose Grants** support communities addressing multiple brownfield sites within a defined area, combining assessment, planning, and limited cleanup activities under one coordinated effort.
- **Community-Wide Assessment Grants** provide funding for broad redevelopment planning activities, including creating site inventories, conducting environmental assessments, performing due diligence, and developing cleanup and reuse plans across multiple properties.
- **Assessment Coalition Grants** allow one eligible lead organization to partner with two to four additional eligible entities to jointly assess brownfield sites, coordinate inventories, and collaborate on redevelopment planning across multiple jurisdictions or partners.

Together, these grant types offer a continuum of support—from initial assessment and planning to full site cleanup—depending on the community’s redevelopment strategy and level of site readiness.

Kimberly James made a motion to approve the Proposal for EPA – Assessment Grant Application Support with United Consulting. Eliot Lawrence seconded the motion. The motion unanimously passed.

12. **Aerotropolis Honors Sponsorship Request**

Economic Development Director Rochelle B. Dennis presented save the date information / sponsorship information:

- 6th Annual Aerotropolis Honors – September 24, 2026
 - Presenting (\$15,000); VIP (\$7,500); Champion (\$5,000); Signature (\$2,500)
- 12th Annual State of the Aerotropolis – December 11, 2026
- Title Sponsor (\$10,000); Presenting (\$7,500); VIP (\$5,000); Champion (\$2,500)

X **ECONOMIC DEVELOPMENT UPDATE**

13. Economic Development Director, Rochelle B. Dennis presented the update:

- The Soccer Watch Party is scheduled for June 27 at Star Park.
- Staff thanked Board members and community stakeholders who attended the Magnolia Lounge ribbon cutting and grand opening.
- Staff provided an update on the mural project located on the People's Janitorial building and noted that partnerships helped minimize City costs.

- The City's first Public Art Review Board meeting was successfully held.
- The Best of Forest Park Awards is scheduled for December 11, and planning efforts are underway to expand the event.
- Film activity continues to increase with additional production companies exploring opportunities within Forest Park.
- Staff continues participating in the Georgia Initiative for Community Housing (GICH) and discussions regarding future housing priorities.
- Director Dennis will attend the Atlanta Technical College Strategic Partnership Meeting on June 30.
- Staff continues collaborating with Clayton County Public Schools on workforce development and youth apprenticeship initiatives.
- Economic Development staff continues work related to impact fees, Tax Allocation District expansion opportunities, Opportunity Zones, and redevelopment initiatives.
- The City is nearing completion of its CDBG grant cycle, with monitoring scheduled for June 25.
- Staff will participate in a Fort Gillem tour with the Army Base Realignment and Closure (BRAC) team on June 15, 2026.
- Economic Development staff will attend the annual Economic Development Brunch with developers, contractors, brokers, and industry partners.
- Staff shared updated renderings for the proposed Digital Realty data center project.
- Planning continues for a public town hall meeting regarding the project, tentatively scheduled for August.
- Discussions continue regarding community benefits agreements and potential tax abatements.
- **Development Projects Update**
- The Development Authority Board Retreat is scheduled for June 24.
- **794 Main Street:** The project received Urban Design Review Board approval. Planning Commission review is scheduled for June 18. Upon approval, the project may proceed toward closing.
- **Florence on Main (760 & 770 Main Street):** The proposed 60-unit mixed-use development remains under contract. The developer has reapplied for DCA tax credits. Award announcements are expected in October.
- **670 Main Street:** Staff is working on a lease agreement for overflow parking with the adjacent property owner to address liability concerns.
- **850 Main Street:** Redevelopment activities remain temporarily paused while staff evaluates project logistics and funding options.
- **842 Main Street:** Staff is working with site engineers on concept plans for a potential restaurant and retail development project.
- **5035 Jonesboro Road:** Staff continues evaluating a proposal for an electric vehicle charging station and EV park. The project remains in the conceptual planning phase.

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

Kimberely James made a motion to enter Executive Session at 7:18 p.m. Eliot Lawrence seconded the motion. The motion passed unanimously.

Avery Wilson made a motion to exit the Executive Session and reconvene the Regular Meeting

at 7:49 p.m. Kimberly James seconded the motion. The motion passed unanimously.

XII ADJOURNMENT

Chairman Avery Wilson adjourned the Urban Redevelopment Agency Regular Meeting at 7:49 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.