



CITY OF
FORESTPARK

CITY OF FOREST PARK
DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING
Thursday, August 27, 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
Danielle Matricardi, Esq., DDA Board Attorney
Rochelle B. Dennis, Director of Economic Development

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

- I CALL TO ORDER/WELCOME**
- II ROLL CALL**
- III ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS**
- IV APPROVAL OF MINUTES**
 - 1. Board Approval of Downtown Development Authority Regular Meeting Minutes from June 25, 2026**
 - 2. Board Review of Downtown Development Authority Strategic Retreat Meeting Minutes from July 23, 2026**
- V PUBLIC COMMENTS (All Speakers will have 3 Minutes)**
- VI LEGAL UPDATE**

VII FINANCE UPDATE

3. **May 2026 Finance Report**
4. **June 2026 Finance Report**
5. **July 2026 Finance Report**

VIII OLD BUSINESS

6. **Review of Project Scannell Tax Abatement**

Background/History:

Project Scannell is a proposed development within the City of Forest Park seeking consideration of a tax abatement incentive to support the project's development, investment, and recruitment of an end-user tenant. The project consists of a 281,880-square-foot speculative warehouse building on approximately 22 acres. The property was acquired from BlueStar Studios and is positioned for future industrial/commercial use. The requested tax abatement incentive is intended to enhance the marketability of the speculative facility and assist in recruiting an end-user tenant to the property. The project represents a significant private investment opportunity for the City and has the potential to expand Forest Park's commercial tax base and support future economic activity associated with the site.

7. **Review of Project Gateway Tax Abatement**

Background/History:

Project Gateway is a proposed development within the City of Forest Park seeking consideration of a tax abatement incentive to support the project's development, investment, and expansion of the regional workforce.

Project Gateway involves the relocation and expansion of a wholesale distributor of automotive parts specializing in the import and distribution of original equipment (OE) and high-quality aftermarket replacement parts for both import and domestic vehicles. The proposed expansion will relocate the Company's existing operations in Gwinnett County to a new, larger distribution facility located at 2160 Anvil Block Road in Forest Park.

The contemplated facility consists of an existing approximately 400,000-square-foot industrial building designed to support large-scale warehouse and logistics operations. The facility will primarily be utilized for the wholesale distribution of automotive parts and supplies, as well as related office, administrative, and support functions.

Project Gateway currently employs approximately 60 full-time employees, including operations and managerial personnel. All existing employees are expected to transfer to the Forest Park facility. In addition, the expansion is projected to create approximately 95 new full-time positions between 2026 and 2029, significantly increasing the Company's regional workforce.

The project is anticipated to represent approximately \$20 million in capital

investment, primarily associated with personal property, equipment, and leasehold improvements necessary to support the Company's high-volume distribution operations. The project represents a significant opportunity to attract and retain a major employer in Forest Park while expanding the City's commercial tax base and strengthening its position as a regional logistics and distribution hub.

8. **Review and Approval of FY26-27 Landscape Contractor**

Background/History:

The Downtown Development Authority solicited bids for landscaping services for FY2026–2027 to provide ongoing maintenance and beautification of DDA owned properties within the Downtown/Main Street District. Staff received and reviewed bids from qualified landscaping contractors. The bids were evaluated based on the proposed scope of services, pricing, experience, and the contractor's ability to meet the DDA's landscaping and maintenance needs. The DDA is being asked to review the received bids and approve the recommended contractor for the FY2026–2027 landscaping contract.

9. **Joint Board Authority Retreat Update**

Background/History:

The City's Development Authority (DA), Downtown Development Authority (DDA), and Urban Redevelopment Agency (URA) are planning a joint Board retreat to strengthen coordination, discuss shared priorities, and align the Authorities' strategic goals for the upcoming year. Staff has proposed several dates in October and November 2026 and is currently collecting Board member availability. The retreat is anticipated to be a full-day session from 9:00 a.m. to 4:00 p.m., with the location to be determined.

10. **Review and Approval of Property Survey for 868 Forest Parkway**

Background/History:

The Downtown Development Authority previously authorized staff to move forward with the necessary steps and obtain quotes to white box 868 Forest Parkway for future leasable retail space. As part of the redevelopment planning process, a current property survey is necessary to document existing site conditions and support the design and planning of the proposed improvements. Staff has obtained a contract for professional survey services and is requesting DDA review and approval of the proposed contract.

11. **Review and Approval of Portable Restroom Trailer Rental for Blues on Main 2026**

Background/History:

The Downtown Development Authority will host Blues on Main 2026 on October 9, 2026, as part of its ongoing efforts to promote downtown Forest Park, support local businesses, and provide quality community events. To accommodate anticipated event attendance and provide adequate restroom facilities for attendees, staff is seeking approval to rent a portable restroom trailer for the event. The rental will help ensure a safe, clean, and convenient experience for event participants, vendors, staff, and guests. Staff has

obtained a proposal for the portable restroom trailer rental and is requesting DDA review and approval to proceed.

12. **Blues on Main 2026 Artist Contract Review and Approval** - Economic Development

Background/History:

IX NEW BUSINESS

13. **Commercial Property Management Services**

Background/History:

The Development Authority owns and manages commercial properties that require ongoing oversight, including tenant coordination, property maintenance, vendor management, inspections, lease administration, and financial reporting. To strengthen property management and ensure consistent oversight of the Authority's commercial portfolio, staff has developed a Request for Proposals (RFP) for Commercial Property Management Services. The proposed scope includes day-to-day property operations, maintenance coordination, tenant relations, lease monitoring, budgeting, inspections, and reporting.

14. **Review and Approval of 819 Roof Inspection Proposal**

Background/History:

The Downtown Development Authority is responsible for maintaining its properties and ensuring that building conditions are evaluated and addressed as needed. As part of ongoing property maintenance and planning for 819 Forest Parkway, staff is seeking a professional roof inspection to assess the current condition of the roof and identify any necessary repairs, maintenance, or replacement needs. Staff has received a proposal for professional roof inspection services and is requesting DDA review and approval to proceed with the inspection.

X ECONOMIC DEVELOPMENT UPDATE

Background/History:

The Office of Economic Development continues to advance a diverse portfolio of economic development, redevelopment, business retention, workforce, housing, and property management initiatives throughout Forest Park. Current priorities include supporting major development projects, preparing board authorities for upcoming decisions, advancing downtown redevelopment, and strengthening partnerships that support long-term investment and job creation.

Several key projects remain active, including the 60-unit Florence on Main mixed-use development, redevelopment of Main Street properties, the Grapevine culinary incubator, and ongoing redevelopment opportunities at Fort Gillem. The Office is also actively engaged in business attraction and retention efforts, including Project Gateway, Project Scannell, Digital Realty, and

prospective businesses seeking to locate or expand in Forest Park. Tax abatement requests associated with several Gillem projects are expected to receive Board consideration in August.

The City continues to pursue opportunities to strengthen housing and community development through the Georgia Initiative for Community Housing (GICH), affordable senior housing, and other residential redevelopment proposals. Workforce initiatives include the annual Forest Park Job Fair, Elevate 2.0, and partnerships with regional workforce and training organizations. In addition, the Office is managing a portfolio of nearly 60 board authority-owned properties, addressing maintenance and tenant issues while developing new property management and brokerage service strategies. Grant activity remains strong, including the recovery of an additional \$100,000 in CDBG funding, bringing total recovered funding to \$496,000. Looking ahead, staff will focus on advancing active development projects, preparing for August board meetings, strengthening business engagement.

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

XII 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, June 25, 2026, at 3:00 PM
Council Chambers

[City Website](#)

Phone (404) 363.2454

FOREST PARK CITY HALL

745 Forest Parkway
Forest Park, GA 30297

Eric Stallings, Chair

Delores Gunn, Vice Chair

Bambi Hayes-Brown, Board Member

Dhaval Shah, Board Member

Floyd Holland III (Tre Floyd), Board Member

JoAnn "Jay" Evans, Board Member

Kenneth Gray, Board Member

Danielle Matricardi, Esq., DDA Attorney

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

Meeting will be available on Forest Park's YouTube Channel.

MINUTES

1. **CALL TO ORDER/WELCOME:** Chairman Eric Stallings called the Downtown Development Authority meeting to order on June 25, 2026, to order at 3:02 p.m.

2. **ROLL CALL**

PRESENT:

Eric Stallings
Floyd Holland II (via Zoom)
JoAnn "Jay" Evans
Kenneth Gray

ALSO PRESENT:

Danielle Matricardi, Esq. Authority Attorney
Rochelle B. Dennis, Director of Economic Development
Tony Lamar, Senior Accountant
Sam Batten, Fire Marshal
Dieuvalda Lamartiniere, Economic Development Staff Assistant

3. **ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:** Jay Evans made a motion to remove Item A under New Business (Tax Abatement Presentation) and to add Item A under Old Business (Community Benefits Agreement Discussion) and add Item E under New

Business (Project Gateway Presentation). Kenneth Gray seconded the motion. The motion unanimously passed.

4. **APPROVAL OF MINUTES**

- a. **Approval of the Regular Meeting Minutes May 28, 2026:** Jay Evans made a motion to approve the May 28, 2026, meeting minutes as submitted. Kenneth Gray seconded the motion. The motion unanimously passed.

5. **PUBLIC COMMENTS:** There were no public comments.

6. **LEGAL UPDATE:** There was no legal update.

7. **FINANCE UPDATE**

- a. **May 2026 Finance Report -** Finance Director John Wiggins informed the Board that a miscalculation had been identified in the May 2026 Finance Report. As a result, he requested that the May 2026 and June 2026 financial reports be presented together at the Authority's July meeting to ensure the Board receives accurate and complete financial information. The Board acknowledged the update and agreed to defer review of the financial reports until the July meeting.

8. **OLD BUSINESS**

- a. **Digital Realty Community Benefits Agreement Discussion:** Economic Development Director Rochelle B. Dennis presented the draft Community Benefits Agreement received from Digital Realty for Board review and consideration. Director Dennis provided an overview of the proposed agreement and discussed its purpose in establishing community commitments associated with the Digital Realty project.

Scott Glynn, Market Manager, and Kevin McNulty, Director of Public Affairs with Digital Realty, were present to provide additional context regarding the proposed revisions and respond to questions from the Board regarding the draft agreement.

The draft agreement was presented for informational purposes to provide Board members with an opportunity to review the proposed terms, provide feedback, and discuss potential considerations. No formal action was requested or required at this time. The Board acknowledged receipt of the draft agreement and will continue discussions as the document progresses through the review process.

- b. **Multiview Digital Advertising Contract Review & Approval:** Economic Development Director Rochelle B. Dennis reported that the Multiview Digital Advertising Contract was

approved by the Downtown Development Authority at its May meeting. Director Dennis advised the Board that the professional services agreement is now ready for execution and that Chairman Eric Stallings must sign the contract to finalize the agreement and allow the project to move forward. **The Board acknowledged the update and Chairman Eric Stallings executed the contract.**

- c. **Ernest Drive Landscaping Update:** Economic Development Director Rochelle Dennis reported that the initial clearing of 4523 Ernest Drive. Director Dennis explained that upon further inspection of the property boundaries it was determined that additional clearing is needed of the property. **Jay Evans made a motion to approve the additional landscaping expenditure of \$1,300. Kenneth Gray seconded the motion. The motion unanimously passed.**

- c. **890 Conley Drive Landscaping Update:** **Economic Development Director Rochelle Dennis provided an update that as staff began to work through remediation of 890 Conley Road it was determined by legal counsel that the City of Forest Park is the legal owner of the property and not the Downtown Development Authority. All work by the Authority has ceased and has been transferred to the City of Forest Park. No funds were expended by the DDA on the cleaning and remediation of this property.**

- d. **954 Main Street Cleaners Sign Contract Review & Approval:** Economic Development Director Rochelle B. Dennis reported that the contract for the sale of the Carter's Cleaners sign was approved by the Downtown Development Authority at its May meeting. Director Dennis advised the Board that the agreement is now ready for execution and that Chairman Eric Stallings must sign the contract to finalize the transaction and allow the project to move forward. **The Board acknowledged the update and noted that the contract is ready for Chairman Stallings' signature.**

- e. **DDA Property List:** Economic Development Director Rochelle B. Dennis reviewed the inventory of properties currently owned by the Downtown Development Authority, as well as properties previously sold by the Development Authority, Downtown Development Authority, and Urban Redevelopment Agency. The review provided Board members with an overview of the Authorities' real estate holdings and disposition activities. **Director Dennis noted that these documents and related property strategies will be discussed in greater detail during the proposed Joint Authority Retreat planned for Fall 2026.**

9. **NEW BUSINESS**

- a. **Project Gateway Presentation:** Jay Patel with Project Gateway provided an update regarding World Pac, LLC's potential expansion of its automotive parts distribution operations. World Pac is currently evaluating two potential locations for the expansion: Shelby, Tennessee and Forest Park, Georgia.

For the Forest Park location, World Pac is specifically considering 2160 Anvil Block Road. The proposed operation would include light assembly and distribution activities with the

following anticipated economic impacts:

- Average annual salary: approximately \$58,000
- On-site employee training provided by the company
- Majority of positions do not require a college degree
- Potential creation of new logistics and manufacturing-related employment opportunities

As part of the project evaluation, World Pac is requesting consideration of a 5–10-year personal property tax abatement.

The Board requested that Ed Wall, DDA Financial Advisor, prepare preliminary tax abatement scenarios for review and consideration. Following review of the financial impacts, the Board may consider adopting an Inducement Resolution to support the project's continued evaluation and potential location in Forest Park.

- b. **Gillem 1100 - Bond Assignment:** Attorney Danielle Matricarid explained that there is a current tax abatement on Gillem 1100 that expires in 2031. The transfer of Bond Assignment transfers the rights, responsibilities and interests related to the bond agreement from the current owner to Digital Realty. Eric Stallings made a motion to approve the Gillem 1100 Bond Assignment. Jay Evans seconded the motion. The motion unanimously passed.
- c. **Blues on Main 2026 Overview:** Economic Development Director Rochelle B. Dennis provided an update on plans for the 3rd Annual **Blues on Main** event, scheduled for October 9, 2026, from 6:00 p.m. to 10:00 p.m. at the Fountain on Main. Director Dennis shared that, based on participant and sponsor feedback from previous events, staff adjusted the event schedule by delaying the start time by one hour and ending one hour earlier to create a more streamlined experience.

Director Dennis reported that staff is evaluating a revised entertainment format featuring two signature bands and a DJ, rather than the four-band format used in previous years. This adjustment is intended to reduce the overall event duration and manage costs while continuing to provide a quality experience for attendees.

The Board was advised that the sponsorship proposal is nearing completion and that staff will begin promotional efforts in August. Director Dennis noted that the event budget is \$50,000, with the largest expense associated with audio/visual and stage production needs. Staff is exploring additional cost-saving measures to maintain the event within budget.

Director Dennis also shared that calendar invitations will be distributed to Board members to reserve the date while event marketing materials are finalized. She expressed appreciation to See Clayton for recognizing Blues on Main as one of its signature Clayton County events and including the event in its annual Tourism Guide.

- d. **Downtown Development Authority Strategic Retreat:** Economic Development Director

Rochelle B. Dennis provided an update on the **Downtown Development Authority Strategic Retreat** scheduled for Thursday, July 23, 2026, from 9:00 a.m. to 4:00 p.m. at the Delta Junior Achievement Discovery Center of Clayton County, located at 1300 Southlake Circle, Suite 1000, Morrow, Georgia.

Director Dennis reviewed the purpose of the retreat, which is to provide Board members with an opportunity to strengthen their understanding of the Authority's statutory powers, governance responsibilities, financial tools, and role in advancing downtown revitalization and economic development initiatives. The retreat will include strategic discussions focused on the Authority's vision, priorities, current projects, and future opportunities for FY 2026-2027 and beyond.

The retreat is designed to support Board alignment, enhance collaboration, and establish a clear strategic direction for leveraging resources, partnerships, and redevelopment tools to promote investment, business growth, community vitality, and long-term prosperity within the Downtown District.

Director Dennis advised that Kathryn Lookofsky of the Carl Vinson Institute of Government will facilitate the retreat and provide guidance related to governance, statutory responsibilities, and best practices. Additionally, Ed Wall, Financial Advisor for the Downtown Development Authority, will provide a session focused on tax abatements and related financial tools available to support economic development efforts.

Director Dennis noted that staff will distribute a comprehensive briefing document and final agenda to Board members in the coming days in preparation for the retreat.

10. ECONOMIC DEVELOPMENT UPDATE

- a. **Economic Development Update:** Economic Development Director Rochelle B. Dennis provided updates on current projects, initiatives, community events, and upcoming economic development activities.

Director Dennis reported that the **See Clayton Mural at People's Janitorial** has been completed, and staff is coordinating with See Clayton on a project unveiling. She also provided an update on the **NASA Lifeline Mural Project at The Grapevine**, noting that the mural concept has been submitted and is pending NASA approval. Once approved, NASA will establish the project commencement and completion schedule, after which staff will coordinate with project partners on a public unveiling.

Director Dennis highlighted recent community engagement events, including the **Soccer Watch Party & Caribbean Fest**, hosted in partnership with the Office of Economic Development, Main Street, Recreation & Leisure, and the City of Forest Park. The event was held at Starr Park and provided an opportunity for residents and visitors to gather and support the Panama vs. England match. She also expressed appreciation to those who attended the grand reopening of **Magnolia Lounge** and shared that additional grand openings and ribbon cuttings are forthcoming.

An update was provided on the **Georgia Initiative for Community Housing (GICH)** program. Director Dennis shared that the GICH team is currently working on branding,

goals, and a mission statement, with the primary priority being the completion of a citywide housing assessment in partnership with Clayton County.

Director Dennis also provided an update on **Workforce Development initiatives**, including the ongoing evaluation and potential expansion of the Elevate program. Staff is reviewing opportunities to enhance the program model to better address residents' workforce needs by leveraging existing partnerships, including the Clayton County Workforce Collective.

The Board received an update on the **Plaza Redevelopment Initiative**, which is focused on addressing blight within the City's commercial corridors. Director Dennis noted that staff has developed a redevelopment framework and playbook that will be presented to the Governing Body in the coming months for review and consideration.

Director Dennis concluded with updates on several pending Downtown Development Authority projects that had not been previously reported, including:

- **954 Main Street** – Retail/Commercial Development
- **868 Forest Parkway** – Restaurant Development
- **Project Scannell** – Gillem Spec Warehouse and related tax abatement discussions

The Board acknowledged the updates and received the information regarding ongoing economic development activities and future opportunities.

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

12. **ADJOURNMENT:** Jay Evans made a motion to adjourn the Downtown Development Authority Regular Meeting. Kenneth Gray seconded the motion. The motion unanimously passed.
Chairman Eric Stallings adjourned the Downtown Development Authority meeting at 4:27 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

DOWNTOWN DEVELOPMENT AUTHORITY STRATEGIC RETREAT

Thursday, July 23, 2026, at 9:00 AM

Delta Junior Achievement Discovery Center of Clayton County

1300 Southlake Circle Suite 1000

Morrow, GA 30260

[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

Danielle Matricardi, Esq., DDA Board Attorney

Rochelle B. Dennis, Director of Economic Development

CALL TO ORDER/WELCOME: Chairman Eric Stallings called the Downtown Development Authority Strategic Retreat to order on July 23, 2026, to order at 9:14 a.m.

ROLL CALL

PRESENT:

Eric Stallings

Jay Evans

Delores Gunn (arrived at 9:52 a.m.)

ALSO PRESENT:

Mayor Gwen Ellison

Carl Geffken, City Manager

Danielle Matricardi, Esq., Authority Attorney

Rochelle B. Dennis, Director of Economic Development

John Wiggins, Director of Finance

Tony Lamar, Senior Accountant
Charise Clay, Main Street Manager
Dieuvalda Lamartiniere, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/ DELETIONS: Jay Evans made a motion to approve the agenda, noting that the Board Governance and Legal Responsibilities presentation has been revised to Ethical Responsibilities and Considerations. Eric Stallings seconded the motion. No vote was taken due to a lack of quorum.

STRATEGIC RETREAT

1. Downtown Development Authority Structure, Powers & Leadership, Kathryn Lookofsky, Carl Vinson Institute of Government

Kathryn Lookofsky of the Carl Vinson Institute of Government provided an overview of the Downtown Development Authority's legal structure, statutory powers, roles and responsibilities, and leadership requirements. The presentation emphasized effective governance, board member roles, fiduciary responsibilities, and the importance of aligning DDA actions with its statutory authority and community development goals.

2. Ethical Responsibilities & Considerations, Danielle Matricardi, Esq., DDA Attorney

Danielle Matricardi, Esq., DDA Attorney, provided an overview of the ethical responsibilities and legal considerations applicable to DDA board members. The presentation addressed conflicts of interest, transparency, fiduciary duties, appropriate board conduct, and the importance of making decisions in the best interest of the Authority and the community.

3. The Downtown Development Authority Projects, Properties, and Redevelopment Opportunities, Rochelle B. Dennis, Director of Economic Development

Rochelle B. Dennis, Director of Economic Development, provided an overview of the Downtown Development Authority's current projects, properties, and redevelopment opportunities. The presentation highlighted key assets, ongoing initiatives, potential development sites, and opportunities to strengthen downtown Forest Park through strategic investment, redevelopment, and public-private partnerships.

4. Downtown Development Authority Tax Abatements, Ed Wall, Financial Advisor

Ed Wall, Financial Advisor, provided an overview of the Downtown Development Authority's role in tax abatements and related financing tools. The presentation addressed the structure and purpose of tax abatements, key financial considerations, potential benefits and risks, and the importance of

evaluating incentives in relation to redevelopment objectives and long-term community impact.

Of specific discussion was the proposed tax abatement for Digital Realty and the pending Digital Realty Community Benefits Agreement. The discussion included the financial implications of the proposed incentive, the relationship between the tax abatement and the Community Benefits Agreement, and considerations for the Authority as it evaluates the proposed agreement and the associated economic development benefits.

5. Downtown Development Authority Financial Capabilities, Tony Lamar, Senior Accountant

Tony Lamar, Senior Accountant, provided an overview of the Downtown Development Authority's current financial position and capabilities. The presentation reviewed available financial resources, revenue and expenditure considerations, financial obligations, and the Authority's capacity to support future projects, investments, and redevelopment initiatives.

6. The Downtown Development Authority Forward: Strategic Priorities and Visioning, Rochelle B. Dennis, Director of Economic Development

Rochelle B. Dennis, Director of Economic Development, led a forward-looking discussion on the Downtown Development Authority's strategic priorities and vision for the future. The presentation focused on establishing clear goals, identifying opportunities for downtown investment and redevelopment, strengthening partnerships, and aligning the DDA's resources and activities with Forest Park's long-term economic development objectives.

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

ADJOURNMENT

The Downtown Development Authority Strategic Retreat adjourned at 4:00 p.m.

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.

Forest Park DDA
(Project Jacob)
May 28, 2026

Land (22 acres @ \$290,000/acre) 6,380,000
Square footage 281,880
Price per Sq Ft to build \$55 15,503,400.00

Name of Tenant Company ?
Number of jobs ?
Wage Levels ?

Value for Tax Purposes Year 23,000,000
Assessed Value Rate 40.0%
Assessed Value Rate 9,200,000

Current Millage
Clayton County 14.552
Clayton County Schools 19.6
City of Forest Park 16.743 10 year Savings to Jacob 1,287,644
10 year Taxes owed 4,682,340
Total Millage Rate 50.895 % saved 27.50%

After Tax Abatement										Total Principal Amount	23,000,000	
										Annual Reduction	2,300,000	
	Total Tax	Clayton County Total Tax	Clayton Schools Total Tax	Forest Park Total Tax	% Paid by Jacob	Jacob/Tenant Abatement %	Jacob/Tenant Savings	Clayton County Total Tax	Clayton County Schools Total Tax	Forest Park Total Tax	Principal Amount	Annual Fee (1/8)
Year 1	468,234	133,878	180,320	154,036	50.00%	50.00%	234,117	66,939	90,160	77,018	23,000,000	28,750
Year 2	468,234	133,878	180,320	154,036	55.00%	45.00%	210,705	73,633	99,176	84,720	20,700,000	25,875
Year 3	468,234	133,878	180,320	154,036	60.00%	40.00%	187,294	80,327	108,192	92,421	18,400,000	23,000
Year 4	468,234	133,878	180,320	154,036	65.00%	35.00%	163,882	87,021	117,208	100,123	16,100,000	20,125
Year 5	468,234	133,878	180,320	154,036	70.00%	30.00%	140,470	93,715	126,224	107,825	13,800,000	17,250
Year 6	468,234	133,878	180,320	154,036	75.00%	25.00%	117,059	100,409	135,240	115,527	11,500,000	14,375
Year 7	468,234	133,878	180,320	154,036	80.00%	20.00%	93,647	107,103	144,256	123,228	9,200,000	11,500
Year 8	468,234	133,878	180,320	154,036	85.00%	15.00%	70,235	113,797	153,272	130,930	6,900,000	8,625
Year 9	468,234	133,878	180,320	154,036	90.00%	10.00%	46,823	120,491	162,288	138,632	4,600,000	5,750
Year 10	468,234	133,878	180,320	154,036	95.00%	5.00%	23,412	127,184	171,304	146,334	2,300,000	2,875
Totals	4,682,340	1,338,784	1,803,200	1,540,356			1,287,644	970,618	1,307,320	1,116,758	Total Admin Fee	158,125

(158,125) Auth Fee
(65,000) Bond Counsel
(65,000) Auth Counsel
(65,000) Financial Advisor
(3,500) Validation and Court Costs
931,019 Net Savings

PROJECT SCANNELL

Development Incentive / Tax Abatement Summary

Forest Park Downtown Development Authority (DDA)

PROJECT AT A GLANCE

4775 Moreland Avenue, Forest Park, GA

Jacob Holderman – Director of Development, Scannell Properties

Spec Warehouse – Tenant TBD

Item	Summary
Proposed Development Site	Approximately 22 acres
Estimated Land Value	\$6,380,000
Proposed Building Size	281,880 square feet
Estimated Construction Cost	\$15,503,400
Estimated Total Project Value for Tax Purposes	\$23,000,000
Current Assessed Value (40%)	\$9,200,000
Proposed Term	10 years
Estimated Tax Savings to Project	\$1,287,643
Estimated Taxes Paid During 10-Year Period	\$4,682,340
Estimated Project Tax Savings	27.5%

PROJECT DESCRIPTION

Project Jacob represents a proposed commercial development consisting of approximately **281,880 square feet** on approximately **22 acres** within the City of Forest Park.

Based on the information provided, the estimated development investment includes approximately **\$6.38 million in land value** and **\$15.5 million in building construction costs**, resulting in an estimated value for tax purposes of approximately **\$23 million**.

TAX INCENTIVE SUMMARY

The proposed incentive is structured around the project's estimated property tax obligations over a **10-year period**.

Using the current combined millage rate of **50.895 mills**, the estimated annual property tax obligation at the projected assessed value is approximately **\$468,234**.

Over 10 years:

- **Estimated taxes without incentive:** approximately \$5.97 million

- **Estimated taxes paid under proposed structure:** approximately **\$4.68 million**
- **Estimated savings to Project Jacob:** approximately **\$1.29 million**
- **Estimated percentage savings:** **27.5%**

ESTIMATED ANNUAL TAX DISTRIBUTION

Under the assumptions provided in the analysis, the estimated annual tax payments are:

Taxing Jurisdiction	Estimated Annual Tax
Clayton County	\$133,878
Clayton County Schools	\$180,320
City of Forest Park	\$154,036
Total	\$468,234

EMPLOYMENT & ECONOMIC IMPACT

The following information remains to be confirmed by the applicant:

- **Tenant/Company:** TBD
- **Number of Jobs:** TBD
- **Wage Levels:** TBD

These figures should be confirmed before final consideration of the incentive so that the DDA can evaluate the proposed tax savings against the project's anticipated employment and economic impact.

BOARD CONSIDERATION

The DDA is being asked to **review and consider the proposed Project Jacob tax incentive** based on the financial assumptions and projected tax impacts presented above.

Key considerations for the Board include:

1. The scale of the proposed private investment and development.
2. The projected increase in the City's taxable property base.
3. The approximately **\$4.68 million in estimated taxes** generated over the 10-year period under the proposed structure.
4. The approximately **\$1.29 million in estimated tax savings** provided to the project.
5. The number and quality of jobs ultimately created by the project.
6. Whether the proposed incentive provides an appropriate balance between supporting development and protecting the City's long-term tax base.

Staff Note: All figures are based on the assumptions contained in the Project Scannell financial analysis dated May 28, 2026. Final incentive terms, project investment, employment, assessed value, and tax obligations should be confirmed and documented in the applicable agreement before execution.

Forest Park DDA
Project Gateway
June 25, 2026

Personal Property 20,000,000

Name of Tenant Company World PAC,LLC
Number of jobs 155
Wage Levels ?

Value for Tax Purposes Year 20,000,000
Assessed Value Rate 40.0%
Assessed Value Rate 8,000,000

Current Millage
Clayton County 14.552
Clayton County Schools 19.6
City of Forest Park 16.743

10 year Savings to Gateway 1,119,690
10 year Taxes owed 4,071,600
% saved 27.50%

Total Millage Rate 50.895

After Tax Abatement											Total Principal Amount	20,000,000
											Annual Reduction	2,000,000
	Total Tax	Clayton County Total Tax	Clayton Schools Total Tax	Forest Park Total Tax	% Paid by Gateway	Gateway Abatement %	Gateway Savings	Clayton County Total Tax	Clayton County Schools Total Tax	Forest Park Total Tax	Principal Amount	Annual Fee (1/8)
Year 1	407,160	116,416	156,800	133,944	50.00%	50.00%	203,580	58,208	78,400	66,972	20,000,000	25,000
Year 2	407,160	116,416	156,800	133,944	55.00%	45.00%	183,222	64,029	86,240	73,669	18,000,000	22,500
Year 3	407,160	116,416	156,800	133,944	60.00%	40.00%	162,864	69,850	94,080	80,366	16,000,000	20,000
Year 4	407,160	116,416	156,800	133,944	65.00%	35.00%	142,506	75,670	101,920	87,064	14,000,000	17,500
Year 5	407,160	116,416	156,800	133,944	70.00%	30.00%	122,148	81,491	109,760	93,761	12,000,000	15,000
Year 6	407,160	116,416	156,800	133,944	75.00%	25.00%	101,790	87,312	117,600	100,458	10,000,000	12,500
Year 7	407,160	116,416	156,800	133,944	80.00%	20.00%	81,432	93,133	125,440	107,155	8,000,000	10,000
Year 8	407,160	116,416	156,800	133,944	85.00%	15.00%	61,074	98,954	133,280	113,852	6,000,000	7,500
Year 9	407,160	116,416	156,800	133,944	90.00%	10.00%	40,716	104,774	141,120	120,550	4,000,000	5,000
Year 10	407,160	116,416	156,800	133,944	95.00%	5.00%	20,358	110,595	148,960	127,247	2,000,000	2,500
Totals	4,071,600	1,164,160	1,568,000	1,339,440			1,119,690	844,016	1,136,800	971,094	Total Admin Fee	137,500

(137,500) Auth Fee
(65,000) Bond Counsel
(65,000) Auth Counsel
(65,000) Financial Advisor
(3,500) Validation and Court Costs
783,690 Net Savings

Project Gateway: City of Forest Park

June 26, 2026

WORLDPAC, LLC: THE COMPANY AT A GLANCE

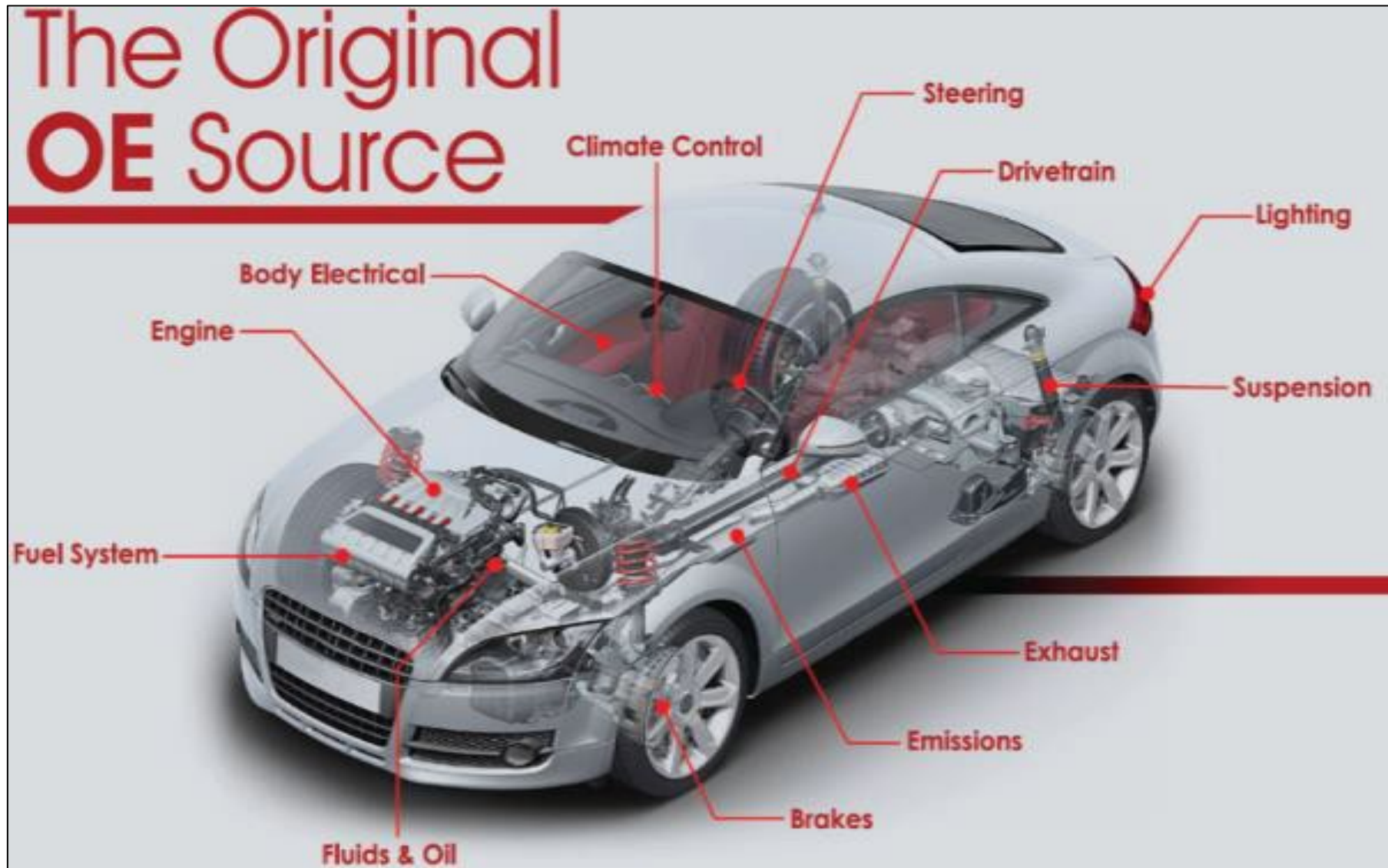
Company Overview

- WORLDPAC, LLC (“WORLDPAC”), headquartered in Oak Brook, Illinois, is a wholesale distributor of automotive parts specializing in OE and high-quality aftermarket components for import and domestic vehicles.
- WORLDPAC was spun out of Advance Auto Parts in 2024, enabling the company to focus exclusively on the evolving OE automotive aftermarket.
- In 2024, WORLDPAC was acquired by The Carlyle Group, providing significant capital to support its strategic growth initiatives. This investment is funding enhancements to the company’s distribution network and expanding its overall capacity to better serve customers.

Company Facts

- **Approx. 5,000 Personnel:** 90% in the United States, 10 % Outside the United States
- **315 Warehouses:** United States (290), Canada (23), Puerto Rico (2)
- **Inventory:** North America's most comprehensive OE tier 1 & aftermarket program, with over 200,000+ active SKUs in stock & available same or next day
- **OE & Aftermarket Catalog:** Over 25 million applications across most carlines
- **First to Market:** Replacement parts available as soon as new car models are released

WORLD PAC, LLC: PRODUCT DISTRIBUTION



PROJECT GATEWAY: THE FACTS

- WORLDPAAC current operates a distribution facility in Gwinnet county, GA employing 60 full-time employees
- WORLDPAAC is undertaking a project to expand distribution capacity in the South-East region, and is contemplating moving to larger facility in TN or GA
- If Project Gateway locates in GA:
 - Potential location: 2160 Anvil Block Road, Forest Park, Georgia
- Capital expenditure: \$20M
- Net new full-time jobs to Georgia: 95
 - All full-time positions come with a comprehensive benefits package, including health, dental, and vision insurance, wellness incentives, a 401(k) match, paid time off, and paid holidays
- Net new full-time jobs to the City of Forest Park: 155
 - 95 net new full-time jobs
 - 60 full-time jobs currently in Gwinnet county

PROJECT GATEWAY: IMPACT TO CITY OF FOREST PARK

- **Economic Impact**

- 155 net new direct jobs to the City of Forest Park with competitive wages and benefits
 - Generates indirect jobs to the local community and increased local spending
 - Projects of this capacity typically create an employment multiplier of at least 1.3, meaning for every 10 direct jobs, 3 other jobs are created from this project
- \$20M investment driving local economic activity
- Ultimately Strengthens Forest Park's logistics and distribution footprint (industry cluster)

- **Competitive & Time-Sensitive Decision**

- Actively competing with Shelby County, TN
- Location decision driven by total cost and incentives
- Delay or insufficient support could shift investment and jobs entirely out of Georgia

PROJECT GATEWAY: REQUEST FOR SUPPORT

- Importance of City Support
 - Financial incentives are critical to offset upfront capital investment and ongoing operating costs
 - Enhances Forest Park's competitiveness with out-of-state and regional alternatives
 - Demonstrates the City's commitment to attracting and retaining quality employers and investment
- Request for Support:
 - 10 Year Personal Property Tax Abatement:
 - 100% for initial 5 years
 - 50% for next 5 years
 - Project Gateway would also welcome performance-based financial support (e.g., job-driven cash grants or other economic development incentives)

Thank You





This document is presented by Ryan, LLC for general informational purposes only and does not constitute legal, accounting, or other professional advice.

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City of Forest Park, Georgia

Economic Development Incentive Program Application

1. Please provide a brief narrative describing the company, its name and address, products, and services, as well as a brief history. Please also cite any web address or other information identifying the company.

WORLD PAC, Inc., headquartered at 700 Commerce Drive, Oak Brook, Illinois, is a wholesale distributor of automotive parts specializing in the import and distribution of original equipment (OE) and high-quality aftermarket replacement parts for both import and domestic vehicles. The Company offers a broad range of products, including brake system components, air conditioning and heating parts, clutches, cooling systems, and related automotive equipment. Formed in 1995 through the consolidation of several import parts distributors, WORLD PAC has grown into a leading North American supplier serving professional automotive repair shops. In November 2024, the Company was acquired by The Carlyle Group, further strengthening its position in the automotive aftermarket industry.

2. Please generally describe the existing facilities the company now operates and where they are located.

- Please see the following link for a listing and description of each location:
<https://www.worldpac.com/locations>

3. Please describe the proposed expansion of the company, as well as the location in Forest Park being considered. Please indicate general square footage requirements, type of building, and other general physical characteristics of the proposed facility.

The proposed expansion involves the relocation and growth of WORLD PAC, Inc.'s existing operations into a new, larger distribution facility located at 2160 Anvil Block Road in Forest Park, Clayton County, Georgia. The Company currently operates in Gwinnett County with approximately 60 full-time employees, consisting of both operations and managerial personnel; all existing employees are expected to transfer to the new facility. In addition, the expansion is projected to create approximately 95 new full-time positions between 2026 and 2029, significantly increasing the Company's regional workforce. These roles will be quality, full-time positions offering a comprehensive benefits package, including health, dental, and vision insurance, wellness incentives, a 401(k) match, paid time off, and paid holidays.

The contemplated facility consists of an existing industrial building of approximately 400,000 square feet, designed to support large-scale warehouse and logistics operations. The building will be utilized primarily for the wholesale distribution of automotive parts and supplies, along with related office, administrative, and support functions. The project is expected to involve approximately \$20 million in capital investment, largely attributable to personal property, equipment, and leasehold improvements necessary to support the Company's high-volume distribution activities. While the building owner currently benefits from a PILOT agreement, no such benefits are expected to transfer to WORLD PAC as the tenant. Accordingly, local incentives offered by the City of Forest Park and Clayton County will be an important factor in the Company's site selection process, as they will directly impact the project's overall return on investment; absent such support, the proposed location would be unlikely to meet the Company's financial feasibility thresholds relative to alternative sites which are also being assessed in Tennessee.

4. Please provide the dollar amount of the total investment in the project. Please indicate general breakdowns of the intended investment (land, buildings, operational equipment, transportation equipment, labor, additional facilities). Please also indicate the value of the personal property that will be located at the new facility.

Estimated Capital Investment	Year 1	Year 2	Year 3	Year 4	
	2026	2027	2028	2029	Total
Building - Leasehold Improvements	\$ 5,000,000	\$ 6,000,000	\$ -	\$ -	\$11,000,000.00
Machinery & Equipment - New	\$ 4,700,000	\$ 3,800,000	\$ 500,000	\$ 400,000	\$ 9,400,000.00
Machinery & Equipment - Used	\$ -	\$ -	\$ -	\$ -	\$ -
Pollution Control Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Investment	\$ 9,700,000.00	\$ 9,800,000.00	\$ 500,000.00	\$ 400,000.00	\$20,400,000.00

5. How many jobs will be immediately created by the project? How many jobs, if any, will be transferred from another location? Please describe any plans for additional jobs in the future.

- The Company currently has 60 employees at a facility in Gwinnett County, GA which is currently made up of operations personnel and managerial personnel.
- If the project locates in the City of Forest Park, the 60 current employees will transfer to the new facility, in addition to the creation of 95 new employees. *Please see below for a breakdown of the 95 new employees.*

6. Please provide the annual salary range of the jobs to be created, as well as a general summary by types of jobs (management, administrative, labor).

<i>Jobs are full time employees of the Company</i>	2026		2027		2028		Total New Jobs to GA	Average Annual Salary
Job Title	New Full Time Jobs Created	Avg Annual Wage	New Full Time Jobs Created	Avg Annual Wage	New Full Time Jobs Created	Avg Annual Wage		
Shipping	5	\$ 56,784.00	13	\$55,972.80	4	\$55,972.80		
Receiving	5	\$ 56,784.00	11	\$55,972.80	3	\$55,972.80		
Shift Supervisors	1	\$ 62,462.40	2	\$62,462.40	1	\$62,462.40		
Maintenance	1	\$ 56,784.00	3	\$56,784.00	1	\$56,784.00		
Forklift Drivers	10	\$ 56,784.00	24	\$56,784.00	7	\$56,784.00		
Administrative	1	\$ 56,784.00	1	\$56,784.00				
General Manager	1	\$100,006.40						
Operations Manager	1	\$ 76,960.00						
Maintenance Manager	1	\$ 72,800.00						
		\$ -		\$ -		\$ -		
		\$ -		\$ -		\$ -		
		\$ -		\$ -		\$ -		
Annual Job Creation and Avg. Annual Wage	26	\$ 60,045.83	53	\$56,607.12	16	\$56,603.73	95	\$ 57,533.19

7. What are annual sales from the new facility projected to be?

- The distribution center is expected to support approximately \$335 million in annual indirect/throughput sales.

8. Please indicate how the project will be financed and provide information regarding the financial ability of the business to perform the project.

- Internally financed by the Company.

9. Are there any environmental, operational, or utility issues associated with the project which could have an impact on the community's resources (water, sewer, emissions, traffic, fire, police, and schools)? If so, please explain.

- N/A

10. Are you working with the State of Georgia, a consultant, or a real estate representative with whom we will need to consult to facilitate your project? If so, please provide contact.

- **Name:** Jay Patel
- **Organization:** Ryan, Inc.
- **Phone:** 210 428 0857
- **Email:** jay.patel@ryan.com

11. Please provide any other comments or questions about the proposed project.

If the facility in Clayton County is chosen for the project, the facility will run 24 hours a day / 6 days a week.

PROJECT GATEWAY

Development Incentive – Tax Abatement Summary Forest Park Downtown Development Authority (DDA)

PROJECT AT A GLANCE

2160 Anvil Block, Forest Park, GA
Jay Patel, Senior Manager, Credits & Incentives, Ryan, LLC
Automotive Parts Distributor

PROJECT DESCRIPTION

Project Gateway involves the expansion and relocation of **WORLD PAC, LLC**, an automotive parts distributor, into a new facility at 2160 Anvil Block (Fort Gillem).

The project represents an estimated **\$20 million investment** in personal property and is anticipated to create approximately **155 jobs**.

TAX ABATEMENT REQUEST

The proposed tax incentive is structured as a **10-year declining tax abatement** on the project's estimated taxable value.

Project/Abatement Information	Amount
Estimated Value for Tax Purposes	\$20,000,000
Assessed Value (40%)	\$8,000,000
Current Total Millage Rate	50.895 mills
Estimated Annual Taxes Before Abatement	\$407,160
Abatement Term	10 years
Maximum Abatement	50% in Year 1
Abatement in Year 10	5%
Estimated 10-Year Tax Savings	\$1,119,690
Estimated 10-Year Taxes Paid by Project	\$4,071,600
Overall Estimated Savings	27.5%

PROPOSED ABATEMENT STRUCTURE

The incentive declines annually, allowing the project to receive greater assistance during the initial years while progressively increasing the taxes paid as the project matures.

Year	Abatement	Project Pays
Year 1	50%	50%

Year 2	45%	55%
Year 3	40%	60%
Year 4	35%	65%
Year 5	30%	70%
Year 6	25%	75%
Year 7	20%	80%
Year 8	15%	85%
Year 9	10%	90%
Year 10	5%	95%

ECONOMIC IMPACT

Estimated Investment: \$20 million

Estimated Jobs: 155

Estimated Taxable Value: \$20 million

The proposed incentive is intended to support the project's investment and expansion in Forest Park while generating a substantial new taxable property base and employment opportunities.

10-YEAR TAX IMPACT

Over the 10-year abatement period:

- **Total taxes generated:** approximately **\$4.07 million**
- **Total estimated tax savings to Project Gateway:** approximately **\$1.12 million**
- **Project retains approximately 72.5% of the taxes that would otherwise be due**
- The project begins paying **50% of the calculated taxes in Year 1**, increasing to **95% by Year 10**.

BOARD CONSIDERATION

The Downtown Development Authority is being asked to **review and consider approval of the proposed 10-year tax abatement for Project Gateway** based on the investment, employment, taxable value, and projected tax revenues outlined above.

Key considerations for the Board:

1. **\$20 million estimated investment** in the City of Forest Park.
2. Creation of approximately **155 jobs**.
3. Establishment of an estimated **\$20 million taxable property base**.
4. Approximately **\$4.07 million in taxes paid over the 10-year period** under the proposed structure.
5. Approximately **\$1.12 million in estimated tax savings** provided to the project.

6. The abatement **declines each year**, reducing the incentive while increasing the project's tax contribution.
7. The proposed structure provides an incentive for investment while maintaining a growing stream of tax revenue to the taxing jurisdictions.

RECOMMENDED ACTION

Staff recommends that the DDA Board review and consider approval of the proposed Project Gateway tax abatement, subject to final documentation, verification of project commitments, and approval of the applicable legal and financing documents.

Note: Financial figures are based on the Project Gateway tax abatement analysis dated June 25, 2026, and are estimates subject to final assessed value, millage rates, project investment, and applicable tax requirements.

Joint URA, DA & DDA Board Retreat – Date Availability

From Dieuvalda Lamartiniere <dlamartiniere@forestparkga.gov>

Date Fri 8/14/2026 2:19 PM

To Rochelle Dennis <rdennis@forestparkga.gov>; Sherita Sutton <ssutton@forestparkga.gov>; kimberly James <kjames@forestparkga.gov>; Eliot Lawrence <elawrence@forestparkga.gov>; Avery Wilson <awilson@forestparkga.gov>; Debra Patrick <dpatrick@forestparkga.gov>; Melanie Carter <mcarter@forestparkga.gov>; Taylor King <tking@forestparkga.gov>; Sherita Sutton <ssutton@forestparkga.gov>; rhonda wright <wrightwightr@yahoo.com>; Hector Gutierrez <HGutierrez@forestparkga.gov>; Felicia Davis <iask@bellsouth.net>; Victoria Williams <lajuana2979@gmail.com>; patton.alvin@yahoo.com <patton.alvin@yahoo.com>; Floyd (Tre) Holland <fahollan@gmail.com>; Bambi Hayes-Brown <bhayesbrown@georgiaact.org>; Dhaval Shah <dhaval.shah@jencaremed.com>; eric.stallings@cfacorp.com <eric.stallings@cfacorp.com>; JoAnn Jay Evans <jaybevans@yahoo.com>; Nancy Howard <barahona.nancy8@gmail.com>

Cc Charise Clay <cclay@forestparkga.gov>

Dear Board Members,

We are beginning to plan a **Joint URA, DA & DDA Board Retreat** and would like to identify a date that works for the majority of our Board members.

The proposed retreat dates are:

- **Friday, October 23, 2026**
- **Friday, October 30, 2026**
- **Friday, November 6, 2026**

Time: 9:00 a.m. – 4:00 p.m.

Location: TBD

Please **respond to the poll** and select **all dates that you are available** to attend. We will select the date that provides the greatest availability across all three Boards.

Thank you for your participation. We look forward to bringing our Boards together for a productive day of strategic discussion and collaboration.



Joint URA, DA & DDA Board Retreat – Date Availability



8 hours duration



6 time options



TBD

[Vote](#)

[View all your polls](#)

Best,
Rochelle Dennis
Director of Economic Development



CITY OF
FORESTPARK
ECONOMIC DEVELOPMENT

Dieuvalda Lamartiniere

Staff Assistant

City of Forest Park

Phone: (404) 366-4720 | Mobile: (470) 838-0760

785 Forest Parkway | Forest Park, GA 30297

www.forestparkga.gov | dlamartiniere@forestparkga.gov



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Ms. Rochelle Dennis
City of Forest Park
785 Forest Parkway
Forest Park, GA 30297

July 27, 2026
Via Email

RE: Surveying Services Proposal, Downtown Development Authority of the City of Forest Park property, Tax Parcel # 13050B M004, 868 Forest Parkway, City of Forest Park, Clayton County, Georgia.

VA Proposal #: 271-26
VA Proposal Name: 868 Forest Parkway

Dear Ms. Dennis:

Thank you again for the request for surveying services for the Downtown Development Authority of the City of Forest Park property, whose physical address is 868 Forest Parkway in City of Forest Park, Clayton County, Georgia. Per your request, please find attached on the following pages a surveying services proposal for the approximately 0.282 +/- acre property that includes a Boundary Survey, Topographic Survey, Right of Way, and Underground Utility Survey for the subject property. Please review the attached proposal and if you have any questions, please do not hesitate to call. If the proposal is acceptable, please sign the proposal and email back to our office and we will proceed with the work.

Sincerely,



Glenn A. Valentino
President

SCOPE OF SERVICES

Boundary Survey

Valentino & Associates, Inc. will provide a field run survey for the 0.282 +/- acres; whose physical address is 868 Forest Parkway, City of Forest Park, Clayton County, Georgia. The exact limits of survey being shown on page **five** of the proposal. The survey will meet or exceed the Minimum Technical Requirements for Land Surveys as provide by Georgia State Law. The survey will include the location of driveways, buildings, parking lots, sidewalks, aprons, full roadway frontages along Forest Parkway and Ash Street and provide the location of the Norfolk Southern Railroad tract and right-of-way line that borders the subject property along the north property line. Iron pins will be set at all property corners if existing corners are not found. We will show visible easements and any easements we uncover in our research for the property, but we do not guarantee that all easements affecting the property will be shown. If a title commitment is available, we ask that you provide that to us prior to the start of our field survey. Unrecorded agreements and easements will not be shown unless that information is provided to Valentino & Associates, Inc.

Topographic Survey

Provide a one-foot interval contour mapping for the "Limits of Survey" as shown on page six of the proposal. Spot grades will be provided at intervals of no more than fifty feet apart. Provide finish floor or threshold elevations at door openings. We will show tops and invert elevations on all visible and accessible sanitary sewer manholes and or storm drainage structures within the site limits. Two vertical benchmarks will be set on or near the site and referenced on the final survey.

Underground Utility Location

Provide underground utility locations for all traceable utility structures and lines on the subject property. Provide underground utility locations within the limits of survey are shown on page six of the proposal. Valentino will locate all traceable underground utility markings as provided by the Underground Utility Contractor with exception to the following clause.

Underground Utility Clause: *Valentino & Associates, Inc. does not guarantee the location of underground utilities or structures either in service or abandoned. We will locate visible storm and sanitary structures and show the underground storm and sanitary lines as determined from the above ground visible evidence. Utility depths for gas, water, communication, steam and electric lines will not be included. We will incorporate all marked underground utility lines, as marked by the underground utility contractor. Please understand that some types of underground utilities may not be traceable due to pipe material, lack of tracer wire or lack of utility company records. Underground utility depths will not be included, underground fuel tanks, septic tanks and lines or storage tanks will not be included. If the client or owner can provide an approximate location, we can note that on the survey or field locate the approximate location. This work would need to be scheduled at the same time work is in progress in the field. Traffic signal wires and cables and irrigation lines are not included.*

ADDITIONAL CONDITIONS

- It is agreed that the Owner/Client will limit any and all liability for any damage on account of any errors, omissions or other professional negligence to a sum not to exceed an amount of \$2,000,000 dollars.
- Additional requests for services will be charged at the hourly rate schedule as noted along with expenses as noted in contract.

1-man robotic crew	\$165.00 per hr.
2-man robotic crew	\$250.00 per hr.
3-man crew	\$275.00 per hr.
Office Technician 1	\$145.00 per hr.
Office Technician 2	\$110.00 per hr.
Land Surveyor	\$195.00 per hr.
- Offsite utility locations may require additional trips to the site and incur additional expense(s). The client will be notified and given a cost for additional services prior to the start of any additional work.
- Site Meetings at the request of the client will be billed as an additional service.
- Choice of Law: This Agreement shall be governed by the laws of, and all actions in connection with this Agreement brought and heard in the State of Georgia. No additional certifications or updates will be provided 60 days after the Initial submittal of survey, reassignment of loans included. Survey limited to one revision.
- Certifications are extended to buyer, seller, lender, and title company. Request for additional certifications beyond a total of four will require a fee of \$250 per entity name.
- All original drawings, documents, research, notes, calculations, specifications, and exhibits are instruments of service and shall remain the property of Valentino & Associates, Inc.
- The proposal timeframe and pricing will be honored if executed withing 30 days of the proposal date.
- One revision is included for client and attorney comments, additional requests for revisions will be considered an additional service and will be charged at our standard hourly rates as shown above. We suggest that requests for survey revisions be gathered by one party then forwarded to us. Individual requests for survey revisions will constitute a revision. Any additional requests for revisions after one has been completed will incur additional fees at our standard hourly rates, as shown above.
- One real estate transaction included per proposal. Additional real estate transactions will incur an additional fee.
- No work will commence until this Contract is fully executed by all parties.
- If a deposit is requested, deposits are non-refundable.
- In the event of cancellation before completion of work, work already completed will be billed hourly as outlined above and expenses will be billed at cost.
- Reimbursement for payment company fees and subscriptions will apply.
- Client and/or Engineer to specify sheet size and scale of survey.

SURVEY COSTS

1. Boundary Survey	\$3,500.00
2. Topographic Survey	\$3,000.00
3. Underground Utility Survey	\$1,550.00
4. Expenses	\$200.00

TOTAL COSTS

\$8,250.00*

*Price assumes one continuous effort and that all the line items above are completed at the same time.

Finished Product: Signed & Sealed hard copies PDF & AutoCAD Format drawing files.
Expenses: Fed-Ex, Courier, printing fees, bond copy charges, deed & plat copy costs, field, research & submittal mileage, Lot Consolidation review and Filing fees.
Delivery: Three weeks from Notice to Proceed.
Payment: Any balance past 30 days from the final invoice date will be turned over to our attorneys for collection and any reasonable collection and attorney fees will be charged to this account.
Proposal Duration: The proposal timeframe and pricing will be honored if executed within 30 days of the proposal date.

Items Not Included in Proposal

ALTA/ NSPS Land Title Survey, Wetlands Survey, Minor Subdivision Plat or Re-plat



Proposal Terms & Conditions accepted
(Print Name)

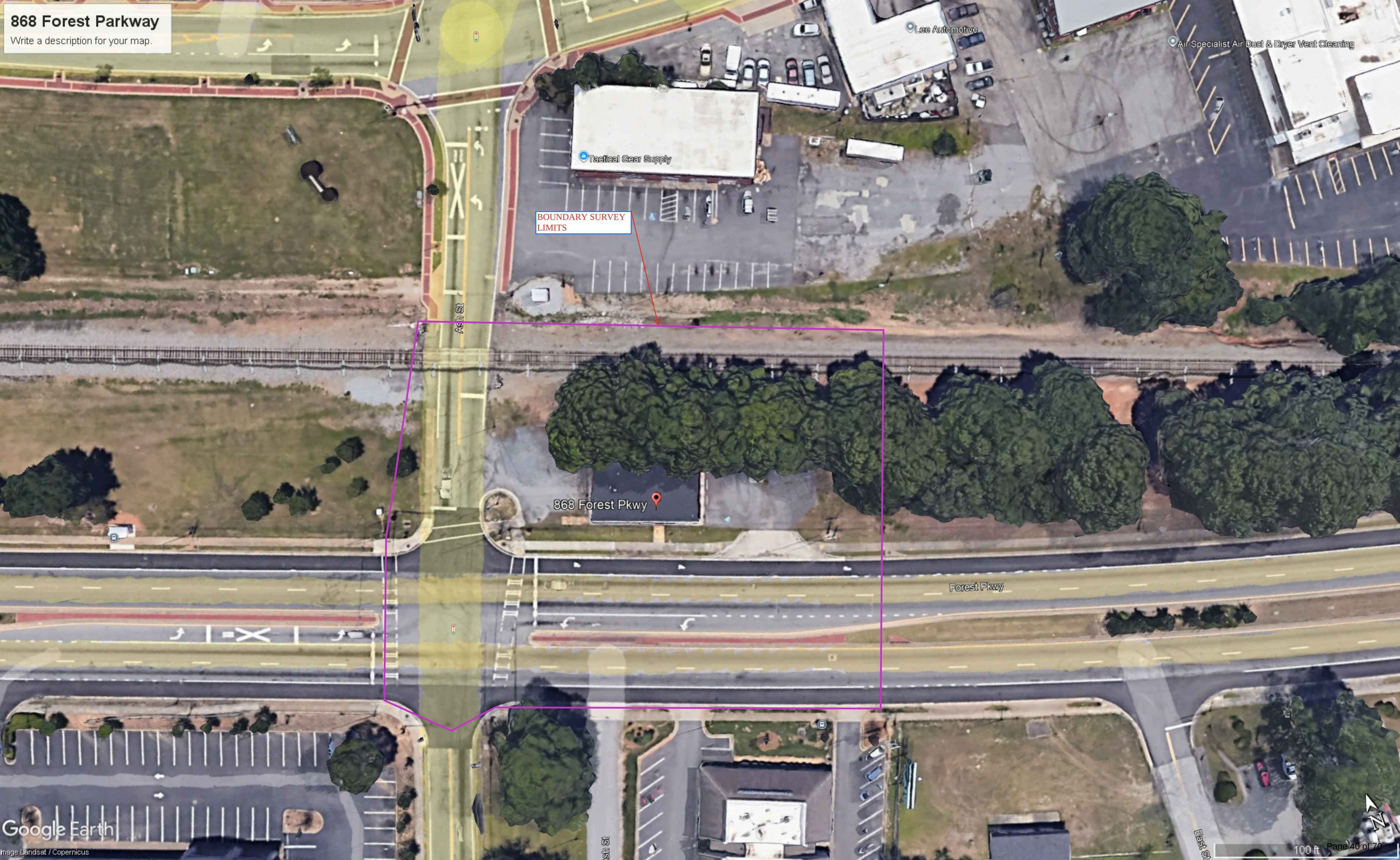
Glenn A. Valentino
President
Valentino & Associates, Inc.

Signature

Company Name

868 Forest Parkway

Write a description for your map.



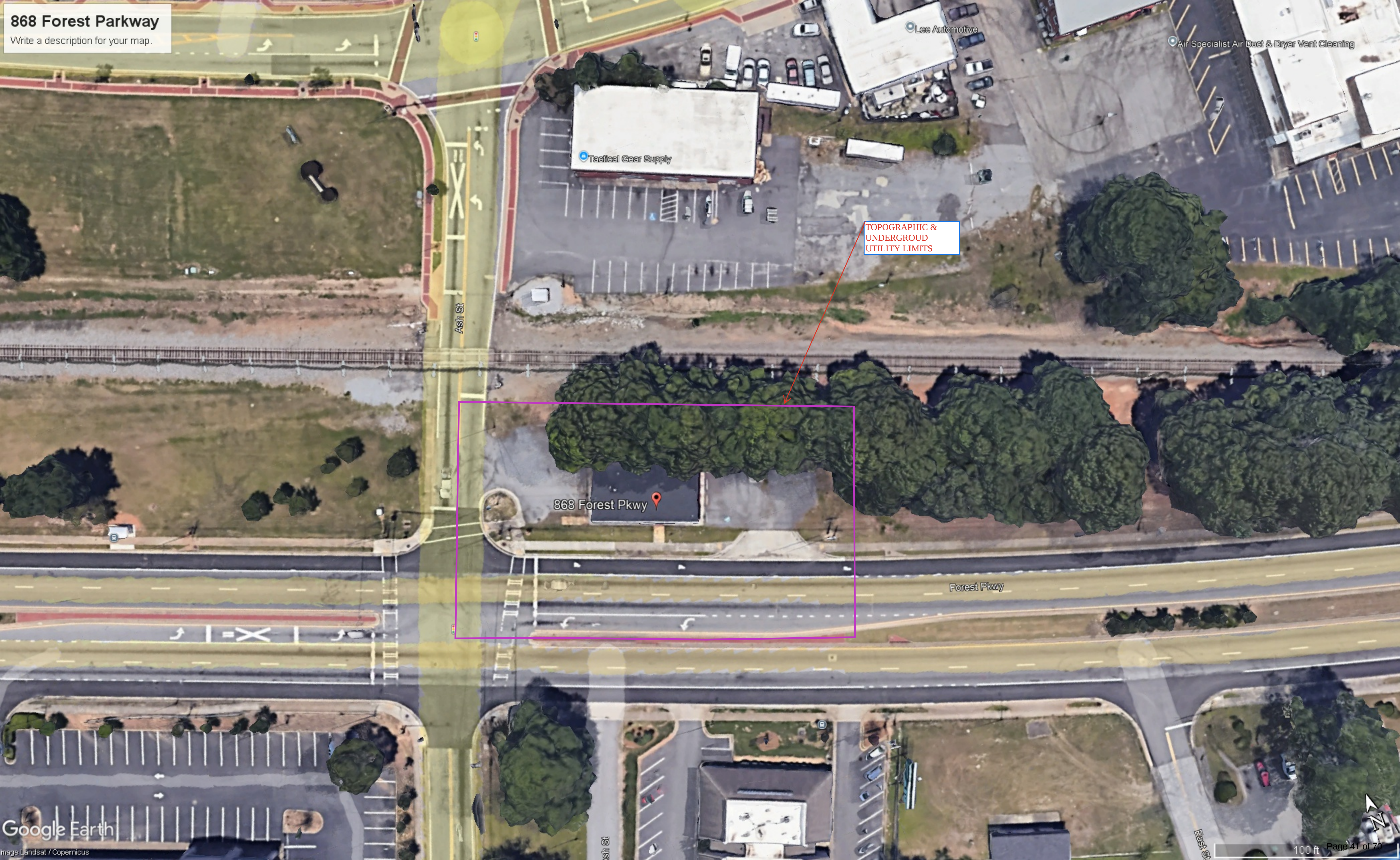
BOUNDARY SURVEY
LIMITS

868 Forest Pkwy

Forest Pkwy

868 Forest Parkway

Write a description for your map.



TOPOGRAPHIC &
UNDERGROUND
UTILITY LIMITS

868 Forest Pkwy

Forest Pkwy

Ash St

Ash St

East St

TRAILER RENTAL AGREEMENT

Date: _____

RENTER(S): _____**Address:** _____**Contact Phone:** _____ **Email:** _____**Address of Intended Use:** _____**TRAILER RENTED****STOCK #** _____ **DESCRIPTION:** _____**VIN #** _____ **RENTAL PERIOD:** _____ **TO** _____**Total Rental Rate:** _____**Deposit Required:** _____**Remaining Balance:** _____ (due one week before "Rental Period" start date)**RENTAL TERMS AND CONDITIONS**

1. The RENTER shall keep and maintain the rented trailer during the terms of the rental period at RENTER'S own cost and expense. The RENTER has/will inspect the trailer and has deemed it in good working order and condition upon receipt. RENTER shall keep the trailer in a good state of repair and cleanliness during the rental period. RENTER shall not make any attachments or alterations to the trailer during the rental period.

2. The RENTER shall provide Clean Space Portable Restrooms, LLC (hereinafter "OWNER"), prior to delivery, detailed setup information concerning preferred location of setup of the trailer, distance to water/power supply, and any other relevant information concerning the preferred setup location. This Agreement is based on easy access to the setup site, firm and level ground, and a dry and secure location. OWNER may reject any proposed setup location for any reason OWNER deems necessary and further cancel, without refund, the rental if an alternative location is not available. If OWNER must re-deliver the trailer due to incorrect address/directions provided by RENTER, an additional delivery fee will apply.

3. The RENTER acknowledges that a 20-amp dedicated receptacle is required within 100 feet of the trailer setup location. If the RENTER's setup location is not within 100 feet of a 20-amp dedicated receptacle the OWNER may reject the proposed setup site and further cancel, without refund, the rental if an alternative site is not available. If a 15-amp receptacle is used, the RENTER understand that the trailer may overload and trip the circuit breaker causing a disruption in power to the trailer and potentially resulting in the trailer not being operational.

4. Unless otherwise agreed upon, RENTER shall be responsible for their own supplies for operating the trailer beyond any complimentary items provided by the OWNER.
5. The RENTER shall pay the OWNER full compensation for full replacement of any trailer which is not returned because it is lost or stolen while in RENTER's possession and/or repair including parts & labor, of any trailer which is damaged and in need of repair to put it into the same condition it was in at the time of rental. The OWNER's invoice for replacement or repair is conclusive as to the amount RENTER shall pay under this paragraph for repair or replacement. RENTER agrees that OWNER may charge their credit card on file for any replacement/repair costs.
6. All forms of smoking and illicit drug use are STRICTLY PROHIBITED inside the trailer. Any signs of smoking or illicit drug use inside the trailer will result in the RENTER defaulting of this agreement and will allow the OWNER to terminate the rental immediately, without refund. RENTER will be charged a minimum of \$500 for cleaning and deodorizing trailer, plus any additional amount needed for repairs/replacement of parts to put the trailer in the same condition as it was at the time of delivery to RENTER.
7. The RENTER will notify the OWNER immediately if the trailer is damaged, becomes unsafe, or in any condition where the trailer is no longer useable as intended.
8. The RENTER shall not move the trailer from the location that the trailer was delivered to and shall not use a different power source or connection method to power without prior WRITTEN consent from the OWNER.
9. If a periodic rental rate is charged by OWNER, rental charges are billed to the RENTER for each period or portions of the period from the time the trailer is delivered to RENTER until its return. If a term rental rate is charged by OWNER, rental charges are billed to the RENTER for the full term even if the trailer is returned before the end of the term.
10. No allowance will be made for any rented trailer or portion thereof which is claimed not to have been used. Acceptance of returned trailer by OWNER does not constitute a waiver of any of the rights OWNER has under the rental agreement.
11. If the RENTER is in default of any of the terms and conditions of this agreement, the OWNER, and his agents, at the RENTER's risk, cost and expense may at any time enter the RENTER's premises where the rented trailer is stored or used at all time and recover the rented trailer. OWNER may retake said trailer without further notice or legal process and use whatever force is reasonably necessary to do so. Renter hereby agrees to indemnify, defend and hold OWNER harmless from any and all claims and cost arising from such retaking.
12. The RENTER shall not pledge or encumber the rented trailer in any way. Title to the trailer is and shall remain in Clean Space Portable Restrooms, LLC, if the trailer is not returned and/or levied upon for any reason whatsoever. The OWNER may terminate this agreement immediately upon the failure of RENTER to make rental payments when due, or upon RENTER's filing for protection from creditors in any court of competent jurisdiction.
13. RENTER agrees to in all events indemnify and hold OWNER harmless in respect to any and all claims or suits made or filed against OWNER for bodily injury and/or property damage growing out of the use of the trailer, it being agreed that upon its delivery to RENTER, the trailer has passed out of the control of OWNER and control is assumed by RENTER.

14. The OWNER makes no warranty of any kind regarding the rented trailer, except that OWNER shall make a "good faith" attempt to replace the trailer with identical or similar trailer if the trailer fails to operate in accordance with the manufacturer's specifications and operation instructions. Such replacement shall be made as soon as practicable after RENTER returns the non-conforming trailer.

15. RENTER indemnifies and holds OWNER harmless for all injuries or damage of any kind for repossession and for all consequential and special damages for any claimed breach of warranty.

16. OWNER shall not be liable for any damages if compliance with this contract becomes impossible due to natural disaster, fire, flood, act of God, act of terrorism, act of confiscation by the U.S. Government for any reason or act of war.

17. The RENTER shall pay all reasonable attorney and other fees, the expenses and costs incurred by OWNER in protection of its rights under this rental agreement and for any action taken OWNER to collect any amounts due the OWNER under this rental agreement.

18. These terms are accepted by the RENTER upon delivery of the terms to the RENTER or the agent or other representative of RENTER.

19. SEVERABILITY: Each paragraph and provision of this Agreement is severable from the entire Agreement; and if any provision is declared invalid, the remaining provisions shall nevertheless remain in effect.

20. ENTIRE AGREEMENT: This Agreement, together with any attachments hereto and any amendment or modification that may hereafter be agreed to by the parties, constitute the entire understanding between the parties with respect to the subject-matter hereof and supersede any and all prior understandings and agreements, oral or written, relating hereto.

21. MERGER CLAUSE. This Agreement, including the Exhibits attached hereto and incorporated herein by reference, constitutes the sole Agreement of the parties hereto and correctly states the rights, duties, and obligations of each party as of this document's date. Any prior agreement, promises, negotiations, or representations between the parties not expressly stated in this document are not binding. All subsequent modifications shall be in writing and signed by the parties.

22. JURISDICTION. The parties hereby consent and agree to the jurisdiction of a court competent jurisdiction in Henry County, Georgia, to resolve any and all disputes between the parties. FURTHER, THE PARTIES WAIVE THE RIGHT TO A TRIAL BY JURY, AND INSTEAD AGREE TO HAVE ANY DISPUTE BY A BENCH TRIAL, WITHOUT THE USE OF A JURY.

DATE: _____

RENTER:

Printed Name / Entity

Signature

OWNER:

Clean Space Portable Restrooms, LLC

Charlotte McDonald

Signature of Authorized Representative

Trailer Rental Policies

Care & Cleaning of Trailer

All rentals are made with the understanding that normal wear and tear is included in the rental rate. However, any damage from misuse or improper care will be charged for. Our rental rate structure anticipates that trailer will requiring normal cleaning upon return. If excessive cleaning is required additional charges will be made. Smoking and illicit drug use are STRICTLY prohibited inside the trailer. RENTER will be charged a minimum of \$500 for cleaning and deodorizing trailer, plus any additional amount needed for repairs/replacement of parts to put the trailer in the same condition as it was at the time of delivery to RENTER.

Deposits

Deposits are required for any item rented. Deposit can be paid for with an approved credit or debit card (Visa, MasterCard, Discover). We also may accept cash or company checks for deposits. Remaining balance is due one week before the aforementioned "Rental Period" start date.

Operating Condition of Trailer

We will perform an inspection WITH you upon delivery. But in the event that the trailer you've rented is not operating as it should or has a problem, please contact _____ immediately. Phone _____.

Continuing to use the trailer with a malfunction can cause excess wear, tear, and damage. Please help us take care of our trailer, and help you have a successful event, by addressing any and all malfunctions or problems as they occur.

If you do not call to inform us of the problem with the trailer and wait to inform us when you return the trailer, you may be held responsible for the full cost of the rental unit or repairs required to return it to operational condition.

Responsibility for Damage or Loss; Reporting to Police.

Except for when we are transporting the trailer, you are responsible for all damage to, or loss or theft of, the trailer, including damage caused by weather, misuse and acts of nature, whether or not you are at fault. You are responsible for the cost of repair or the actual retail cash value of the trailer if it is not repairable or if we deem it unrepairable. You are responsible for Loss of Use, Diminished Value, missing equipment or parts, and a reasonable charge to cover our administrative expenses

connected with any damage claim. You must report all accidents involving the Trailer to us AND the Police immediately upon occurrence or discovery. **SIGN HERE** _____

RODGERS REDDING AND ASSOCIATES, INC.
P.O. BOX 4603
MACON, GEORGIA 31208
(478) 742-8771 OFFICE/(478) 744-0081 FAX
EMAIL rrsoulmusi@aol.com

PERSONAL APPEARANCE CONTRACT

AGREEMENT made this 20th day of August 2026 between Shae Nycole, to consist of 1 female vocalist, with dancers, to perform by tracks with live vocals. ("Shae Nycole", hereinafter referred to as artist"), and ("City of Forest Park GA" hereinafter referred to as Purchaser/Promoter).

In considerations of the mutual promises herein contained, and for other good and valuable consideration, the parties hereto hereby agree as follows:

1. The purchaser hereby engages the Artist to perform upon all the terms and conditions herein set forth, including those on the reverse side hereof, entitled "Additional Terms and Conditions," and including those contained in the Rider attached hereto by Artist, which is hereby made a part of the contract.

a. Place of Engagement: The Fountain 886 Main Street Forest Park GA.

b. Date(s) of Engagement: Friday October 9 2026

c. Number of Shows: One (1)

d. Time of Show/Performance Time: Show Time: 6pm Performance Time: 7:pm

e. Length of Performance: 45min.

f. Sound Check Time: 4pm

g. Capacity: 400-OUTSIDE VENUE. Purchaser should reserve inside venue in case of rain/inclement weather.

2. Price Agreed Upon: \$6000.

a. A non-refundable deposit of \$3000 shall be paid by purchaser to & in the name of the artist's agent, RODGERS REDDING AND ASSOCIATES, INC no later than 8/30/2026 OR CONTRACT WILL BE NULL & VOID. All deposits shall be paid in the form of cash, cashiers check, money order, or wire transfer. Upon receipt, deposit, less Agency Commission will be forwarded to Artist. If Purchaser/Buyer cancels date for any reason, deposit is forfeited. If Artist fails to show, perform or cancel without fault of the Purchaser/Buyer, Artist must refund Purchaser's/Buyer's deposit within 72 hours of notification. IT IS THE ARTIST RESPONSIBILITY TO REFUND DEPOSIT. There are no refunds because of the COVID VIRUS. If cancellation is due to government mandate(s) related to pandemic, date(s) are to be rescheduled within one (1) year/365 days of original date.

b. The balance \$3000 due hereunder shall be PAID TO ARTIST OR ARTIST REPRESENTATIVE IMMEDIATELY UPON ARRIVAL TO SOUND CHECK IN CASH ONLY. IF THERE IS NO SOUND CHECK, BALANCE IS TO BE PAID 4 HOURS BEFORE SHOWTIME.

3. PLEASE DO NOT ADVERTISE THIS ENGAGEMENT WITHOUT CONSENT OF THE ARTIST OR SIGNED CONTRACTS AND DEPOSIT RECEIVED BY AGENCY/ARTIST OR MANAGER.

4. Billing: Equal Headline: Position: open

5. Special Provision: PURCHASER MUST PROVIDE LODGING (4 doubles), SOUND, LIGHTS, performance equipment & CATERING.

Purchaser must maintain in full force & effect liability, fire & theft insurance on the premises where the services are to be rendered & performed, as well as adequate security to protect artist's property, equipment & all people in attendance.

6. OTHER ACT(S): Lacee other acts tbd

7. It is the Purchaser's/Buyer's responsibility to promote concert. No drops. Artist will provide photos to help promote concert through his social media page & approve for Purchaser/promoter to use Video for marketing purposes only. Video is not to exceed 90 seconds. Purchaser agrees to furnish at its own expense on the date and at the time of performance herein all that is reasonable and necessary for the proper presentation of performance, including, but not limited to, a suitable theater, hall, auditorium with a public address system in good working condition, and shall meet all Rider requirements. Purchaser, at its own expense, will obtain all necessary licenses for Artist's use of music, and shall pay all amusement taxes, if required. Purchaser agrees to procure for Artist, at Purchaser's expense, and all necessary permits or licenses required in connection with the engagement (s). Purchaser is NOT to change venues without the consent of the agent/manager/artist.

8. It is expressly understood and agreed that RODGERS REDDING AND ASSOCIATES, INC. is acting hereunder solely in the capacity of agent for Artist. RODGERS REDDING AND ASSOCIATES, INC. (including any individual acting on its behalf) is not a party to this contract, and shall not be liable or responsible in any way for the acts or omissions of Artist, nor for any failure by Artist to adequately perform or comply with any term or condition hereof.

(ADDITIONAL TERMS AND CONDITIONS CONTINUED ON THE REVERSE SIDE)

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

"PURCHASER"

"ARTIST"

(Signature)

Phone:

Name: City of Forest Park GA 30297.

Address: 785 Forest Parkway Forest Park GA 30297

Ph. Contact Person: Charise Clay 470 622 9053

ADDITIONAL TERMS AND CONDITIONS

9. Artist shall have the sole and exclusive control over the production, presentation and performance of the entertainment unit in connection with each engagement, hereunder including the sole right to designate and change the performing personnel (other than the featured Artist). Artist shall have the right (but not the obligation) to designate a representative who shall have sole authority in mixing and controlling all sound equipment during Artist's performances during each engagement and rehearsal.

10. Artist agrees that Purchaser may use Artist's name, pictures, photographs, and other likenesses in connection with advertising and publicizing the engagement(s) hereunder, but such use shall not be an endorsement of any product or service. All photographs, pictures and likenesses of Artist, unless provided by Artist for Purchaser's use, shall not be used without prior approval of Artist. Purchaser's right to use Artist's name and likeness as aforesaid shall continue in effect only during the period beginning with the execution of this agreement and terminating upon the date of cancellation of the engagement(s) or upon completion thereof.

11. Artist shall have the exclusive right to sell records, photographs, programs and other type of merchandise on the premises of the place of performance without any participation in the proceeds by Purchaser, subject, however, to concessionaires' requirements, if any.

12. No portion of any performance hereunder may be recorded, filmed, taped, or reproduced in any form whatsoever unless Artist's prior written consent is obtained. No interviews or drops will be arranged without Artist's prior approval.

13. Artist's obligations hereunder are subject to detention or prevention by sickness, inability to perform, accidents, failure or delay of means of transportation, Acts of God, riots, strikes, labor difficulties, epidemics, any act of any public authority or any other cause, similar or dissimilar, beyond Artist's control in the event of illness, strike, Act of God, governmental regulation of any part thereof, Purchaser shall be obligated and liable to Artist for such proportionate amounts of the payment provided for herein as may be due hereunder for any performance(s) which Artist may have rendered up to the time of the inability to perform by reason of such illness or force majeure occurrence. Artist is not liable or responsible for any patrons, guest, employees, employer or anyone that's in attendance at the performance for illness from Coronavirus / Covid-19 Pandemic. Purchaser must practice social distance & attendees must use mask. Artist will not be required to shake hands, take pictures, or attend after parties. If any of the stated happens, deposit will not be refunded but date will be rescheduled.

14. NOT WITHSTANDING ANYTHING CONTAINED HEREIN, INCLEMENT WEATHER SHALL NOT BE DEEMED TO BE A FORCE MAJEURE OCCURRENCE, AND THE PURCHASER SHALL REMAIN LIABLE FOR PAYMENT OF THE FULL CONTRACT PRICE EVEN IF THE PERFORMANCE(S) CALLED FOR HEREIN ARE PREVENTED BY SUCH WEATHER CONDITIONS. ARTIST SHALL HAVE THE SOLE RIGHT TO DETERMINE IN GOOD FAITH WHETHER ANY SUCH WEATHER CONDITIONS SHALL RENDER THE PERFORMANCE(S) IMPOSSIBLE, HAZARDOUS OR UNSAFE. THERE IS NO MAKEUP FOR RAIN DATE. ARTIST/BAND MUST BE PAID RAIN OR SHINE.

15. Purchaser agrees that Artist may cancel the engagement hereunder for any reason without liability by giving the Purchaser written notice thereof at least ninety (90) days prior to the commencement date of the engagement hereunder.

16. Nothing in this agreement shall require the commission of any act contrary to law or to any rules or regulations of any union, guild or similar body having jurisdiction over the services and personnel to be furnished by Artist to Purchaser hereunder and wherever there is any conflict between any provision of this agreement and any law, rule or regulation, such law, rule or regulation shall prevail and this agreement shall be curtailed, modified, or limited only to the extent necessary to eliminate such conflict.

17. Each of the terms and conditions hereof is of the essence of this agreement and necessary for Artist's full performance hereunder. Those obligations of Purchaser which are to be performed hereunder prior to any performance of Artist are conditions precedent which must be performed in full by Purchaser (unless waived in writing by Artist) before Artist is required to perform hereunder. In the event Purchaser fails to make promptly, at the times provided herein, any payment due Artist hereunder, or cancels or postpones any engagement hereunder for any reason (except for a force majeure occurrence as set forth in paragraph 15 above) without Artist's prior written consent, Purchaser shall be deemed to have substantially and materially breached this agreement, relieving Artist of all obligations hereunder. In the event of any material breach by Purchaser, in addition to any other rights or remedies Artist may have, all deposits in Artist's possession shall be retained by Artist for Artist's own account and benefit.

18. All notices required hereunder shall be given in writing at the addresses set forth above. This agreement may not be changed, modified or altered except by written instrument signed by the parties. Neither party may assign this agreement. This agreement shall be construed in accordance with the laws of the State of Georgia. Nothing contained in this agreement shall be construed to constitute the parties as a partnership or joint venture, and Artist shall not be liable in whole or in part of any obligation that may be incurred by Purchaser in carrying out any of the provisions hereof, or otherwise. The person executing this agreement on Purchaser's behalf hereby warrants his authority to do so, and such person hereby personally assumes liability for purchaser's obligations hereunder.

PURCHASER/BUYER: _____
DATE: _____

ARTIST/MUSICIAN: _____
DATE: _____

RODGERS REDDING AND ASSOCIATES, INC.
P.O. BOX 4603
MACON, GEORGIA 31208
(478) 742-8771 OFFICE/(478) 744-0081 FAX
EMAIL rrsoulmusi@aol.com

PERSONAL APPEARANCE CONTRACT

AGREEMENT made this 20th day of August 2026 between Lacee, to consist of 1 female vocalist, with band. ("Lacee", hereinafter referred to as artist"), and ("City of Forest Park GA " hereinafter referred to as Purchaser/Promoter).

In considerations of the mutual promises herein contained, and for other good and valuable consideration, the parties hereto hereby agree as follows:

1. The purchaser hereby engages the Artist to perform upon all the terms and conditions herein set forth, including those on the reverse side hereof, entitled "Additional Terms and Conditions," and including those contained in the Rider attached hereto by Artist, which is hereby made a part of the contract.

a. Place of Engagement: The Fountain 886 Main Street Forest Park GA.

b. Date(s) of Engagement: Friday October 9 2026

c. Number of Shows: One (1)

d. Time of Show:/Performance Time: Show Time:6pm Performance Time:8:45pm

e. Length of Performance: 60min.

f. Sound Check Time: 3pm

g. Capacity: 400-OUTSIDE VENUE. Purchaser should reserve inside venue in case of rain/inclement weather.

2. Price Agreed Upon: \$7500.

a. A non-refundable deposit of \$3750 shall be paid by purchaser to & in the name of the artist's agent, RODGERS REDDING AND ASSOCIATES, INC no later than 8/30/2026 OR CONTRACT WILL BE NULL & VOID. All deposits shall be paid in the form of cash, cashiers check, money order, or wire transfer. Upon receipt, deposit, less Agency Commission will be forwarded to Artist. If Purchaser/Buyer cancels date for any reason, deposit is forfeited. If Artist fails to show, perform or cancel without fault of the Purchaser/Buyer, Artist must refund Purchaser's/Buyer's deposit within 72 hours of notification. IT IS THE ARTIST RESPONSIBILITY TO REFUND DEPOSIT. There are no refunds because of the COVID VIRUS. If cancellation is due to government mandate(s) related to pandemic, date(s) are to be rescheduled within one (1) year/365 days of original date.

b. The balance \$3750 due hereunder shall be PAID TO ARTIST OR ARTIST REPRESENTATIVE IMMEDIATELY UPON ARRIVAL TO SOUND CHECK IN CASH ONLY. IF THERE IS NO SOUND CHECK, BALANCE IS TO BE PAID 4 HOURS BEFORE SHOWTIME.

3. PLEASE DO NOT ADVERTISE THIS ENGAGEMENT WITHOUT CONSENT OF THE ARTIST OR SIGNED CONTRACTS AND DEPOSIT RECEIVED BY AGENCY/ARTIST OR MANAGER.

4. Billing: Equal Headline: Position: Close

5. Special Provision: PURCHASER MUST PROVIDE LODGING (4 doubles), SOUND, LIGHTS, backline & CATERING.

Purchaser must maintain in full force & effect liability, fire & theft insurance on the premises where the services are to be rendered & performed, as well as adequate security to protect artist's property, equipment & all people in attendance.

6. OTHER ACT(S): Shae Nycole other acts tbd

7. It is the Purchaser's/Buyer's responsibility to promote concert. No drops. Artist will provide photos to help promote concert through his social media page & approve for Purchaser/promoter to use Video for marketing purposes only. Video is not to exceed 90 seconds. Purchaser agrees to furnish at its own expense on the date and at the time of performance herein all that is reasonable and necessary for the proper presentation of performance, including, but not limited to, a suitable theater, hall, auditorium with a public address system in good working condition, and shall meet all Rider requirements. Purchaser, at its own expense, will obtain all necessary licenses for Artist's use of music, and shall pay all amusement taxes, if required. Purchaser agrees to procure for Artist, at Purchaser's expense, and all necessary permits or licenses required in connection with the engagement (s). Purchaser is NOT to change venues without the consent of the agent/manager/artist.

8. It is expressly understood and agreed that RODGERS REDDING AND ASSOCIATES, INC. is acting hereunder solely in the capacity of agent for Artist. RODGERS REDDING AND ASSOCIATES, INC. (including any individual acting on its behalf) is not a party to this contract, and shall not be liable or responsible in any way for the acts or omissions of Artist, nor for any failure by Artist to adequately perform or comply with any term or condition hereof.

(ADDITIONAL TERMS AND CONDITIONS CONTINUED ON THE REVERSE SIDE)

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

"PURCHASER"

"ARTIST"

(Signature)

Phone:

Name: City of Forest Park GA 30297.

Address: 785 Forest Parkway Forest Park GA 30297

Ph. Contact Person: Charise Clay 470 622 9053

ADDITIONAL TERMS AND CONDITIONS

9. Artist shall have the sole and exclusive control over the production, presentation and performance of the entertainment unit in connection with each engagement, hereunder including the sole right to designate and change the performing personnel (other than the featured Artist). Artist shall have the right (but not the obligation) to designate a representative who shall have sole authority in mixing and controlling all sound equipment during Artist's performances during each engagement and rehearsal.

10. Artist agrees that Purchaser may use Artist's name, pictures, photographs, and other likenesses in connection with advertising and publicizing the engagement(s) hereunder, but such use shall not be an endorsement of any product or service. All photographs, pictures and likenesses of Artist, unless provided by Artist for Purchaser's use, shall not be used without prior approval of Artist. Purchaser's right to use Artist's name and likeness as aforesaid shall continue in effect only during the period beginning with the execution of this agreement and terminating upon the date of cancellation of the engagement(s) or upon completion thereof.

11. Artist shall have the exclusive right to sell records, photographs, programs and other type of merchandise on the premises of the place of performance without any participation in the proceeds by Purchaser, subject, however, to concessionaires' requirements, if any.

12. No portion of any performance hereunder may be recorded, filmed, taped, or reproduced in any form whatsoever unless Artist's prior written consent is obtained. No interviews or drops will be arranged without Artist's prior approval.

13. Artist's obligations hereunder are subject to detention or prevention by sickness, inability to perform, accidents, failure or delay of means of transportation, Acts of God, riots, strikes, labor difficulties, epidemics, any act of any public authority or any other cause, similar or dissimilar, beyond Artist's control in the event of illness, strike, Act of God, governmental regulation of any part thereof, Purchaser shall be obligated and liable to Artist for such proportionate amounts of the payment provided for herein as may be due hereunder for any performance(s) which Artist may have rendered up to the time of the inability to perform by reason of such illness or force majeure occurrence. Artist is not liable or responsible for any patrons, guest, employees, employer or anyone that's in attendance at the performance for illness from Coronavirus / Covid-19 Pandemic. Purchaser must practice social distance & attendees must use mask. Artist will not be required to shake hands, take pictures, or attend after parties. If any of the stated happens, deposit will not be refunded but date will be rescheduled.

14. NOT WITHSTANDING ANYTHING CONTAINED HEREIN, INCLEMENT WEATHER SHALL NOT BE DEEMED TO BE A FORCE MAJEURE OCCURRENCE, AND THE PURCHASER SHALL REMAIN LIABLE FOR PAYMENT OF THE FULL CONTRACT PRICE EVEN IF THE PERFORMANCE(S) CALLED FOR HEREIN ARE PREVENTED BY SUCH WEATHER CONDITIONS. ARTIST SHALL HAVE THE SOLE RIGHT TO DETERMINE IN GOOD FAITH WHETHER ANY SUCH WEATHER CONDITIONS SHALL RENDER THE PERFORMANCE(S) IMPOSSIBLE, HAZARDOUS OR UNSAFE. THERE IS NO MAKEUP FOR RAIN DATE. ARTIST/BAND MUST BE PAID RAIN OR SHINE.

15. Purchaser agrees that Artist may cancel the engagement hereunder for any reason without liability by giving the Purchaser written notice thereof at least ninety (90) days prior to the commencement date of the engagement hereunder.

16. Nothing in this agreement shall require the commission of any act contrary to law or to any rules or regulations of any union, guild or similar body having jurisdiction over the services and personnel to be furnished by Artist to Purchaser hereunder and wherever there is any conflict between any provision of this agreement and any law, rule or regulation, such law, rule or regulation shall prevail and this agreement shall be curtailed, modified, or limited only to the extent necessary to eliminate such conflict.

17. Each of the terms and conditions hereof is of the essence of this agreement and necessary for Artist's full performance hereunder. Those obligations of Purchaser which are to be performed hereunder prior to any performance of Artist are conditions precedent which must be performed in full by Purchaser (unless waived in writing by Artist) before Artist is required to perform hereunder. In the event Purchaser fails to make promptly, at the times provided herein, any payment due Artist hereunder, or cancels or postpones any engagement hereunder for any reason (except for a force majeure occurrence as set forth in paragraph 15 above) without Artist's prior written consent, Purchaser shall be deemed to have substantially and materially breached this agreement, relieving Artist of all obligations hereunder. In the event of any material breach by Purchaser, in addition to any other rights or remedies Artist may have, all deposits in Artist's possession shall be retained by Artist for Artist's own account and benefit.

18. All notices required hereunder shall be given in writing at the addresses set forth above. This agreement may not be changed, modified or altered except by written instrument signed by the parties. Neither party may assign this agreement. This agreement shall be construed in accordance with the laws of the State of Georgia. Nothing contained in this agreement shall be construed to constitute the parties as a partnership or joint venture, and Artist shall not be liable in whole or in part of any obligation that may be incurred by Purchaser in carrying out any of the provisions hereof, or otherwise. The person executing this agreement on Purchaser's behalf hereby warrants his authority to do so, and such person hereby personally assumes liability for purchaser's obligations hereunder.

PURCHASER/BUYER: _____
DATE: _____

ARTIST/MUSICIAN: _____
DATE: _____

ROOF INSPECTION PROPOSAL

819 Forest Pkwy

Prepared on June 02, 2026

Prepared for:

Charise Clay
City of Forest Park

Property Information

819 Forest Pkwy
Forest Park, Georgia 30297

AP360: INSPECT/PLAN/PROTECT

Summary Scope & Assumptions

- Exterior/Interior walk-through of accessible areas for signs consistent with water intrusion and drainage issues.
- Roof assembly confirmation: up to one (1) core cut per building (or per distinct area if multiple roofs exist) when information is unknown and confirmation is necessary. **Location, patch, and photos will be documented in the report.**
- Visual, non-destructive roof component inspection, except for authorized core cut described above, where safe and accessible.
- Representative seam/lap checks including reported leak areas; sampling may vary by roof type, access, and safety.
- Post-Inspection Report with photos, observed conditions, and recommended next steps. (Repairs/maintenance completed only if authorized separately.)
- Roof system type/condition notes (observed), assembly details (if known/confirmed), and owner-provided warranty information.
- Areas requiring fall protection or presenting safety concerns will be documented as such in the report.
- Excludes moisture scanning, engineering, code compliance, and manufacturer warranty certification, unless explicitly included in writing.

Annually Inspection Investment:

\$ 599.00

Agreement to Proceed

Core cut opt-out (initial only if you do NOT authorize core cuts) _____

Email approval is sufficient.

Signature

Date

Printed Name

Company Name



ECONOMIC DEVELOPMENT REPORT

August 2026

Prepared by
Rochelle B. Dennis
Economic Development Director



EXECUTIVE SUMMARY

The Office of Economic Development continues to advance a diverse portfolio of economic development, redevelopment, business retention, workforce, housing, and property management initiatives throughout Forest Park. Current priorities include supporting major development projects, preparing board authorities for upcoming decisions, advancing downtown redevelopment, and strengthening partnerships that support long-term investment and job creation.

Several key projects remain active, including the 60-unit Florence on Main mixed-use development, redevelopment of Main Street properties, the Grapevine culinary incubator, and ongoing redevelopment opportunities at Fort Gillem. The Office is also actively engaged in business attraction and retention efforts, including Project Gateway, Project Scannell, Digital Realty, and prospective businesses seeking to locate or expand in Forest Park. Tax abatement requests associated with several Gillem projects are expected to receive Board consideration in August.

The City continues to pursue opportunities to strengthen housing and community development through the Georgia Initiative for Community Housing (GICH), affordable senior housing, and other residential redevelopment proposals. Workforce initiatives include the annual Forest Park Job Fair, Elevate 2.0, and partnerships with regional workforce and training organizations.

In addition, the Office is managing a portfolio of nearly 60 board authority-owned properties, addressing maintenance and tenant issues while developing new property management and brokerage service strategies. Grant activity remains strong, including the recovery of an additional \$100,000 in CDBG funding, bringing total recovered funding to \$496,000.

Looking ahead, staff will focus on advancing active development projects, preparing for August board meetings, strengthening business engagement, pursuing grant and incentive opportunities, and coordinating upcoming community initiatives and events, including Blues on Main, the GICH housing initiative, and the proposed Joint Board Retreat.

UPCOMING BOARD AUTHORITY MEETINGS

- All meetings are to be held at City Hall Council Chambers unless otherwise announced.
 - Urban Redevelopment Agency: August 13, 2026, at 5:30 p.m.
 - Development Authority: August 26, 2026, at 5:30 p.m.
 - Downtown Development Authority: August 27, 2026, at 3:00 p.m.

OTHER BOARD AUTHORITY ACTIVITIES

- Plans underway for Joint Board Retreat – **Proposed October 2026**

ECONOMIC DEVELOPMENT PROJECTS AND ACTIVITIES

- 794 Main Street (DA) – Georgia Utility Contractors Association
 - *Georgia Utility Contractors Association Headquarters Expansion*
 - Closed July 22, 2026 - \$150,000
 - *See attached building renderings*
- 760-770 Main Street (DA) – Prestwick / Florence on Main
 - *Florence On Main: 60-unit mixed-use development*



- Development Authority entered into a Private Enterprise Agreement with Prestwick Developers – 5/4/26
- Prestwick resubmitting for DCA approval of tax credits – **Decision expected October 2026**
- Purchase Sale Agreement signed for \$350,000 – April 14, 2025
- 868 Forest Parkway (DDA)
 - *DDA redeveloping as a “white box” for retail / restaurant lease space*
 - Staff reviewing proposal from PPI for “white box” redevelopment / **pending DDA approval**
 - Staff reviewing proposal from Valentino for needed survey / **pending DDA approval**
 - Once concept approved, staff will engage contractors for redevelopment of lease space
 - Proposal from Fresh Vibes Café as a grab and go restaurant offering smoothies, juices, wraps, and salads. Owner, Coach McDowell is local to Forest Park
- Searles Foundation
 - *Affordable Housing (Main Street)*
 - Engaged FP EconDev – July 28, 2026
 - Inquired about receiving our GICH letter (we have awarded our GICH letter to Prestwick Development - we can only support 1 project per year)
 - Waiting on response from owners for a meeting to discuss their project and potential location for development
- 954-964 Main Street (Old Carter’s Cleaners – DDA)
 - *Willie Herman, LLC – Boutique dog food company*
 - Home delivery service primarily to Buckhead; retail store & food preparation
 - Met w/ FPEconDev – August 6, 2026
 - Provided Main Street Design Standards & District Permitted Uses
 - Scheduling pre-development meeting with PCD
 - **Proposed to present to DDA for consideration on September 24, 2026, meeting**
- 954 Main Street (DDA)
 - *Sale and removal of old Carter’s Cleaners Sign*
 - DDA approved contract July 2026; submitted to purchaser
 - Still waiting on countersigned contract, funds, and removal date
- 850 Main Street (DA)
 - Redevelopment plans 70% done
 - **Construction halted pending exploration of partnership with DDA**
- 946 – 964 Main Street (DDA)
 - *LET Holdings – Residential; Mixed-Use; Retail*
 - Carter’s Cleaners – Nail Spa/Salon
 - 6-Plex – Senior Housing
 - Commercial Strip – Commercial retail w/ possible outparcel development
 - Use 946 for overflow parking; shared parking agreement
 - EconDev met on 7/15/26 – Waiting on developer to respond to formal proposal request and funding capability – After additional vetting possible presentation to DDA at September meeting.
- Tara Preserve – Jonesboro (DA)
 - *Proposed affordable senior housing development on Tara Blvd.*



- Preparing their DCA Housing Tax Credit application and is requesting an Economic Development Confirmation Letter re: MARTA (significant job creation)
- **DA will review and approve at August 26, 2026, meeting**
- 4871 College Street (DDA)
 - *Omar Miranda – Potential Housing Development*
 - **Waiting on additional information from developer – August 3, 2026**
- 842 Main Street (DA)
 - *Arts & Entertainment District - Container Development*
 - Pending Code updates
- 891 Forest Parkway
 - *Parcel Split*
 - Working with PCD to split 891 Forest Parkway from 4523 East Street
 - As current, though it's a commercial lot and a residential, it is listed as one lot and zoned residential; working to split for redevelopment of the commercial lot on Forest Parkway
- 833 Forest Parkway - Grapevine (URA)
 - Culinary Incubator; 3 food stalls, 1 bar, flex space, stage; and drive thru
 - Construction complete EOY 2026
 - FFE / Grand opening proposed Spring 2027
 - Consideration of updated construction budget and FFE budget
- Park at Fort Gillem 7 Holland Park – Gillem (URA)
 - **MANAGEMENT & REPAIRS**
 - Asphalt Repairs Update / Timeline
 - Comp Housing for onsite Property Manager
 - Property Insurance (**review of quote at August 13th meeting**)
 - Budget
 - **REDEVELOPMENT**
 - Phase I Survey complete
 - Phase II Survey to commence after expanded contract signed
 - **Contract presented to URA August 13th for approval**
 - TSW contract signed – 1st meeting August 11th
- 330 Forest Parkway (URA)
 - Concept plan approved
 - Boundary expansion approved
 - Draft RFP for JV or P3 development
- Forest Square / Aerotropolis Catalytic Project (Jonesboro Road) Pending
- Baptist Church Redevelopment (634 Main Street) Pending
- Natural Farm Pet Expansion (Forest Parkway) Pending

BUSINESS RETENTION & ENGAGEMENT

- *Plaza Rehab Playbook*
 - URA possible funding source
 - Researching other grant opportunities
- *Forest Park Marketplace Analysis – IGA*



- Contract with Independent Grocers Association for a Marketplace Analysis to determine feasibility of a grocery store and additional retail – **Met 8/11/26**
-
- *Partnership with GA Tech – Georgia Manufacturing Extension Partnership*
 - Met with Regional Rep July 30th
 - Training opportunities and resources shared with Gillem and Prologis partners
- *Small Business Pop-Up*
 - Pilot Small Business Pop Up at Job Fair (August)
 - Looking to launch Small Business Pop Up / Incubator in 2027
 - Need to identify space and consistent opportunities
- *SBDC*
 - Coordination of GLC Tour at Gillem (**proposed August 7, 2026**)
- *Forest Park Business Association*
 - 2nd Annual Best of Forest Park Awards (**December 11, 2026**)
- *Da'One (4150 Jonesboro Road, Suite 100)*
 - Owner reached out with concerns about window covering
 - City Manager to meet with owner August 2026
- *80 Acres (2070 Anvil Block, Suite 100)*
 - *Vertical Farming – moved into former Kalera space*
 - **Received notification of layoffs impacting 110 workers – August 3, 2026**
 - Had not been responsive to a BRE visit or ribbon cutting since initial conversations with our office at the State
 - Originally they were opening in Covington in 2022 and the project stalled
 - Engaged FP EconDev & State with plans to open in old Kalera space – November 2025
 - Building permit for overhead doors (approved) October 2025
 - Sprinkler permit (approved) December 18, 2025
 - Sign permit (approved) December 1, 2025
- *Swanson Family Farm*
 - **Meat Processing Facility specializing in grass-fed protein**
 - Engaged via State – July 17, 2026
 - Existing operations in Yateville, Thomaston, Roberta, and Griffin
 - Looking to purchase an existing building in Forest Park
 - Considering 314 Forest Parkway and 571 Forest Parkway – have shared with owner that neither location fits zoning requirements
 - Goal to take ownership of building by end Q1 2027 and be operational by 2028
 - Have engaged owner, Wayne Swanson, and waiting on response to schedule a more substantive meeting with FP EconDev
- *Scarlettes Beauty Store and More*
 - *Specialized beauty supply retail store*
 - Engaged FPEconDev – July 27, 2026
 - Waiting for the owner to respond to meeting request
- *Class Act Security*
 - *Security Company (training academy & office)*



- Currently headquartered in Lawrenceville; Looking to relocate to Forest Park; lease ends January 2027; needs at least 1,200 SF
- Meeting scheduled for August 12, 2026, to tour 850 Main
- Nodrick Hill
 - *Proposed Event Center*
 - Engaged FPEconDev July 13, 2026, re: Carter's Cleaners for an event space
 - Not highest and best use of space
 - Staff having further conversations to help Mr. Hill find an event space location for lease and/or purchase
 - Conversations continue
- Governor's Glen
 - *Proposed redevelopment of senior community*
 - Discussions were held on August 3, 2026, to discuss bond inducement and project timeline etc.
 - Inducement Resolution to be placed on August DA agenda for review and consideration
- McShane Realty Partners
 - Indoor Pickleball Facility
 - Scheduling meeting to discuss locations and viability

TAX ABATEMENTS

- Project Gateway – 2160 Anvil Block -Gillem (DDA)
 - *Auto parts distribution facility*
 - Evaluating a competing site in Shelby, TN
 - **Final decision by August 15, 2026**
 - 150 net new jobs
 - \$20M capital investment
 - Tax Abatement (Pending) – **Board to review at August meeting**
- Project Scannell - (Gillem (DDA)
 - *Spec warehouse*
 - Build almost complete
 - Tax Abatement – **Board to review at August meeting**
- Digital Realty (Gillem) Active
 - *Data Center*
 - Tax Abatement (DDA) – pending
 - CBA (DDA) – pending
 - Reorientation of Gun Range nearing completion (as of July 2026)
 - Townhall – proposed October 2026
 - FAQ's – waiting on DR to finalize
 - Splash Page – waiting on DR to finalize
- Gillem Building 150
- Gillem 200
- Gillem 300
- Gillem 400*500
- Gillem 800



- Gillem 900

COMMUNITY IMPROVEMENT DISTRICT

- Partnership with ATL Airport Community Improvement District
- Expansion approved May 2026
- Coordinating property owner roundtable – Estes offered to host
- Identified 48 parcels / Total Assessed Value \$40M / Total CID investment \$200K / 36 Industrial Partners / 9 Retail Properties / 3 Hospitality Properties
- Top Opportunities: Fleet Access, Corridor Beautification, Infrastructure Improvements, Public Safety Coordination

WORKFORCE DEVELOPMENT

- *2nd Annual Forest Park Job Fair in partnership with Councilwoman Latresa Akins-Wells*
 - July 13, 2026 – 9am – 12pm
 - Over 20 employers / expected attendance 300
- *CareerRise 2026 Workforce Excellence Award Nominations*
 - Nominated Estes for HVAC Tech Builder Program
- *Elevate*
 - Elevate 2.0 Draft presented in Executive Session to Mayor & Council
 - Discussions have started with AtWork about potential partnership
 - Discussion with Ringer Center of Excellence about capability – referred by SBDC

PROPERTY / INFRASTRUCTURE

The Office of Economic Development oversees a portfolio of nearly 60 unique board authority owned properties which includes property repairs, tenant issues, landscaping, and rent collection.

- **Property Management**
 - Draft SOW for property management services
 - Reviewing proposals for presentation to DDA at September 2026 meeting
- **Brokerage Services**
 - Draft SOW for brokerage services
 - Reviewing proposals for presentation to DDA at September 2026 meeting
- **Landscaping**
 - Brightview Contract for 330 Forest Parkway & 371 Central Avenue (URA)
 - **Present at August URA Meeting for approval**
- **Annual Institutional Control Report 2025 for Ft. Gillem**
 - Prepared annually due to environmental remedies in place and as specified in the site-specific-land use control implementation plans
 - Will be added to Ft. Gillem administrative record
 - Provided to Georgia EPA
 - **Provide to URA at August 11th meeting**
- **Lease Tenants**
 - **819 Forest Parkway**
 - Dumpster gate issues – securing quotes for replacement
 - **819 Forest Parkway, Suite B**



- Vacant – vetting tenants
- **819 Forest Parkway, Suite C**
 - Tenants at 819 Forest Parkway, Suite C are \$22,500 in arrears
 - Demand for Possession or Payment drafted and sent to Atty for review
- **4523 East Street**
 - **Ongoing water issues – technician onsite 8/7/26**
- **842 Main Street**
 - **HVAC issues – remediation work did not fix issue**
 - **Waiting on updated quote for full HVAC replacement**

INCENTIVES & GRANTS

- *Tax Allocation District*
 - Need meeting with Finance – believe TAD funds are being allocated for City Center
- *Opportunity Zone*
 - Working with State on possible updated OZ designation
- *CDBG*
 - All grant documents submitted for reimbursement
 - Recovered an additional \$100K in grant funding bringing total to \$496,000
 - **Waiting for reimbursement**
- *REBA*
 - No changes to the status of Kroger's construction, land acquisition, M&E purchase and installation, etc. since the most recent REBA report.
 - As of June 2026, there is an additional 90 positions created over the proposed created position in the report.
 - **Submitted to DCA July 2026**
- *PILOT Payment*
 - Proposed First Amendments to Economic Development Agreement between City and DA
 - DA asking to retain \$225,000 of annual PILOT Payment
 - **Need approval of Mayor & Council**
- *Brownsfield*
 - Contract with United Consulting to apply for EPA Assessment Grant
 - Discovery meetings have started for September grant submission
- *Vibrant Communities Grant (August 31st)*
 - Arts Programs, Performances, Murals, Public Art
 - Exploring fit for submission
- *Exploration of Infrastructure Grant*
 - Possible URA funding source
 - Research of other grant sources

HOUSING

- *GICH – Georgia Initiative for Community Housing*
 - Forest Park is a Freshman Community in this 3-year initiative



- Draft Mission Statement due **September 10**
- TBD – Forest Park Housing Assessment
- *Clayton County Housing Task Force*
 - Review of Clayton County Housing Assessment & Strategy (**due August 14**)
 - Rochelle B. Dennis is a member
- *Dream HOME Expo (October 3, 2026)*
 - Opportunity for FP participation

MAIN STREET PROGRAM

- *BRE Visits*
 - **See attached June & July Report**
- *Blues on Main (October 9, 2026 – 6pm – 10pm – Fountain on Main)*
 - Finalization of Run of Show & Collateral
 - Sponsorship requests have started; engaged See Clayton for signature sponsorship again

FILM FOREST PARK

- Working with PCD to use OpenGov for Film Permits
- Partnering with See Clayton on update and expanded marketing opportunities for Film Forest Park
- Reviewing fee schedule
- Coordination w/ PIO re: old domain name removal

PUBLIC ART

- *NASA Lifeline Mural (833 Forest Parkway)*
 - FPEconDev managed all details of project since January 2026
 - Muralist selected (local to FP); Mural approved by NASA
 - Mural completion (**tentative October 2026**)
 - At mural completion the project will be fully handed over to the Council Aides to coordinate a grand unveiling event

EVENTS

MARKETING

- *LoopNet*: Considering services in lieu of CoStar
- *Lightbox*: Vetting service in lieu of Costar
- *Site Selector Magazine*: DDA considering placement in January 2026 (site selectors) issue
- *Multiview*: DDA signed contract July 2026 for digital marketing to promote FP to corporate site selectors

OTHER

- *CCMA 2026 Project Lead – Mayor's Appointments*
 - Project 4 – Brochure – Waiting on details and next steps
- *Sponsorship request for 6th Annual Aerotropolis Honors – September 24th*



ADMINISTRATIVE

- **Employee Awards / Accomplishments**

- Main Street Manager Charise Clay Appointed to Clayton County Chamber Young Professionals Advisory Board
- Dieuvalda Lamartiniere completed Development Authority Board Training – August 6, 2026

- **Personnel Needs**

- Business Engagement Coordinator (FTE)
- Workforce Development Coordinator (FTE)



June BRE Interactions:

- **June 30, 2026: Smoothie King Incentives Discussion**
 - Location: In person at 785 Forest PKWY
 - Attendees: Charise Clay, Rochelle Dennis, LaShundra Johnson (owner/ operator)
 - Staff tried samples, delivered New Business Essentials Welcome Packet, discussed financial incentives, Concierge Model, and next steps in development process

July BRE Interactions:

- **MLK Fish & Chicken**
 - Location: 1105 Main Street
 - 7/3/2026: Visited the location and introduced myself as the Main Street Manager
 - 7/8/2026: Took my business card to the owner to establish a formal BRE meeting, he confirmed we could meet on 7/9/2026 at 11:30am
 - Our team confirmed the meeting appropriately
 - 7/9/2026: I arrived at 11:30am for the meeting with the Economic Development "New Business Essentials" Welcome Packet. Immediately, after my arrival they received an influx of customers that steadied for the next 45 minutes
 - At 12:20pm, I informed the owner we can reschedule when it's a more convenient time for him and departed the property
 - 7/15/2026: The owner contacted Director Dennis requesting a call back for Charise Clay
 - 7/17/2026: Charise Clay visited the restaurant. Discussed a potential Ribbon Cutting date of August 21 at 11am- going to confirm date & time with leadership. He expressed he needs a part-time or weekend staff member. He additionally asked me to check on a citation he received for not having a business license but he has one now.
 - 7/31/2026: Visited the location. Closed but left a paper copy of the requested information needed to complete the Ribbon Cutting flyer in the door.
- **Taqueria Y Mariscos LLC**
 - Location: 5226 GA HWY 85 unit#8
 - 7/13/2026: Called owner to establish contact- planned to visit business with New Business Essentials Welcome Packet
 - 7/14/2026: Visited the location to deliver the New Business Essentials Welcome Packet, introduced myself to the owner, expressed that we wanted to do a Ribbon Cutting or Grand Opening for them and for her to call me when she was ready to plan one
- **J & J Bottle Shop**
 - Location: 347 Forest PKWY
 - 7/9/2026: Emailed Charise Clay requesting a Ribbon Cutting for July 24
 - 7/10/2026: Charise Clay emailed them the Ribbon Cutting/ Grand Opening process and that July 24 may be too short of a notice to plan the event effectively
 - 7/14/2026: Visited the location to deliver the New Business Essentials Welcome Packet and to discuss expectations regarding the Ribbon Cutting & Grand Opening
 - Charise Clay noticed the property could use landscaping- emailed registered vendors

- Owners also inquired about placing murals on the windows facing Forest PKWY- emailed them zoning standards from PCD
- **DA One**
 - Location: 4150 Jonesboro Rd. 1400
 - 7/12/2026: Owner submitted request to join the Forest Park Business Association
 - 7/14/2026 & 7/17/2026: Charise Clay left a voicemail for the owner to return the call for introductions and Ribbon Cutting / Grand Opening expectations
 - 7/21/2026: Charise Clay finally was able to speak wit the owner. Introduced myself, informed her that I'd come by this week to drop off a New Business Essential Packet
 - 7/29/2026: Charise Clay visited the location to deliver the New Business Essentials Welcome Packet, introduced myself to the owner, and discussed potential ribbon cutting in September 2026. She also agreed to participant as a vendor for Blues on Main.
 - BRE: owner was sited for window coverings and uncomfortable with the explanation from staff as to why she isn't in compliance. Issues will be directed to PCD & Code Compliance
- **Creative Kids Academy of Scholars**
 - Location: 4954 West Street
 - 6/15/2026: Charise Clay emailed the owner Ribbon Cutting expectations and requested needed business & owner information
 - 6/24/2026: Owner shared requested information and gave a potential Ribbon Cutting date of July 31
 - The July 31 date was on hold as we needed to order new ribbon from the FY 26-27 budget
 - 7/16/2026: Visited the location to deliver the New Business Essentials Welcome Packet, introduced myself to a staff member, expressed that we wanted to do a Ribbon Cutting or Grand Opening for them and to have the owner contact me to schedule one
- **Brighter Vision Learning Academy**
 - Location: 4914 West Street
 - 5/26/2026: Charise Clay emailed them the Ribbon Cutting/ Grand Opening process
 - 6/5/2026: The owner contacted Charise to change the Ribbon Cutting date from 6/12/2026 to 6/26/2026
 - 6/8/2026: The owner shared the requested information with a potential Ribbon Cutting date of June 26, 2026
 - Leadership had a conflict on this date
 - 6/8/2026: She requested an alternate date of July 3, 2026
 - Charise Clay informed her the City would be closed in observation of July 4
 - 7/16/2026: Visited the location to deliver the New Business Essentials Welcome Packet, no one was at the front desk. Charise Clay called the number on the front door and left a voicemail requesting a call back
 - 7/16/2026: Staff member called back requesting Ms. Clay come by again
 - 7/31/2026: Charise Clay visited the location. Building was closed, left New Business Packet & trinket in the mailbox. Called and texted the owner to inform her of the interaction

- **Fresh Vibes Café**

- Location: 868 Forest PKWY
- 6/8/2026: Coach McDowell contacted Charise Clay about opening a juice café at 868
- 6/8/2026: Charise Clay established contact and looped in Director Dennis
- 6/15/2026: Established Microsoft TEAMS introductory meeting for 6/25/2026 at 11:15 AM
- 6/25/2026: Coach McDowell wasn't able to access the meeting, meeting was canceled via TEAMS
 - Director Dennis contacted McDowell via phone as an alternative method
 - McDowell shared concept pitch deck
 - Director Dennis wanted to schedule a walking tour of the property with the owner
- 6/29/2026: Charise Clay confirmed the tour would take place on July 16, 2026 at 11AM
- 7/16/2026: Charise Clay, Director Dennis, McDowell met at 868 to tour the property inside and outside, discuss potential concepts, and potential development hurdles
- After the Meeting, Director Dennis emailed the City Planners requesting information on zoning, parking, adding a second story, ADA accessibility, outdoor patio space, etc.
- She also emailed PPI requesting a white box concept and a survey from Valentino & Associates

Business Health & Strategic Planning

- Organizational Excellence Assessment
- Strategic Plan Development & Deployment
- Business Operations Coaching
- Human Resource Optimization
- Technology Scouting
- Innovation Process Management

Cybersecurity

- Cybersecurity Gap Assessments
- Cybersecurity Maturity Model Certification (CMMC)

Energy

- Energy Assessments
- Energy Performance Metrics
- 50001 Ready
- ISO 50001 Energy Management System
- Renewable Energy Assessment & Analysis

Industry-Specific Services

- Food & Beverage Compliance, Safety, Quality
- Automotive Quality Core Tools
- Medical Device Quality & Commercialization Assistance

Leadership & Team Development

- Leadership Skills Assessment
- Multi-factor Leadership Questionnaire (MLQ)
- Essential & Advanced Leadership Skills Training
- Gallup Strength Coaching & Team Building
- Scaling Up Executive Coaching

Lean Process Improvement

- Lean Assessment & Implementation
- Value Stream Mapping (VSM)
- Managing for Daily Improvement (MDI)
- Kaizen
- 5S & 6S
- Lean Office
- Total Productive Maintenance (TPM)

Quality Management

- ISO 9001 Quality Management System
- Industry-specific Quality Management Systems
- Integrated Management Systems
- Lean Six Sigma Training
- Root Cause Analysis

Safety

- Safety Program Gap Analysis
- ISO 45001 Management System
- Safety Standard Review
- Job Safety Analysis

Supply Chain

- Supply Chain Gap Assessment
- Supplier Scouting
- ERP Systems Support

Sustainability

- Environmental Compliance Assessments
- ISO 14001 Environmental Management System
- Water and Wastewater Assessments
- GHG and Carbon Footprint Assessment & Analysis
- Sustainability Strategy
- Waste Minimization & Circular Economy Strategy
- Permit Application Assistance

Technology Adoption & Implementation

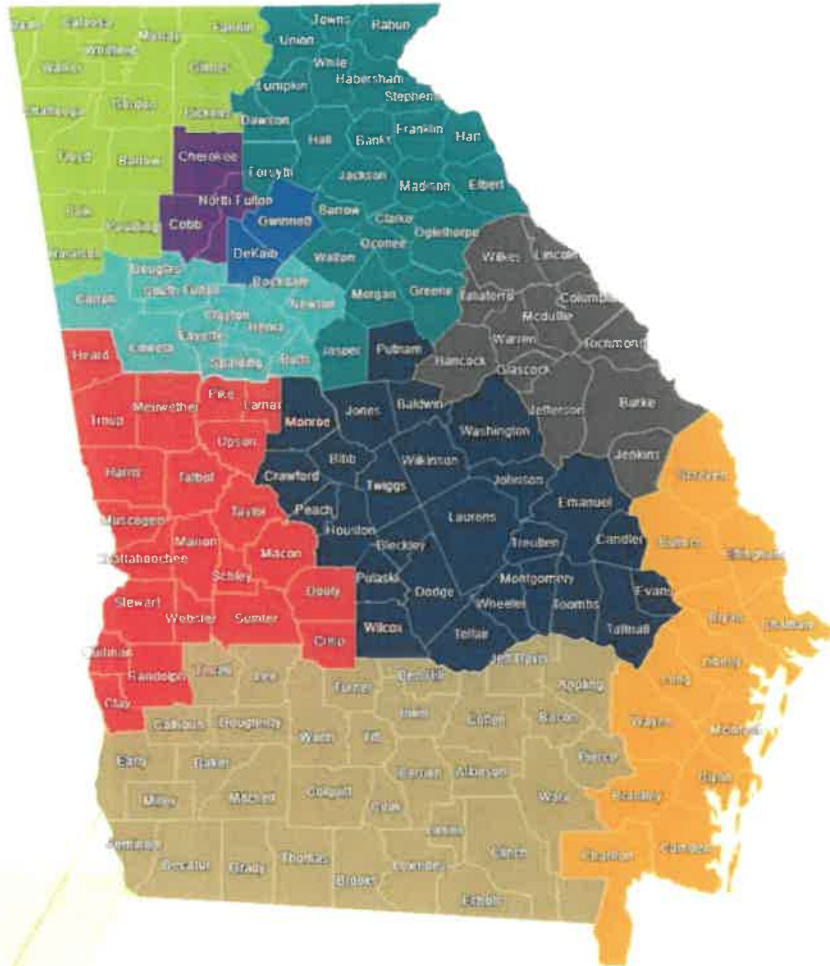
- Technology Readiness Assessments
- Technology Onboarding & Planning
- Automation System Design & Plant Layout
- Product Design for Established Manufacturers
- 3D Printing/Additive Manufacturing
- Data Collection & Analytics
- Manufacturing Execution Systems (MES)
- Artificial Intelligence (AI) & Machine Learning

Contact Us:

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SITE RENDERING





AUG
21



MLK FISH & CHICKEN RIBBON CUTTING

11:30 A.M.

1105 Main Street, STE. 301 Forest Park, GA 30297

MEDITERRANEAN-INSPIRED DISHES, FRIED CHICKEN & SEAFOOD

JOIN US FOR RIBBON-CUTTING DAY SPECIALS!



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