



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.