



CITY OF
FORESTPARK

CITY OF FOREST PARK

URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, September 10, 2026 at 5:30 PM

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

[City Website](#)

Phone (404) 363.2454

ECONOMIC DEVELOPMENT

745 Forest Parkway
Forest Park, GA 30297

AGENDA

Avery Wilson, Chair
Kimberly James, Vice Chair
Melanie Carter, Board Member
Taylor King, Board Member
Eliot Lawrence, Board Member
Debra Patrick, Board Member
Sherita Sutton, Board Member
Danielle Matricardi, Esq., URA Attorney
Rochelle B. Dennis, Economic Development Director

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

- I CALL TO ORDER/WELCOME**
- II ROLL CALL**
- III ADOPTION OF THE AGEDNA WITH ANY ADDITIONS/DELETIONS**
- IV APPROVAL OF MINUTES**
 - 1. Board Approval of Urban Redevelopment Agency Regular Meeting Minutes from August 13, 2026**
- V PUBLIC COMMENTS**
- VI LEGAL UPDATE**
- VII FINANCE UPDATE**
 - 2. August 2026 URA Finance Update**

VIII OLD BUSINESS

3. **Oasis 2026 Contract Update**

Background/History:

Oasis Consulting Services provides the URA with on-call environmental and engineering services. Following concerns regarding the Stephens Lake emergency spillway, the URA approved an on-call agreement with Oasis on April 10, 2025, including geotechnical services for Stephens Lake. The Board has since requested greater clarity regarding the scope and nature of services performed, particularly those related to Stephens Lake. Oasis will provide an overview of work completed, expenditures, recommendations, and proposed next steps.

4. **Park at Fort Gillem September 2026 Monthly Report**

Background/History:

The URA owns the Park at Fort Gillem, a 125-unit former military housing property located within Fort Gillem. The previous property management agreement expired October 28, 2025, and TI Asset Management began managing the property on November 1, 2025. The URA continues to monitor property operations, maintenance, financial performance, resident needs, and long-term redevelopment opportunities. The September 2026 monthly report provides an update on current property management activities and outstanding matters.

5. **330 Forest Parkway Landscape Services Update**

Background/History:

The URA owns property at 330 Forest Parkway, which has been identified as a priority redevelopment site through the URA's strategic planning process. TSW completed concept planning for the site as part of the URA's redevelopment planning efforts. Additional landscape services are presented to maintain and improve the appearance and condition of the property while future redevelopment plans are advanced.

6. **Gun Range Update**

Background/History:

The URA previously operated an outdoor gun range at Fort Gillem. In 2025, the URA initiated a project to relocate the outdoor gun range. The relocation project has remained an ongoing URA matter, with periodic updates provided to the Board regarding site work, project status, and related costs. The September 2026 update will provide the Board with the current status of the project and any outstanding work or next steps.

7. **Grapevine RFP Update**

Background/History:

The URA is redeveloping the former Rite Aid property into The Grapevine, a culinary incubator and food hall. The project broke ground in March 2026, with the URA committing approximately \$3.6 million toward the project. An RFP is

being pursued to identify qualified firms/operators to support the next phase of the Grapevine project. The September 2026 update will provide the Board with the status of the RFP process, responses received and recommended next steps.

IX NEW BUSINESS

8. Georgia Initiative for Community Housing (GICH) Fall Retreat Support Request

Background/History:

Forest Park was selected to participate in the Georgia Initiative for Community Housing (GICH), a three-year program focused on developing local housing strategies and strengthening community housing initiatives. The URA is being asked to provide financial support for six conference registrations and hotel accommodations for members of the Forest Park Housing Committee to attend the GICH Fall Retreat.

Requested Support: Not to exceed **\$2,500**.

X ECONOMIC DEVELOPMENT UPDATE

9. Economic Development Update - Economic Development

Background/History:

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.



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Sherita Sutton, Board Member

Danielle Matricardi, Esq., URA Board Attorney

**Rochelle Dennis, Economic Development
Director**

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MINUTES

- I. **CALL TO ORDER/WELCOME:** Chairman Avery Wilson called the Urban Redevelopment Agency Regular meeting to order on August 13, 2026, at 5:30 p.m.

II. **ROLL CALL**

PRESENT

Avery Wilson

Kimberly James

Melanie Carter

Taylor King

Debra Patrick (arrived at 5:31 p.m.)

Sherita Sutton

ALSO PRESENT

Danielle Matricardi, Esq. URA Attorney

Gwen Webb Ellison, Mayor

Carl Geffken, City Manager

Rochelle B. Dennis, Economic Development Director

Tony Lamar, Senior Accountant

Charise Clay, Main Street Manager

- III. **ADOPTION OF THE AGENDA WITH ANY ADDITIONS/ DELETIONS:** Kimberly James made a motion to approve the agenda with two changes: (1) move the discussion of the Park at Fort Gillem Property Insurance Update, listed as Item 6 under Old Business, to immediately following the approval of the minutes; and (2) move the Executive Session to immediately following the discussion of the property insurance update. The motion was seconded by Sherita Sutton. The motion unanimously passed.

IV. **APPROVAL OF MINUTES**

1. **Approval of meeting minutes for July 9, 2026:** Kimberly James made a motion to approve the July 9, 2026, meeting minutes as submitted. Melanie Carter seconded the motion. The motion unanimously passed.

V. **OLD BUSINESS**

Park at Fort Gillem Property Insurance Update: Economic Development Director Rochelle B. Dennis provided an update regarding property insurance for the Park at Fort Gillem. She explained that Economic Development staff had been charged with securing appropriate property insurance for the property and had been working with Gallagher Insurance to identify suitable coverage.

Ms. Dennis introduced Matt Simmons, Senior Director of Gallagher's Public Sector Practice Group, and Daniel Duhart, who joined the meeting via Zoom to present the insurance proposal and answer questions from the Board.

Mr. Simmons explained that Gallagher had worked through the process of determining an appropriate replacement cost value for the property. He noted that the purchase price or current market value of a property does not necessarily reflect the cost to rebuild the buildings. Based on an assessment of the property, Gallagher estimated the total insurable value at approximately \$23.8 million, including approximately \$22.6 million for the buildings and an estimated \$1.2 million for contents.

Mr. Simmons explained that because the property consists of multifamily residential buildings, it falls outside the appetite of the City's current insurance carrier. Gallagher therefore approached the broader insurance marketplace and obtained a proposal from General Star Indemnity Company.

The proposed annual policy includes a property premium of approximately \$135,000, a \$650 inspection fee, and optional coverage for terrorism risk, equipment breakdown, and ordinance or law. Including applicable surplus lines taxes and other costs, the total quoted premium is approximately \$164,996 for a 12-month policy period.

Mr. Simmons explained that the coverage is based on stated values for each building, which represent the maximum amount of insurance available for each scheduled property. Buildings with roofs more than 12 years old would be covered on an actual cash value basis.

The Board discussed the policy deductible. Mr. Simmons explained that the deductible is \$100,000 per occurrence for covered losses other than wind and hail. Wind and hail claims are subject to a 2% deductible, subject to a \$100,000 minimum. He further clarified that the deductible applies per occurrence rather than per unit. Based on the individual building values, no single building is expected to exceed the \$5 million threshold that would result in a deductible greater than \$100,000 for wind or hail.

Mr. Simmons also explained the methodology used to establish replacement values. Gallagher consulted with a property valuation industry expert regarding current reconstruction costs for comparable low-income multifamily housing. Based on the available information, Gallagher and Economic Development staff utilized an estimated \$150 per square foot replacement cost to establish the insured values. Mr. Simmons noted that a formal independent appraisal could provide a more precise valuation but would require additional time and expense.

The Board asked about the distinction between market value and replacement cost. Mr. Simmons explained that the property's historical purchase price and market value include significant land value and do not necessarily reflect the cost to rebuild the aging residential structures. The buildings were constructed decades ago and rebuilding them today would likely cost substantially more than their market value.

Mr. Simmons reviewed several policy conditions and warranties. The requirement for automatic sprinkler systems was removed after it was confirmed that the apartments do not currently have automatic sprinkler systems. Other conditions include:

- Residential buildings must maintain at least 70% occupancy throughout the policy period.
- Certain specified circuit breakers are required.
- Outdoor cooking or grilling must take place at least 10 feet from the insured premises.

The Board also asked whether there would be a penalty if the policy were cancelled before the end of the 12-month term. Mr. Simmons explained that the policy contains a 35% minimum earned premium. If cancelled before 35% of the policy period has elapsed, the minimum earned premium would apply. After that point, any return premium would generally be subject to the applicable short-rate cancellation calculation.

City Manager Carl Geffken asked whether Gallagher had compared the proposal with other insurance carriers. Mr. Simmons stated that Gallagher had approached multiple markets. Another carrier, RSUI, reviewed the risk but indicated that it could not improve upon the General Star terms. He noted that the lack of historical insurance and loss-run information for the property had made the placement more difficult, as Gallagher could not provide the typical five years of loss history normally requested by insurers.

Kimberly James made a motion to approve the proposed property insurance coverage for the Park at Fort Gillem with Gallagher. The motion was seconded by Debra Patrick.

During discussion, Board members emphasized that the City currently has no insurance coverage on the property and that, as the owner, the City is responsible for the associated risks and costs. Members acknowledged that the property remains part of an ongoing long-term planning process but agreed that insurance coverage is necessary while the City continues determining the future of the property.

A roll-call vote was conducted. The motion **carried**, with the majority voting in favor and one

vote recorded in opposition.

Mr. Simmons and Mr. Duhart were thanked for their presentation and assistance with securing coverage.

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

Avery Wilson made a motion at 5:57 p.m. to enter Executive Session for the purpose of Real Estate. The motion was seconded by Kimberly James. The motion passed unanimously.

Avery Wilson made a motion at 6:43 p.m. to exit Executive Session and resume the Regular Meeting. Kimberly James seconded the motion. The motion passed unanimously.

Avery Wilson made a motion to enter into a purchase and sale agreement with Amazing Grace World Outreach to acquire 260 Forest Parkway for \$3.3 Million and to authorize the Chairman to execute all documents related hereto. Kimberly James seconded the motion. The motion passed unanimously.

VII. PUBLIC COMMENTS: There were no public comments.

VIII. LEGAL UPDATE: There was no legal update.

IX. FINANCE UPDATE

3. July 2026 URA Finance Update: Tony Lamar, Senior Accountant delivered the update.

The Board received a financial report providing a status update through the year-end closing process. The presenter noted that the report reflects activity during approximately the last 30 days of the fiscal year and is intended to provide an overview of the Authority's current financial position.

The Authority remains in a positive surplus position, which was noted as favorable. As part of the year-end close, staff is reviewing approximately \$1.3 million in encumbrances to determine whether the encumbrances remain valid and whether the associated expenditures are still necessary.

A new 12-month revenue and expenditure trend report was included on Page 3. The report compares revenue and expenses over the preceding 12 months and provides a visual representation of the Authority's spending patterns.

Additional sections of the report provide:

- Revenue trends and observations;
- Expenditure performance and year-to-date activity;
- A preliminary year-end conclusion; and
- Operating cash and other financial information.

The preliminary year-end conclusion indicates that the fund remains liquid and preliminarily positive, with no underlying financial issues identified that would adversely affect the Authority.

Park at Fort Gillem – Financial Performance Assessment

The presenter also provided an assessment of the financial performance of the Park at Fort Gillem based on financial statements obtained from the property's management company, TI Asset Management.

The report indicates that the property is currently operating at a net loss, with approximately 71% occupancy. Year-to-date net loss was reported at approximately \$643,000.

The presenter noted that the financial performance is primarily impacted by rental rates and occupancy levels. The Board was advised that, at the current operating rate, the property's financial performance is not sustainable without additional action.

Board members acknowledged the reported loss but noted that the property was recently acquired and that the Authority has incurred significant costs associated with the acquisition and initial investment in the property. Board members further noted that the Authority has plans for the future of the property and that the current financial results should be considered in the context of those plans. Finance emphasized that the financial report is intended to serve as a decision-making tool as the Board considers future options for the property.

Revenue and Expense Analysis

The report includes a detailed revenue analysis identifying favorable and unfavorable areas, along with revenue trend charts. An expense analysis provides similar information regarding expenditures and includes visual charts to assist the Board in evaluating financial performance.

A rent roll and occupancy assessment was also presented. The property contains 125 units, of which 89 are occupied and 36 are vacant. The assessment compares the current rental performance with the budgeted amounts and provides an overview of the financial impact of the current occupancy level and rental rates.

Finance concluded that the report largely confirms the financial conditions previously known to the Board and is intended to provide the Board with data to support future decisions regarding the property.

Board Discussion

A Board member asked about reviewing the Authority's overall recurring expenses and determining whether ongoing expenses represent necessary and appropriate costs. The Board member specifically referenced upcoming discussion regarding Oasis Consulting Services.

It was noted that Oasis would be discussed separately as part of the agenda. **The Board also discussed the potential benefit of receiving a report showing the Authority's ongoing and recurring expenses, including trend information, to provide a clearer understanding of recurring financial obligations.**

The presenter agreed that such a report would be helpful and noted that the Authority has relatively few recurring expenses, although some individual expenses may involve significant dollar amounts.

The Board indicated that an ongoing expense and trend analysis would be useful for future financial oversight and decision-making.

4. **Oasis Contract Update:** Economic Development Director Rochelle B. Dennis presented an update regarding the Authority's annual on-call contract with Oasis Consulting Services. She explained that the update was provided in response to questions raised at the previous Board meeting regarding the services being performed and invoices submitted under the contract.

The Authority has an annual on-call contract with Oasis Consulting Services in the amount of \$65,000. Staff prepared a detailed spreadsheet identifying invoices received, the amounts charged against the Authority's blanket purchase order, and the work described on each invoice.

As of the meeting, the total amount invoiced against the current blanket purchase order was \$61,377.59.

Board Discussion

Board members raised questions regarding several Oasis invoices, particularly charges associated with Stevens Lake. The Board recalled previous discussions and direction that no additional work should be performed at Stevens Lake without further consideration of costs and potential cost-sharing opportunities.

A Board member specifically referenced a July invoice in the amount of approximately \$3,910 that described geotechnical drilling at Stevens Lake, despite similar work having previously been performed and billed in February. Additional July charges of approximately \$1,500 were also questioned.

Board members noted that similar descriptions appeared on invoices dated April, May, and June, and expressed concern that the descriptions appeared repetitive and did not provide sufficient detail to identify the specific work performed on each date.

The Board emphasized that the Oasis agreement is an on-call contract and that invoices should reflect actual work performed rather than simply charges being incurred because an annual contract exists. Members requested specific information detailing the work performed, when it was performed, and the reason for the associated charges.

Concerns were also raised regarding a new invoice of approximately \$900 and whether the Authority continues to receive services that justify the ongoing expense.

Director Dennis explained that staff had also identified questions regarding the invoices and had contacted Mike Montellione and Oasis Consulting Services requesting additional supporting documentation, detailed descriptions of work performed, and explanations for the charges. She noted that the information presented in the spreadsheet was taken

directly from the invoices received and that staff had requested additional detail from Oasis.

The Board discussed whether the Authority should consider terminating or modifying the contract if the requested information does not adequately substantiate the charges. Members also discussed the importance of understanding any provisions or penalties associated with terminating the agreement prior to the end of the contract term.

It was further noted that the Authority's current level of recurring consulting expenses should be evaluated in light of the reduction in property and projects requiring ongoing environmental and consulting services. Board members expressed concern that the Authority should not continue incurring the same level of expenses for work that has already been completed.

Direction and Next Steps

Following discussion, the Board directed staff to:

1. Obtain detailed documentation from Oasis Consulting Services supporting the invoices, including specific descriptions of work performed, dates of service, and the purpose of each charge.
2. Review and reconcile the invoices, particularly the repeated charges associated with Stevens Lake.
3. Determine whether the billed work was authorized and necessary based on prior Board direction and completed projects.
4. Review the Oasis contract for termination provisions, including any penalties or minimum payment obligations associated with early termination.
5. Invite Oasis Consulting Services to attend the September Board meeting to provide a comprehensive presentation regarding the contract, services performed, invoices submitted, and remaining scope of work.

Director Dennis confirmed that she was clear on the Board's direction and next steps.

OLD BUSINESS CONTINUED

5. **Gun Range Update:** Economic Development Director Rochelle B. Dennis provided a brief update on the ongoing reorientation of the gun range. She reported that the project is nearing completion.

Public Works has measured the knee wall, which will be constructed to protect the equipment used to hold the targets in place. Brad Monroe, Building Maintenance Supervisor, will complete the measurements and present the information to Lieutenant Anderson, the Gun Range Master, for review and approval.

Following Lieutenant Anderson's approval, the City will purchase the necessary materials and construct the knee wall. Director Dennis noted that the knee wall is expected to be the final remaining component of the gun range reorientation.

Director Dennis reported that the bar has been relocated, the range has been fully

reoriented, and the necessary concrete work has been completed. Public Works will complete the knee wall construction internally.

A Board member asked whether an inspection would identify any additional work that may be required. Director Dennis stated that, based on her understanding, the knee wall is the final outstanding item and that the project should be complete following its construction and approval.

Director Dennis expressed hope that the next monthly report will reflect completion of the gun range reorientation project.

6. The Park at Fort Gillem Update:

Economic Development Director Rochelle B. Dennis provided an update on the Park at Fort Gillem and reviewed several items related to property operations, occupancy, and redevelopment.

Asphalt Repairs

Director Dennis reported that approximately 90% of the asphalt repairs at the Park at Fort Gillem had been completed. She explained that frequent rain and wet conditions had delayed completion because the asphalt work requires dry conditions.

The major potholes and deteriorated areas had been excavated and repaired, with only a small section near the front of the property remaining to be completed. Director Dennis reported that the project was substantially complete and indicated that photographs of the completed work would be provided to the Board.

Vacant Units and Occupancy

Director Dennis reported that TI Asset Management had been asked to provide a monthly property report to the Authority. One item identified for Board consideration was whether additional vacant units should be renovated and placed back into service to increase occupancy and rental income.

Board members discussed whether making a limited investment in vacant units could generate additional rental income and help offset the ongoing costs of owning and operating the property. Members emphasized the importance of determining the cost of bringing additional units online and comparing that cost with the potential rental revenue. Director Dennis agreed to obtain additional information regarding the number of vacant units that could reasonably be brought online, the estimated renovation cost per unit, and the anticipated rental income.

The Board also discussed the proposed rental rates for renovated units. It was clarified that the proposed rates would apply to newly renovated units and would not change the rental rates for existing residents. Two previously authorized units had been fully renovated and were reported to be occupied.

The Board discussed whether some vacant units could be brought online with only the minimum repairs necessary to make them habitable, rather than completing full renovations. Director Dennis agreed to explore this option with TI Asset Management and

obtain information regarding the minimum cost required to make additional units rentable.
On-Site Property Manager Housing

Director Dennis presented a request from TI Asset Management regarding **Dominique Clotter**, the on-site property manager. TI Asset Management requested that the Authority consider providing Ms. Clotter with a complimentary on-site apartment as part of her overall compensation package.

The request was based on the reduction in leasing commissions and renewal incentives resulting from the current pause in leasing activity at the property. Ms. Clotter currently pays approximately \$695 per month in rent, or approximately \$8,352 annually. TI Asset Management indicated that providing a complimentary unit would help offset the reduction in incentive income and support employee retention and morale.

The Board discussed the request and the fact that Ms. Clotter already receives compensation for her position and currently resides on-site. Members also discussed the potential impact of future leasing activity and whether additional compensation or a rent reduction would be appropriate.

Taylor King made a motion to provide a complimentary on-site unit at the Park at Fort Gillem to the active property manager. The motion was seconded by Kimberly James. The motion passed unanimously.

Director Dennis also reported that the Authority continues to work with TI Asset Management regarding terms for providing complimentary housing for a Forest Park Police officer to serve as an on-site courtesy officer. She advised that additional information was still pending and that Board action was not required on that request at this time.

7. **Park at Fort Gillem Redevelopment Update:** Director Dennis provided an update on the redevelopment planning process for the Park at Fort Gillem. She reported that Valentino had completed the Phase I survey and that TSW, the consultants previously utilized for the 334 Parkway concept redevelopment plan, had begun work on the redevelopment concept and master plan.

Director Dennis explained that additional survey work is required before TSW can substantially advance the redevelopment plan. The additional work includes:

- **Topographic survey;**
- **Underground utility location;**
- **Underground utility investigation; and**
- **Tree survey.**

The tree survey is particularly important because the Authority is evaluating opportunities to preserve as many specimen trees on the property as possible as part of the redevelopment concept.

The additional survey work was presented at a cost of \$47,000. Director Dennis stated that she had negotiated the cost as much as possible but that additional survey work is necessary to allow TSW to develop a comprehensive redevelopment plan.

Board members discussed the purpose of the additional survey and clarified that the work

is not necessarily intended to identify trees for removal, but rather to document existing site conditions, including topography, the stream along the rear of the property, underground sewer lines, utilities, and other site conditions necessary for redevelopment planning.

Director Dennis estimated that, following completion of the additional survey work, TSW would require approximately six to eight weeks to develop multiple redevelopment concepts for Board consideration. She estimated that the Authority could be approximately six months away from having a redevelopment concept sufficiently developed to take to the market.

Board Action – Expanded Survey

Melanie Carter made a motion to approve the additional survey work at the Park at Fort Gillem with Valentino in the amount \$47,000. The motion was seconded by Kimberly James. The motion passed unanimously.

Director Dennis confirmed that staff would continue working with the consultants and TI Asset Management and would return to the Board with additional information regarding vacant-unit renovations, costs, potential rental income, and the redevelopment process.

8. **2026 Aerotropolis Honors Sponsorship Request:** Staff presented a sponsorship request from the Aerotropolis Atlanta Alliance for the upcoming Aerotropolis Honors event on September 24, 2026, honoring Ed Bastian, CEO of Delta Air Lines.

Sponsorship levels presented included:

- Presenting Sponsor – \$15,000
- VIP Sponsor – \$7,500
- Champion Sponsor – \$5,000
- Signature Sponsor – \$2,500

The Board discussed the event, attendance availability, and the possibility of inviting the Mayor, City Manager, and City Councilmembers to participate if the Authority sponsors a table.

Staff recommended that the Authority not exceed the Signature Sponsorship level of \$2,500.

Kimberly James made a motion to approve the Aerotropolis Honors sponsorship at the Signature level of \$2,500. The motion was seconded by Deborah Patrick. The motion passed unanimously.

9. **Grapevine Update:**

Charise Clay provided an update on The Grapevine. Construction continues to progress and remains on schedule, with completion of the construction phase anticipated in late fall, with November or December currently projected. Following completion of construction, the project will move into the furniture, fixtures, and equipment (FF&E) phase.

NASA Lifeline Mural

The NASA Lifeline mural continues to move forward. Staff reported that an agreement was

reached with Technique regarding the relocation of three rooftop HVAC (RTU) units that were obstructing the mural installation. Because the roofing work has not yet been completed, the units could not be placed on the roof. A crane was required to safely move the units, as use of a forklift could have damaged them. Technique covered the \$2,276 crane rental expense. The mural expenditure had been approved by the Chair within the Chair's spending authority.

Future Operations

Staff reported that work is beginning on the Request for Proposals (RFP) process and advised the Board that a decision regarding the future operating structure of The Grapevine will be needed at an upcoming meeting. Options under consideration include selling the facility or leasing it to an operator.

Staff will return to the Board at the September meeting with a presentation outlining the potential operating structures, including the advantages and disadvantages of each option. A decision will be needed relatively soon so that the operating structure can be incorporated into the RFP and an operator can be identified to assist with securing tenants.

The Board emphasized the importance of maintaining the original vision of The Grapevine as a space for local entrepreneurs and small businesses. Staff confirmed that the RFP process will remain focused on a local and hyper-local tenant base, regardless of the ultimate management or operating structure selected by the Board.

A Board member asked whether a local entrepreneur who currently operates a food truck and rents a facility in Jonesboro would have an opportunity to present her business for consideration at The Grapevine. Staff confirmed that she would have an opportunity to be considered and that local entrepreneurs remain a priority.

Staff also reported that the City is still awaiting its CDBG reimbursement funds related to the project.

X. NEW BUSINESS

10. **330 Forest Parkway Landscape Services:** Staff presented a proposal from BrightView to provide landscape maintenance services at 330 Forest Parkway, which was recently incorporated into the URA's property portfolio following completion of the boundary expansion.

BrightView currently provides landscape services for the URA, including maintenance at Gillem. Staff noted that the 334 Forest Parkway property requires significant initial cleanup due to weed growth, debris, and vegetation encroaching across the asphalt and perimeter areas. The property requires attention to prevent further deterioration and potential code enforcement concerns.

The proposal provides for ongoing monthly landscape maintenance at \$643 per month, or approximately \$7,716 annually. Services include mowing, edging, blowing, and weed control/herbicide treatment for vegetation growing through cracks in the property's primarily asphalt and concrete surfaces.

Board members questioned whether the proposed monthly fee appropriately accounts for the significant initial cleanup work and whether the ongoing maintenance cost could be reduced once the property has been brought into a manageable condition. Staff acknowledged the concern and agreed to return to BrightView to request a breakdown of the initial cleanup cost versus ongoing maintenance, as well as an alternative quote for recurring maintenance.

The Board did not take action on the proposal at this time. Staff will obtain additional pricing information from BrightView and bring the matter back for consideration.

11. **Perpetual Easement for Ingress and Egress:** Staff presented a request from Georgia Power for three perpetual easements for ingress and egress associated with the Park at Fort Gillem and the Digital Realty development. The easements relate to the Georgia Power substation area located off Flankers Road and are intended to provide access for utility infrastructure and related improvements.

Staff explained that the easements are associated with the new roadway being constructed through URA property, which will terminate at a roundabout near the Digital Realty development. The easements will allow Georgia Power to install and maintain utilities along the roadway.

The Board reviewed the associated exhibit and discussed the location of the proposed easements.

Sherita Sutton made a motion to approve the three perpetual easements for ingress and egress to Georgia Power along Flankers Road. The motion was seconded by Kimberly James. The motion passed unanimously.

12. **U.S. Army Five-Year Review:** Staff provided an informational update regarding the U.S. Army's five-year review of the property. A copy of the review materials was included in the Board's packet.

Staff is currently completing the required five-year questionnaire/interview form for property owners. Staff noted that the process is consistent with prior five-year reviews and that there have been no significant changes since the previous review. Upon completion, the questionnaire will be submitted to the U.S. Army, and a copy will be made available to the URA Board.

13. **Joint Board Retreat:** Staff provided an update on the proposed joint retreat for the City's three development-related boards. Staff noted that all three boards have now completed their individual retreats: the URA in March, the Development Authority in June, and the Downtown Development Authority in July.

Katherine Laskowski, who facilitated the individual retreats, has expressed interest in facilitating the joint retreat as well. Staff is working with Ms. Laskowski to identify potential dates for an October joint retreat involving all three boards.

The retreat is anticipated to be an all-day Friday event, to be held at an off-site location

within the local area. Once staff confirms Ms. Laskowski's availability, a Doodle poll will be circulated to board members to identify a date that works for the majority.

Board members were asked to provide staff with any known blackout dates in October or early November. Staff noted that October 9–10 is unavailable due to Blues on Main and that fall break and other scheduled holidays will also be considered when selecting a date.

Additional details regarding the date and location will be provided once staff completes its scheduling review.

14. **Annual Institutional Control Report - 2025 for Fort Gillem:** Staff also provided the Board with the U.S. Army's Annual Institutional Control Report for informational purposes and review. The report addresses land deed restrictions, land use controls, inspections, findings, and other applicable requirements associated with the property.

Staff noted that representatives from the U.S. Army and its consultants, including Tom Lanier and Heather with BRAC, visited the property in July for the annual Army Day meeting. Staff met with the representatives and members of the U.S. Army Corps of Engineers from Savannah to discuss groundwater wells and the Gillem property generally, followed by a walking tour of the property.

Staff reported that the property remains in good standing and that there were no significant issues to report. The annual report was provided to the Board for its records. No action was requested.

XI. ECONOMIC DEVELOPMENT UPDATE

15. **Economic Development Update:**

Director Dennis provided an update on current economic development activities, projects in the pipeline, and upcoming business engagement activities.

Digital Realty – Data Center

Staff continues to work with Digital Realty on the proposed tax abatement for the data center development at Gillem. The tax abatement and Community Benefits Agreement are nearing finalization, with a target of September 2026 for completion.

Once finalized, the tax abatement will be presented to the Downtown Development Authority for consideration. Staff is also beginning preliminary planning for an expanded community town hall regarding the data center. Staff emphasized that the tax abatement and Community Benefits Agreement should be completed before moving forward with the full town hall.

Governor's Terrace

Staff reported that representatives of Governor's Glen have approached the Development Authority regarding a proposed bond inducement associated with the redevelopment of the existing senior community.

The proposal involves a comprehensive renovation and redevelopment of the existing

property. Staff noted that the developer has established a process for temporarily relocating residents during construction and returning them to the property following completion. Staff will continue working through the details and will provide additional updates to the Board as the proposal progresses.

MLK Fish & Chicken Ribbon Cutting

Director Dennis reminded the Board of the upcoming ribbon cutting for MLK Fish & Chicken, located at 1105 Main Street in Jasper Plaza. The ribbon cutting is scheduled for Friday, August 21, at 11:30 a.m. The business will offer employee discounts, free samples, complimentary purchases, and free lemonade with purchases as part of the grand opening celebration. Board members were encouraged to attend.

Business Retention and Engagement

Director Dennis highlighted the Office of Economic Development's monthly activity report included in the Board packet. The report provides additional detail regarding business retention and engagement activities conducted by staff during June and July, including business visits and ongoing outreach to the Forest Park business community.

Clayton County Young Professionals Advisory Board

Ms. Clay shared information regarding the Clayton County Chamber of Commerce's newly established Young Professionals Advisory Board, of which she is a member, which will launch at the Chamber's September event. The initiative is intended to provide mentorship, leadership development, and networking opportunities for young professionals ages 21–40. Board members were encouraged to share the opportunity with individuals who may benefit from participating.

Georgia Utility Contractors Association

Director Dennis also highlighted a rendering included in the Board packet depicting the proposed expansion of the Georgia Utility Contractors Association (GUCA) on Main Street. The proposed building will utilize a largely zero-lot-line design, with the structure extending to the sidewalk. Director Dennis noted that the modern design will provide a new and distinctive addition to the community and expressed enthusiasm for the project.

Director Dennis concluded the update and invited questions from the Board.

XII. ADJOURNMENT: The Urban Redevelopment Agency Regular Meeting adjourned at 8:04 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 FOREST PARK

Urban Redevelopment Authority

FY2026-27 Financial Performance & Status Report

Reporting Period through August 2026

Prepared for the Urban Redevelopment Authority Meeting

Report purpose

Assess the opening financial position of the new fiscal year, explain August activity, reconcile expense detail to the summary report, evaluate cash movement, and identify items requiring attention before the Authority meeting.

1. Executive Summary

Fund 585 began FY2026-27 with \$8,347,850 of budgeted revenue sources and an equal amount of budgeted expenditures. Through August 2026, the financial report shows no recorded revenue or other financing sources and \$425,933.84 of year-to-date expenses. The expense detail listing reconciles exactly to the reported expense total. After negative encumbrance activity of \$91,668.77, the report reflects a net budget charge of \$334,265.07 and \$8,013,584.93 of remaining budget authority.

Operating cash declined from \$2,839,202.73 to \$2,444,735.76, a decrease of \$394,466.97, or 13.9%. The decline was concentrated in URA Checking 4594, where withdrawals and debits of \$398,137.23 significantly exceeded deposits of \$2,921.75. The Rental Operations account had \$53,779.80 in deposits and \$53,844.72 in withdrawals, ending essentially flat.

Board-level status

Overall status: AMBER. Budget capacity remains strong and expense detail reconciles, but no revenue is posted through August, cash decreased by almost \$394,467, environmental insurance is already 83.2% utilized, and negative encumbrances require explanation as purchase-order liquidations rather than available funding.

2. Financial Performance Dashboard

KPI	Result	Performance	Interpretation
Fiscal year elapsed	2 of 12 months	16.7%	Reference point for annual budget pacing
Revenue sources posted	\$0.00	0.0% of \$8,347,850 budget	Red: revenue recognition / timing review required
YTD expenses	\$425,933.84	5.1% of budget	Below straight-line pace; concentrated in insurance
Net expense after encumbrances	\$334,265.07	4.0% of budget	Negative encumbrances offset posted expense
Ending operating cash	\$2,444,735.76	Down \$394,466.97	Cash-positive, but material early-year drawdown
Environmental insurance	\$309,435.36	83.2% of line budget	Likely annual/prepaid cost; verify coverage period
Capital outlay	\$85,135.77	2.0% of line budget	Fully offset by negative encumbrance
Professional services	\$22,091.60	9.8% committed basis	Includes \$2,507 positive encumbrance

3. Revenue Performance and Status

No operating revenue or other financing sources were recorded through August 2026. The budget assumes \$1,500,000 of investment income, \$500,000 of lease income, \$1,347,350 of transfers from other funds, \$5,000,000 of sale-of-property proceeds, and \$500 of miscellaneous revenue. Because two months of the fiscal year have elapsed, the absence of posted revenue should be treated as a timing and reconciliation issue rather than automatically as a performance failure. However, the Authority needs a clear schedule showing when each major revenue source is expected to be recognized.

Revenue source	Budget	YTD actual	Realization	Required follow-up
Investment income	\$1,500,000	\$0	0.0%	Confirm monthly accrual/posting and investment statements
Lease income	\$500,000	\$0	0.0%	Confirm executed leases, billings, due dates, and collectability
Transfer from other funds	\$1,347,350	\$0	0.0%	Confirm source fund, authorization, and transfer schedule
Sale of property - proceeds	\$5,000,000	\$0	0.0%	Transaction-dependent; tie budget to specific property and expected closing
Miscellaneous revenue	\$500	\$0	0.0%	No activity
Total revenue sources	\$8,347,850	\$0	0.0%	No revenue posted through August

The cash report shows \$57,901.27 of deposits even though the revenue schedule reports zero revenue. Most deposits, \$53,779.80, occurred in the Rental Operations account. These deposits may represent transfers, reimbursements, deposits, or revenue that has not yet been posted to Fund 585.

Revenue risk

The budget is highly dependent on nonrecurring or transaction-sensitive sources. Sale-of-property proceeds represent 59.9% of budgeted revenue sources, transfers represent 16.1%, investment income represents 18.0%, and lease income represents 6.0%. If planned property transactions or transfers are delayed, available cash and project execution should be reforecast.

4. Expense Performance and Activity

YTD expenses total \$425,933.84 and reconcile exactly to the August detail listing. Six categories have activity. Environmental insurance represents 72.6% of total YTD expense, capital outlay represents 20.0%, professional services represent 5.2%, and consulting represents 2.1%. Meetings, events, and water/sewer comprise less than 0.1%.

Expense category	Budget	Actual	Encumbrance	Net committed	% used
Environmental insurance	\$372,000.00	\$309,435.36	\$0.00	\$309,435.36	83.2%
Capital outlay	\$4,190,000.00	\$85,135.77	(\$85,135.77)	\$0.00	0.0%
Professional services	\$250,000.00	\$22,091.60	\$2,507.00	\$24,598.60	9.8%
Consulting services	\$225,000.00	\$9,040.00	(\$9,040.00)	\$0.00	0.0%
Meetings and events	\$5,000.00	\$159.86	\$0.00	\$159.86	3.2%
Water and sewerage	\$25,000.00	\$71.25	\$0.00	\$71.25	0.3%
Total expense	\$8,347,850.00	\$425,933.84	(\$91,668.77)	\$334,265.07	4.0%

FY2026-27 YTD Expense Activity through August 2026

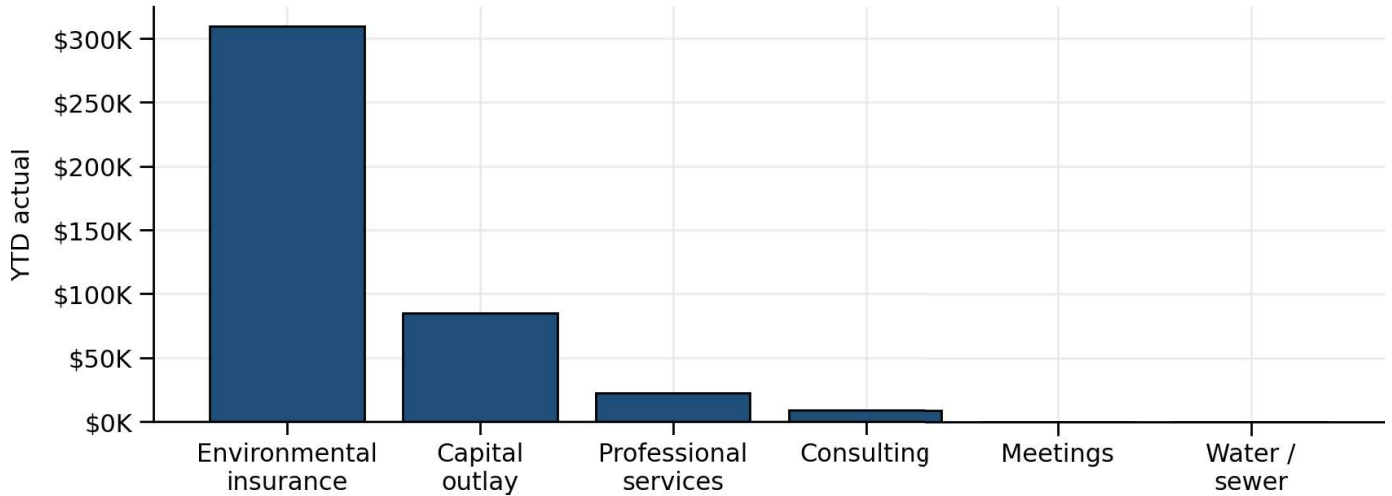


Figure 1. YTD expense activity by category through August 2026.

Expense detail by vendor / activity

Category	Description	Amount
Capital Outlay	GRAPEVINE BPO	\$31,391.17
Capital Outlay	GRAPEVINE BPO	\$53,744.60
Consulting Services	Oasis Consulting Services	\$6,660.00
Consulting Services	Oasis Consulting Services	\$2,380.00
Environmental Insurance	Environment Insurance	\$309,435.36
Meetings & Events	EZCATER Moe's Southwest	\$159.86
Professional Services	Surveying Services	\$18,250.00
Professional Services	URA Landscaping Contract	\$3,777.90
Professional Services	Security Resources, Inc.	\$63.70
Water / Sewerage	Clayton County Water Authority	\$71.25
Total		\$425,933.84

Environmental insurance of \$309,435.36 is the largest expense and uses 83.2% of the \$372,000 budget. If this amount represents an annual policy premium, utilization is not necessarily unfavorable, but staff should confirm the coverage period, prepaid allocation, and whether additional endorsements or premiums are expected. Only \$62,564.64 remains in the line item.

Capital outlay of \$85,135.77 consists of two Grapevine BPO transactions totaling \$31,391.17 and \$53,744.60. Consulting expense of \$9,040 comprises two Oasis Consulting Services transactions of \$6,660 and \$2,380.

Professional services total \$22,091.60 and include surveying services of \$18,250, a landscaping contract of \$3,777.90, and Security Resources of \$63.70. All detail transactions sum to \$425,933.84.

Negative encumbrances of \$94,175.77 are associated with consulting and capital outlay, while professional services have a positive \$2,507 encumbrance. The net negative encumbrance is \$91,668.77. This pattern is consistent with purchase-order liquidation when invoices are posted, but the report should not label the negative amount as an outstanding commitment. Finance should provide an encumbrance roll forward showing beginning encumbrances, liquidations, new commitments, and ending open commitments.

5. Operating Cash and Liquidity

Account	Beginning	Deposits	Withdrawals	Ending	Change
URA Checking 4594	\$1,964,800.92	\$2,921.75	\$398,137.23	\$1,569,585.44	(\$395,215.48)
URA Capital Project 3047	\$699,266.88	\$1,188.71	\$386.29	\$700,069.30	\$802.42
URA Kroger Sinking 5472	\$5,605.65	\$9.67	\$0.00	\$5,615.32	\$9.67
URA Rental Operations 7572	\$161,633.41	\$53,779.80	\$53,844.72	\$161,568.49	(\$64.92)
URA AAF Financial Asset 2218	\$7,895.87	\$1.34	\$0.00	\$7,897.21	\$1.34
Total operating cash	\$2,839,202.73	\$57,901.27	\$452,368.24	\$2,444,735.76	(\$394,466.97)

Operating Cash Change by Account

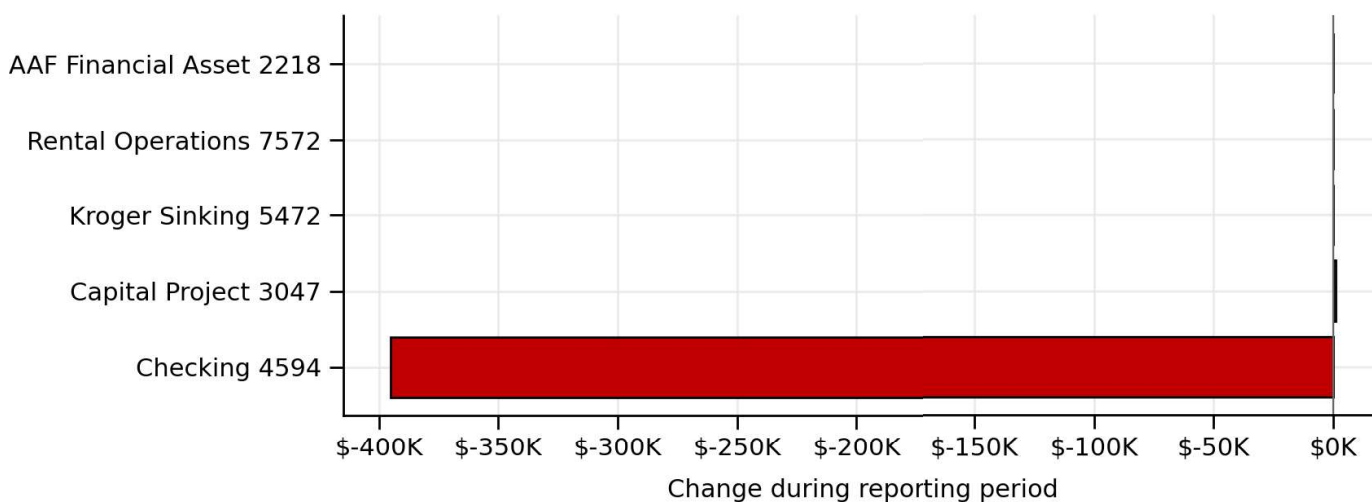


Figure 2. Change in operating cash by account.

The \$394,466.97 total cash decline is primarily the result of URA Checking 4594, which decreased by \$395,215.48. Capital Project 3047 increased by \$802.42, Kroger Sinking increased by \$9.67, Rental Operations decreased by only \$64.92, and the AAF Financial Asset account increased by \$1.34. Ending cash of \$2.445 million remains meaningful, but the early-year drawdown should be compared with the timing of planned transfers, property proceeds, investment income, and capital payments.

Total withdrawals of \$452,368.24 exceed recorded YTD expense of \$425,933.84 by \$26,434.40. This difference may include transfers, timing differences, prior-period payments, balance-sheet transactions, or unposted items. Conversely, deposits of \$57,901.27 are not reflected as revenue. Both differences should be included in the August bank-to-GL reconciliation.

6. Status, Risks, and Required Actions

Issue	Priority	Action before next report
Revenue posting / cutoff	High	Reconcile \$57,901.27 of deposits to the GL and produce a revenue recognition schedule
Operating cash drawdown	Moderate	Explain the \$394,466.97 decline and prepare a 12-month cashflow forecast
Environmental insurance	Moderate	Confirm annual coverage, prepaid treatment, and remaining premium exposure
Negative encumbrances	High	Produce PO rollforward; distinguish liquidations from true open commitments
Professional services	Moderate	Identify the \$2,507 open commitment and confirm remaining contract scope
Capital outlay	Moderate	Tie Grapevine BPO transactions to approved projects, assets/CIP, and procurement support
Budget dependency	High	Update timing for \$5.0M property proceeds and \$1.347M transfers
Bank reconciliation	High	Reconcile deposits, withdrawals, expense detail, and balance-sheet activity by account

7. Board Summary and Preliminary Conclusion

Fund 585 has substantial remaining budget authority and sufficient reported cash to support near-term operations, but the new fiscal year has opened with a cash drawdown and no posted revenue. The expense detail is fully accounted for and dominated by an environmental insurance payment and two capital-outlay transactions. The principal reporting concern is not overspending. It is the timing and classification of revenue, cash receipts, disbursements, and encumbrance liquidations.

The Authority should receive the report as preliminary, direct staff to complete the August bank-to-ledger reconciliation, request a revenue and transfer schedule, and require a purchase-order rollforward. The next report should distinguish actual open encumbrances from negative liquidation entries and should include a cashflow forecast showing the expected timing of investment income, lease revenue, transfers, property revenue, and planned capital payments.

Recommended Board acknowledgment

Acknowledge the August FY2026-27 financial report; note that expense detail reconciles to \$425,933.84; recognize the \$2.445 million ending cash position; and request resolution of zero posted revenue, deposit classifications, withdrawal-to-expense differences, and negative encumbrances before the next meeting.

**URA BOARD UPDATE
and
PATH FORWARD
FOR
STEPHENS LAKE DAM**

10 September 2026

THE FORMER FORT GILLEM

RECENT OASIS EFFORT JUNE/JULY 2026

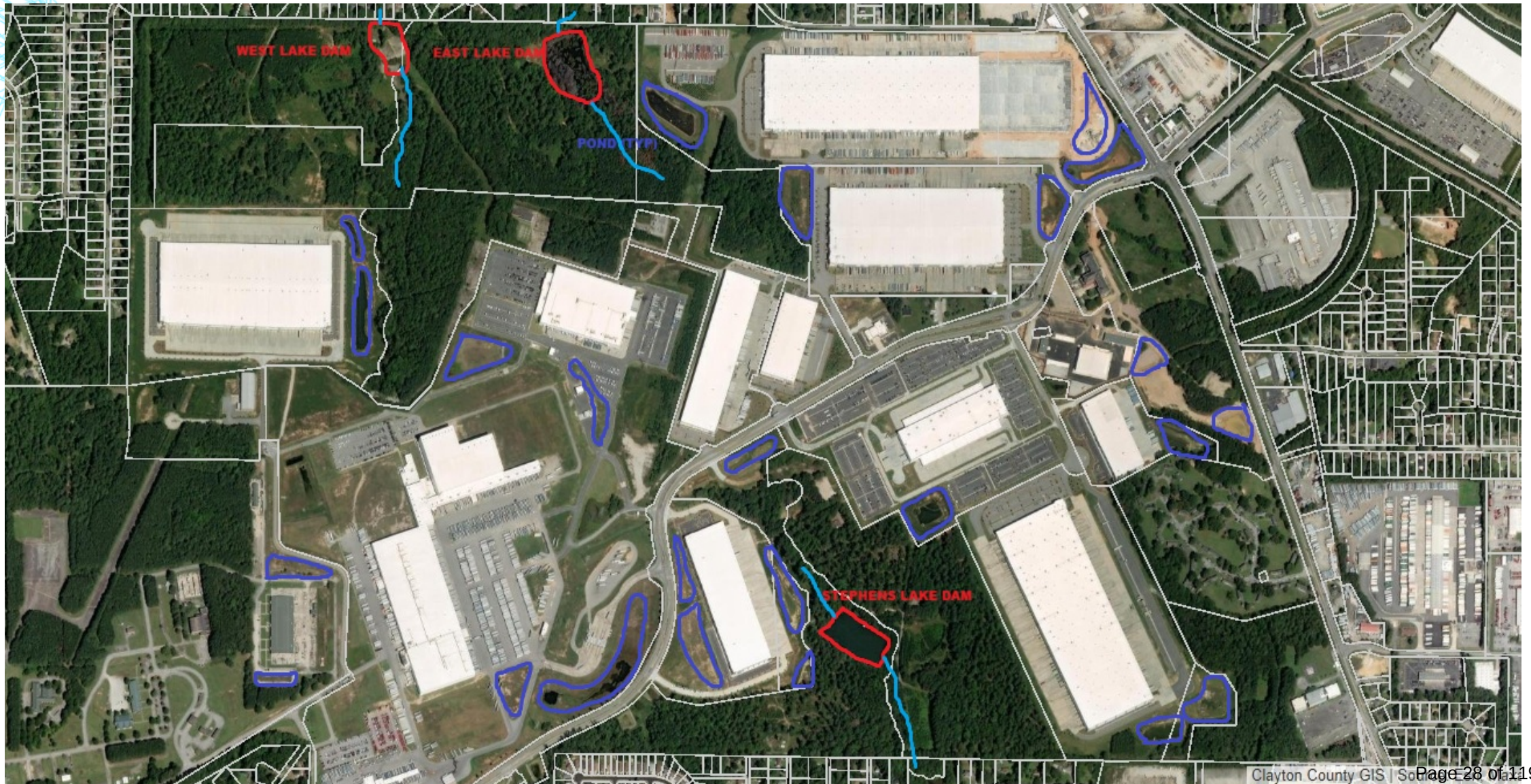
- Army Meeting **15 June 2026** - 2hr of meeting time for Oasis, Monteleone and **Ashley Butterfield**.
- Monteleone update call with Rochelle 2 June 2026, on initial review of dam findings. **.5hr of discussion**
- Monteleone had a technical call with Walden Ashworth regarding path forward of Stephens Lake Dam. **1 hr discussion by phone**.
- Firestation ENV sample **effort complete**, No issue noted, QC data review by Monteleone **.5hr, This completes the Brownfield process for this last URA parcel**.
- **Stephens Lake dam** and **sediment report** reviewed by Monteleone **1hr**
- Interfaced with **URA Insurance renewal** with Brian Murdock, Environmental Insurance portal set up for Insurance renewal effort by Monteleone **1hr**
- **Approved ON Call Contract By URA to Oasis for \$103,000 AS NEEDED. To Date \$39,000 was utilized by the URA to support for efforts noted above during 2026. Oasis has \$64,461 remaining in the contract for URA ON CALL services.**

Oasis Effort June/July 2026

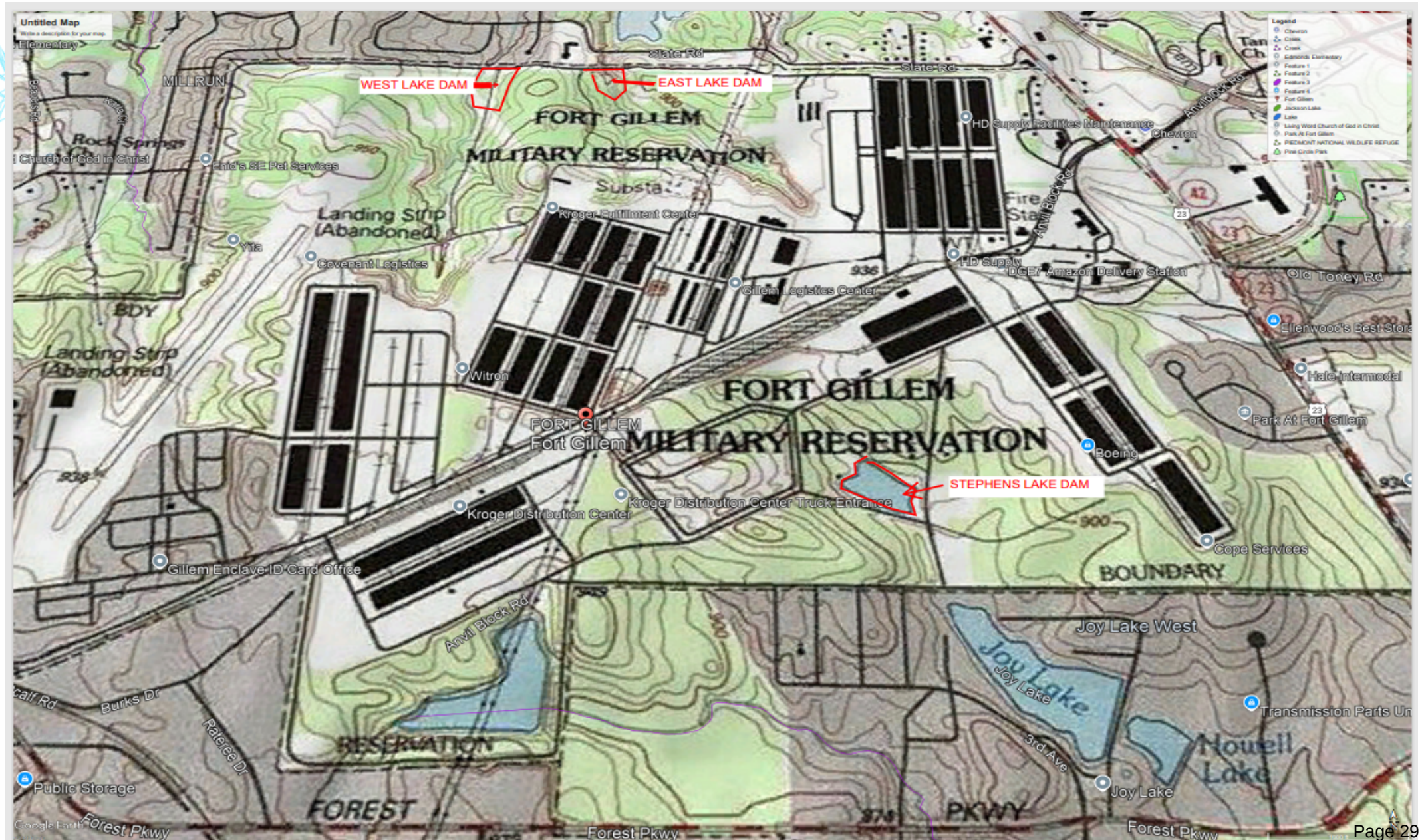
Cont.

- Oasis interfaced with Brian Murdock of Synapse regarding insurance renewal process for the URA. As requested by Synapse, Oasis assembled a virtual repository of relevant technical reports to assist Synapse with keeping maintenance cost down.
- Oasis reviewed relevant Environmental (ENV) reports to make sure they were current and complete for insurance team to review as a part of the insurance placement process. This effort by Oasis kept renewal costs down as it relates to ENV insurance policy renewal for the URA.
- Oasis assisted Synapse with providing relevant and current environmental reports to support the ENV insurance renewal process, assembling and uploading ENV reports on an Oasis portal which contains relevant ENV reports in support of URA insurance renewal process.
- Oasis made this portal available to Synapse in order for Synapse to obtain the best ENV Insurance policy at the lowest rate for the URA.

GILLEM LOGISTICS CENTER

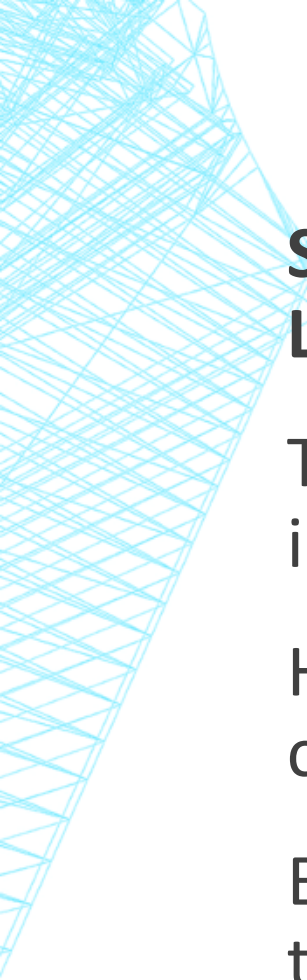


FORMER FORT GILLEM-STEPHENS LAKE DAM



STEPHENS LAKE DAM FLOODPLAIN





Sediment depth evaluation as requested by URA for Stephens Lake Task completed.

The sediment depths are not very thick at all, roughly several inches. Very minimal no need for further action at this point.

However, the URA should consider repeating a sediment depth check late in 2027 if possible.

Based on discussions I have had with Walden Ashworth, it is clear that if the URA takes care to address sediment depths; vegetation growth; and check the performance of the emergency spillway, which is acting like a primary spillway, and has been functioning in a satisfactory way, some simple maintenance may give the URA more time before invasive dam rehab work might be needed.

Stephens Lake Dam Status

The URA was notified of existing dam condition at a URA meeting on 12 Feb 2026.

URA is considering options along with input from Oasis (Monteleone) recommending additional work would might be prudent to service life of the dam.

It is possible that the dam could be breached however based on rough estimates from Walden Ashworth (WA) the cost to breach and rehab the dam as was done by the URA under Fred Bryant with Marchman Lake dam. Based on conversations with Walden Ashworth the cost to breach the dam could be approximately \$750,000 cost rough estimate. **As alternate the URA could consider focusing on the removal of vegetation from the dam and could consider installing a 3ft compacted soil layer along the crest for additional overtopping protection.** The current emergency spillway is acting as the primary spillway. While not ideal it does appear to service the dam. Again, this should be inspected once a year (minimum).

Discussions by Michael Monteleone with Walden Ashworth regarding options for dam remediation have been included in the previous paragraph. Geotechnical evaluation of the dam is presented on the next slide!

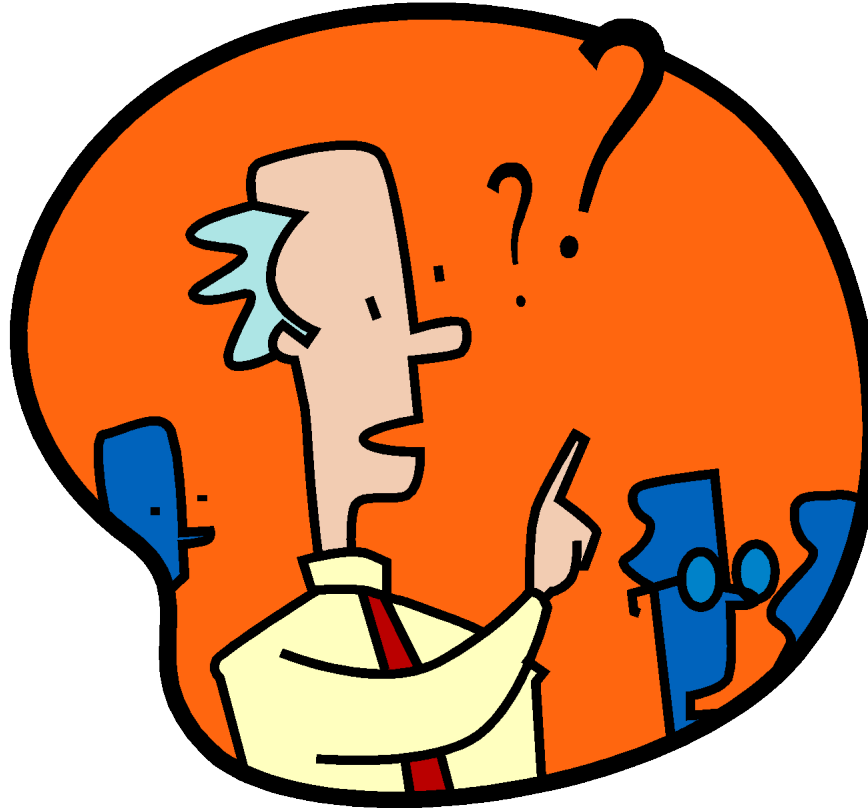
Geotechnical Drilling was performed on Stephens Lake Dam. TASK COMPLETE

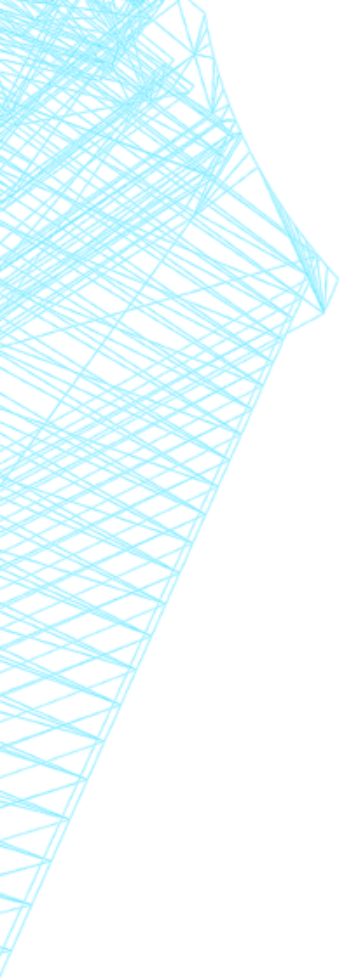
Results of drilling did note the existing Stephens Lake Dam is leaking and in need of maintenance and repair. URA and City of Forest Park were notified at the **12 Feb 2026 URA meeting** by M. Monteleone, PE of Oasis Consulting.

- One option has come up from the Oasis Team. *The URA could consider adding about 3ft of compacted soil along the dam crest which would bolster the dam integrity and would mitigate the chance of overtopping the dam which could negatively impact the dam stability.*
- In addition, the URA could consider having Oasis inspect the dam once a year to check the dam crest and the wild tree and vegetation growth along the dam. These saplings become trees and create weak spots in the dam.
- If the URA puts this annual inspection in the budget it could keep the dam in a workable and safe condition for some time.
- Oasis mentioned this at the last URA meeting we attended. Oasis could develop a simple inspection plan for use by the URA or Oasis if so desired.

Either way the goal is to implement simple maintenance items to extend the life of the dam. Keeping trees off the dam, continue annual dam inspections and consider adding 3 ft. of compacted soil along the crest will give the URA a stable dam condition for now and extend into the future.

QUESTIONS?





This work will bring the City of Forest Park Fire Department parcel into the brownfield program which provides

PROFESSIONAL SERVICES AGREEMENT

For

ON-CALL ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES

This Professional Services Agreement ("**Agreement**") is made and entered into this ____ day of January, 2026 ("**Effective Date**"), by and between the URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK, GEORGIA, a public body corporate and politic duly created and existing under the laws of the State of Georgia ("**URA**"), and OASIS CONSULTING SERVICES, LLC, a limited liability company organized under the laws of the State of Georgia and authorized to transact business in the state of Georgia ("**Consultant**").

WHEREAS, the URA desires to engage Consultant, and Consultant agrees to render certain technical advice and professional services to the URA pursuant to the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, the parties hereto agree as follows:

1. **SERVICES**. Consultant agrees to provide professional services to the URA as detailed in **Exhibit A** ("**Services**"). If any services to be performed are not specifically listed in Exhibit A or herein but are reasonably necessary to accomplish the purpose of this Agreement, Consultant agrees to perform such services at the direction and approval of the General Manager or his/her designee. In the event of any conflict between the terms of Exhibit A and this Agreement, the terms of this Agreement shall control.
2. **COMPENSATION**. In consideration for Services, the URA shall pay to Consultant an hourly fee of One Hundred and Seventy Dollars and 00/100 Cents (\$170.00) per hour. The compensation for all main services under this Agreement shall not exceed Sixty-Five Thousand Dollars and 00/100 Cents (\$65,000.00). The URA agrees to pay Consultant's invoices within thirty (30) days of receiving same. As the URA is a local government entity and thus exempt from sales taxation, notwithstanding the terms of the proposal, Consultant acknowledges that the URA shall not be responsible for payment of any sales taxes on any invoices submitted for the services provided under this Agreement.
3. **CHANGE ORDERS**. The URA may request changes to the Scope of Services in Exhibit A. If URA so requests and Contractor agrees, Contractor shall return to the URA a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following the URA's review, the URA shall provide written acceptance. If a valid change order is issued, Contractor shall be paid for the additional work according to the compensation terms stated in Section 2.

4. **TERM.** This Agreement shall commence on the Effective Date and shall terminate absolutely without further obligation on the part of the URA upon December 31, 2026 (“**Term**”).

5. **RELATIONSHIP OF THE PARTIES.**

- (a) *Independent Contractors.* Nothing contained herein shall be deemed to create any relationship other than that of independent contractor between the URA and Consultant. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency, or similar arrangement between the URA and Consultant. It is expressly agreed that Consultant is acting as an independent contractor and not as an employee in providing the Services under this Agreement.
- (b) *Employee Benefits.* Consultant shall not be eligible for any benefit available to employees of the URA including, but not limited to, workers’ compensation insurance, state disability insurance, unemployment insurance, group health and life insurance, vacation pay, sick pay, severance pay, bonus plans, pension plans, or savings plans.
- (c) *Payroll Taxes.* No income, social security, state disability or other federal or state payroll tax will be deducted from payments made to Consultant under this Agreement. Consultant shall be responsible for all FICA, federal and state withholding taxes and workers’ compensation coverage for any individuals assigned to perform the Services for the URA.

6. **WARRANTY ON SERVICES RENDERED.** The Consultant warrants its Services and workmanship shall be (i) performed as stipulated in the bid/proposal documents and conform to all specifications; (ii) performed by skilled personnel experienced in and capable of doing the kind of work assigned to them; and (iii) performed in accordance with all applicable federal, state, and local laws, regulations, rules and policies. Upon receipt of written notice of a defect, the Consultant shall repair the defect in a timely manner at no expense to the URA.

7. **TERMINATION FOR DEFAULT.**

- (a) The URA may, subject to the provisions of subparagraph (c) below, by written notice of default to the Consultant, terminate the whole or any part of this Agreement in any one of the following circumstances; (i) if the Consultant fails to perform this Agreement within the time specified herein or any extension thereof; or (ii) if the Consultant fails to perform any of the other provisions of this Agreement, or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and does not cure such failure within a period of ten (10) days after receipt of notice from the URA specifying such failure.
- (b) In the event the URA terminates this Agreement in whole or in part as provided in subparagraph (a) above, the URA may procure, upon such terms and in such manner as the URA may deem appropriate, services, similar to those so terminated, and the

Consultant shall be liable to the URA for any excess costs for the same, including without limitation all cost and expenses of the type specified in the "WARRANTY" paragraph of this Agreement; provided, that the Consultant shall continue the performance of this Agreement to the extent not terminated hereunder.

- (c) Except with regard to defaults of subcontractors, the Consultant shall not be liable for any excess costs if the failure to perform this Agreement arises out of causes beyond the control and without the fault or negligence of the Consultant; such causes may include, but are not limited to, acts of God, or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, flood, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of the Consultant. If the failure to perform is caused by the default of a subcontractor, and if such default arises out of causes beyond the control of both the Consultant and the subcontractor, and without the fault or negligence of either of them, the Consultant shall not be liable for any excess costs for failure to perform, unless the services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the Consultant to meet the required delivery schedule. The term "subcontractor" shall mean subcontractor at any tier.
- (d) If, after notice of termination of this Agreement under the provisions of this paragraph, it is determined for any reason that the Consultant was not in default under the provisions above or that the default was excusable under the provisions of this paragraph, the rights and obligations of the parties shall be the same as if the notice of termination has been issued pursuant to the "Termination for Convenience" paragraph of this Agreement.
- (e) The rights and remedies of the URA provided in this paragraph shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

8. **TERMINATION FOR CONVENIENCE.** Either party may at any time by written notice terminate all or any part of this Agreement for either party's convenience by providing fourteen (14) calendar days' written notice. If this Agreement is terminated, in whole or in part, for the URA's convenience, the Consultant shall be paid an amount, to be mutually agreed upon, which shall be adequate to cover the actual and reasonable cost paid by the Consultant for the actual goods and labor reasonably used by the Consultant to perform the work under this Agreement to the effective date of termination; provided that no amount shall be paid to the Consultant for (i) any anticipatory profits related to work under this Agreement not yet performed, or (ii) costs incurred due to the Consultant's failure to terminate work as ordered on the effective date of termination. In no event shall the total amount paid under the provisions of this paragraph exceed the prices set forth in this Agreement for the work terminated.

9. **DISPUTES.** Pending resolution of any dispute hereunder, the Consultant shall proceed diligently with the performance of work in accordance with the URA's direction.

10. INDEMNIFICATION. To the fullest extent permitted by law, Consultant agrees to indemnify, defend, and hold harmless the URA and its board members, directors, officers, officials, employees, agents, and legal representatives (collectively, the “**URA Indemnitees**”) from and against any and all liabilities, demands, losses, damages, fines, penalties, costs or expenses (including but not limited to reasonable attorney’s fees and costs or fines or penalties charged by any governmental entity), incurred by any URA Indemnatee as a result of or arising out of (i) the wrongful misconduct or negligence (including fraud) of Consultant or its employees, agents, and representatives in performing this Agreement; (ii) a material breach by Consultant of its covenants; or (iii) failure by Consultant or its employees, agents, and representatives to comply with all applicable federal, state, or local law, rule or regulation in connection with services provided under this Agreement. Consultant expressly understands and agrees that any bond or insurance protection required by this AGREEMENT, or otherwise provided by Consultant, shall in no way limit the responsibility to indemnify, keep and save harmless and defend all URA Indemnitees as provided herein. These obligations shall survive termination.

11. RISK MANAGEMENT REQUIREMENTS. The Consultant shall abide by the URA’s applicable Risk Management Requirements, attached to this Agreement as **Exhibit B**, and incorporated herein by reference.

12. STANDARD OF PERFORMANCE AND COMPLIANCE WITH LAWS.

- (a) Consultant warrants and represents that it possesses the special skill and professional competence, expertise, and experience to undertake the obligations imposed by this Agreement.
- (b) Consultant agrees to perform in a diligent, efficient, competent, and skillful manner commensurate with the highest standards of the profession, and to otherwise perform as is necessary to undertake the Services required by this Agreement.
- (c) Consultant warrants and represents that it will, at all times, observe and comply with all federal, state, local and municipal laws, ordinances, rules, and regulations, relating to the provision of the Services to be provided by Consultant hereunder or which in any manner affect this Agreement.

13. THE URA’S ASSISTANCE AND COOPERATION. During the Consultant’s performance of this Agreement, the URA may, but has no obligation to, aid, or cooperate with, the Consultant in activities that facilitate the proper performance and completion of this Agreement by the Consultant. Such assistance or cooperation by the URA shall not be construed, and the Consultant agrees that it will not claim that any such assistance or cooperation operates, to relieve the Consultant from complete, proper, and punctual performance of all the Consultant’s obligations under this Agreement.

14. WORK ON THE URA’S DESIGNATED PREMISES. In the event that the Consultant, the Consultant’s employees or agents or the Consultant’s subcontractors enter the URA’s

designated premises for any reason in connection with this Agreement, the Consultant and such other parties shall observe all security requirements and all safety regulations.

15. CONFLICTS OF INTEREST. Consultant warrants and represents that:

- (a) The Services to be performed hereunder will not create an actual or apparent conflict of interest with any other work it is currently performing;
- (b) Consultant is not presently subject to any agreement with a competitor or with any other party that will prevent Consultant from performing in full accord with this Agreement; and
- (c) Consultant is not subject to any statute, regulation, ordinance, or rule that will limit its ability to perform its obligations under this Agreement. The parties agree that Consultant shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with the provision of Services hereunder.

16. CONTRACTOR AS CONSULTANT AND CONFLICTS OF INTEREST. In addition to the duties and responsibilities set forth hereinabove, in the event any Services requires Consultant to develop or draft specifications or requirements for a solicitation or to serve in a consultative role during a bid or proposal evaluation or negotiation process, Consultant agrees to the following:

- (a) Consultant shall avoid any appearance of impropriety and shall follow all policies and procedures of the URA.
- (b) Consultant shall not have any interest, nor shall Consultant acquire any interest, directly or indirectly, which would conflict in any manner with the performance of consulting services required under the applicable Statement of Work.
- (c) Consultant shall immediately disclose to the URA any material transaction or relationship, including, but not limited to, that of the Consultant, its employees, agents, or subsidiaries, that reasonably could be expected to give rise to a conflict of interest, including but not limited to, past, present, or known prospective engagements, involvement in litigation or other dispute, client relationships, or other business or financial interest, and shall immediately disclose any material transaction or relationship subsequently discovered during the pendency of the contract or arrangement.

Consultant acknowledges that any violation or threatened violation of the provisions of this paragraph may cause irreparable injury to the URA, entitling the URA to seek injunctive relief in addition to all other legal remedies.

17. CONFIDENTIAL INFORMATION. Consultant acknowledges that it may have access to and become acquainted with confidential information, including, but not limited to, any

information the disclosure of which is limited by state or federal law. Unless approved in advance in writing or is required to be disclosed by court order, subpoena or by law, neither Consultant nor any of its employees, will disclose, transfer, distribute or allow access to any confidential information of the other party to third parties. These obligations shall survive termination.

18. **ASSIGNMENT AND SUBCONTRACTING.** The Consultant shall not assign this Agreement or any portion of this Agreement, nor shall the Consultant subcontract for goods or completed or substantially completed services purchased hereunder without the prior express written consent of the URA. No assignment or subcontract by the Consultant, including any assignment or subcontract to which the URA consents, shall in any way relieve the Consultant from complete and punctual performance of this Agreement, including without limitation all the Consultant's obligations under the warranty provisions of this Agreement.
19. **ATTORNEYS' FEES.** Both parties agree to pay reasonable attorneys' fees to the other party should either party be required to incur attorneys' fees in enforcing the provisions of this Agreement or in the collection of any monies herein required to be paid by the other party.
20. **GOVERNING LAW AND CONSENT TO JURISDICTION.** This Agreement is made and entered into in the State of Georgia, and this Agreement and the rights and obligations of the parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. The jurisdiction for resolution of any disputes arising from this Agreement shall be in the State Courts of Clayton County, Georgia.
21. **NON-WAIVER.** The failure by either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict performance with every provision of this Agreement.
22. **SEVERABILITY.** If any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.
23. **INTERPRETATION.** The Parties acknowledge that this Agreement and all the terms and conditions herein have been fully reviewed and negotiated by the Parties. Having acknowledged the foregoing, the Parties agree that any principle of construction or rule of law that provides that, in the event of any inconsistency or ambiguity, an agreement shall be construed against the drafter of the agreement shall have no application to the terms and conditions of this Agreement.
24. **AMENDMENTS.** Any and all modifications or changes to this Agreement must be in writing and signed by the parties to this Agreement.

- 25. NOTICES.** All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given when delivered personally in hand, or when mailed by certified or registered mail, return receipt requested with proper postage prepaid, addressed to the appropriate party at the following address or such other address as may be given in writing to the parties.

If to the URA:

Urban Redevelopment Agency of
The City of Forest Park, Georgia
Attn: Kimberly James, *Chair*
745 Forest Parkway
Forest Park, Georgia 30297
kjames@forestparkga.gov

With a copy to:

Denmark Ashby Matricardi LLC
Attn: URA Attorney
100 Hartsfield Centre Pkwy
Suite 400
Atlanta, Georgia 30354
ewhigham@dam.law

If to the Consultant:

Oasis Consulting Services, LLC
Attn: Michael Monteleone, *Executive VP*
45 Woodstock Street
Roswell, Georgia 30075
mmonteleone@oasis-cs.com

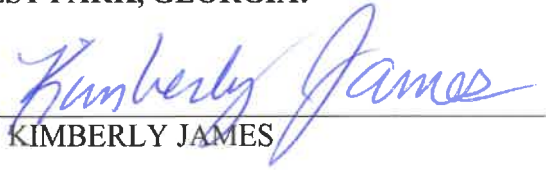
- 26. COUNTERPARTS.** This Agreement may be executed in multiple counterparts, each of which shall constitute the original, but all of which taken together shall constitute one and the same Agreement. PDF signatures shall constitute original signatures.
- 27. ENTIRE AGREEMENT.** This Agreement, which includes the exhibits attached hereto, contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersedes and replaces any and all prior discussions, representations and understandings, whether oral or written. In case of conflict between any term of the Consultant's Bid/Proposal and this Agreement, the terms of this Agreement shall control unless otherwise stated herein.
- 28. CAPTIONS.** The captions appearing herein are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement or any clause or provision hereof.
- 29. CALCULATION OF TIME PERIODS.** Unless otherwise provided herein, whenever this Agreement calls for or contemplates a period of time for the performance of any term, provision, or condition of this Agreement, all of the days in such period of time shall be calculated consecutively without regard to whether any of the days falling in such period of time shall be a Saturday, Sunday, or other non-business day; provided, however, if the last day of any period of time shall happen to fall on a Saturday or Sunday or legal holiday observed by the State of Georgia, the last day shall be extended to the next succeeding business day immediately thereafter occurring.

IN WITNESS WHEREOF, said parties have hereunto set their seals the Effective Date first written above.

Executed on behalf of:

**URBAN REDEVELOPMENT AGENCY OF THE
CITY OF FOREST PARK, GEORGIA:**

BY (sign):


KIMBERLY JAMES

NAME (print):

TITLE:

CHAIR

ATTEST (sign):



NAME (print):

Charise Keann Clay

DATE:

2/16/2020

[SIGNATURES CONTINUED ON NEXT PAGE]

Executed on behalf of:

OASIS CONSULTING SERVICES, LLC:

BY (sign):



NAME (print):

MICHAEL MONTELEONE

TITLE:

EXECUTIVE VICE PRESIDENT

[Corporate Seal]

ATTEST (sign):



NAME (print):

Chaise Kean Clay

TITLE:

2/16/2020

EXHIBIT A

SCOPE OF SERVICES

PURPOSE. The Urban Redevelopment Agency of the City of Forest Park, Georgia (“URA”) has selected Oasis Consulting Services, LLC (“Contractor”) to provide on-call environmental engineering services focused on the technical review of environmental matters and technical investigations specifically related to Stephens Lake Dam, and recommendations for repairs or the possible breach and reuse of the dam. The Contractor shall be integral in assisting the URA with the dam’s current condition, evaluating an option to breach Stephens Lake Dam (“Dam”), and evaluating effort and costs for the emergency spillway repair. The services shall consist of the ongoing provision of expertise to the URA in the review and evaluation of the environmental condition of parcels (including Stephens Lake Dam) for redevelopment at the Former Fort Gillem, as well as facilitation of planned and proposed investigation and remediation efforts to support the URA’s redevelopment plan. *Additionally, Contractor shall represent the URA’s interests related to the Army’s new groundwater monitoring network in the South Parcel.*

SCOPE OF WORK:

- (1) Contractor shall assist as needed with technical oversight and management of the URA’s environmental insurance policy, including the management of insurance risk claims.
- (2) Contractor shall maintain and provide bi-weekly updates to the URA on the Environmental Management Plan.
- (3) Contractor shall maintain and provide bi-weekly updates to the URA on the Munitions Awareness Program.
- (4) Contractor shall maintain the Brownfield Consulting / PPCAP Preparation for the remaining FOST take-downs by individual developers, including the preparation and review of CSR reports to GAEPD.
- (5) Contract shall provide oversight during construction of new infrastructure, utilities, or other ground-disturbing activities.
- (6) Contractor shall provide revisions to risk reduction standards as needed during redevelopment.
- (7) Contractor shall attend URA meetings upon request to provide environmental updates on development and Army progress at Gillem.
- (8) Contractor shall attend Army partnering meetings.
- (9) Contractor shall provide the URA with as needed updates on all matters regarding the Army groundwater monitoring network plans and potential conflicts with future development.
- (10) Contractor shall monitor and interact with the Army on remaining FOSET cleanups.

- (11) Contractor shall oversee the Army and ACOE with an investigation and remediation of the priority FOSET parcels remaining – FTG 01 (the North Landfill, which includes PP5 and the North Landfill Remainder), and the South Burial Area, which will be ongoing until late 2025.
- (12) Contractor shall oversee the development and the Army remaining groundwater well network in the South Parcel.
- (13) Contractor shall provide training on Munitions and Explosives of Concern (MEC) for contractors and other personnel who are unfamiliar with the background of the Army Base and may be unaware of potential danger and/or injury that could occur while working on development/construction of the remaining parcels.
- (14) Contractor shall oversee the Army and ACOE with remaining investigation and remediation of the priority FOSET parcels remaining - FTG 01 (the North Landfill, which includes PP5 and the North Landfill Remainder), and the South Burial Area, as needed.
- (15) Contractor shall delist Report effort for the City of Forest Park Fire Station.
- (16) Contractor shall continue to manage environmental issues during FOST redevelopment.
- (17) Contractor shall lead the Stephens Lake Dam Breach effort.
- (18) Contractor shall be responsible for continuing the implementation of the current Prospective Purchaser Corrective Action Plan (PPCAP) with the Georgia Brownfields Program.
- (19) Contractor shall continue to provide the URA with the necessary support, advice, and assistance with environmental insurance mechanisms, and any other similar matters as needed.

EXHIBIT B
RISK MANAGEMENT REQUIREMENTS

The Consultant will provide minimum insurance coverage and limits as per the following: The Consultant will file with the URA Certificates of Insurance, certifying the required insurance coverage and stating that each policy has been endorsed to provide thirty (30) days' notice to the URA in the event that coverage is cancelled, non-renewed or the types of coverage or limits of liability are reduced below those required. All bonds and insurance coverage must be placed with an insurance company approved by URA Management, admitted doing business in the State of Georgia, and rated Secure ("B+" or better) by A.M. Best Company in the latest edition of Property and Casualty Ratings, or rated by Standard & Poors Insurance Ratings, latest edition as Secure ("BBB" or better). Worker's Compensation self-insurance for individual Contractors must be approved by the Worker's Compensation Board, State of Georgia and/or Self-Insurance pools approved by the Insurance Commissioner, State of Georgia.

**CONTRACTS FOR UP TO
\$50,000**

Worker's Compensation – Worker's Compensation coverage on a statutory basis for the State of Georgia with an Employer's Liability limit of \$100,000 each Accident, Disease \$100,000 each employee, \$500,000 Disease policy limit.

Automobile Liability – Automobile liability coverage for owned, hired and non-owned vehicles in the amount of \$500,000 combined single limit.

Commercial General Liability – Coverage to be provided on "occurrence" not "claims made" basis. The coverage is to include Contractual liability, Per Project Limit of Liability, losses caused by Explosion, Collapse and Underground ("xcu") perils, the "Urban Redevelopment Agency of the City of Forest Park, Georgia" is to be added as an Additional Insured and Products and Completed Operations coverage is to be maintained for three (3) years following completion of work.

**CONTRACTS FOR MORE THAN
\$50,000**

Worker's Compensation – Worker's Compensation coverage on a statutory basis for the State of Georgia with an Employer's Liability limit of \$1,000,000. The increased Employer's Liability limit may be provided by an Umbrella or Excess Liability policy.

Automobile Liability - Automobile liability coverage for owned, hired and non-owned vehicles in the amount of \$1,000,000 combined single limit.

Commercial General Liability – Coverage to be provided on "occurrence" not "claims made" basis. The coverage is to include Contractual liability, Per Project Limit of Liability, losses caused by Explosion, Collapse and Underground ("xcu") perils, the "Urban Redevelopment Agency of the City of Forest Park, Georgia" is to be added as an Additional Insured and Products and Completed Operations coverage is to be maintained for three (3) years following completion of work.

RISK MANAGEMENT REQUIREMENTS (Cont'd)

CONTRACTS FOR UP TO \$50,000	CONTRACTS FOR MORE THAN \$50,000
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LIMITS OF LIABILITY:

\$1,000,000	Per Occurrence
\$1,000,000	Personal and Advertising
\$50,000	Fire Damage*
\$5,000	Medical Payments*
\$1,000,000	General Aggregate
\$1,000,000	Products/Completed Operations per Occurrence and Aggregate

**These are automatic minimums*

Owner's Protective Liability – The URA's Management may, in its discretion, require Owner's Protective Liability in some situations.

Umbrella and/or Excess Liability – The umbrella or Excess Liability Policy may be used to combine with underlying policies to obtain the limits required. The Management of the URA may elect to require higher limits.

Owner's Protective Liability – The URA's Management may, in its discretion, require Owner's Protective Liability in some situations.

	A	B	C	D	E
1	Invoice #	Date	Amount	Project	Notes
2	23179	01/28/26	\$5,996.00	Sediment Sampling	Stephen's Lake Sediment Phase II Sampling & Reporting. Effort required for Stephens Lake sediment sampling included two (2) tech's for sampling sediment at Stephen's Lake, a boat • for sampling sediment in Stephen's Lake. • Sediment samples sent out for testing, report prepared and shared with URA. • Project Management by M. Monteleone, report preparation and coordination with URA. • Monteleone to oversee sampling effort and made a site visit.
3	23219	02/18/26	\$6,297.09	General Consulting- 2026	2025 on call environmental services requested by the URA for a sediment sample testing study for sediment characterization. The data noted no adverse environmental impacts in the sediment. Work was performed Nov & Dec 2025. Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and city of Forest Park were notified. The URA was notified of existing dam condition at a URA meeting on 12 Feb 2026. URA is considering options along with input from Oasis. Oasis (Monteleone) did not recommend that additional work would be expected on the dam. It is possible that the dam could be breached in order to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample was also collected during this time, no issue to note
4	23376	04/20/26	\$1,495.00	General Consulting- 2026	Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. The URA was notified of existing dam condition at a URA meeting on 12 Feb 2026. URA is considering options along with input from Oasis. Oasis (Monteleone) did recommend that additional work would be expected on the dam. It is possible that the dam could be breached in order to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample was also collected during this time, no issue to note.
5	23444	05/18/26	\$12,458.00	Fire Station CSR	Draft Brownfield Compliance status report preparation. Brownfield Compliance Status Report (CSR) prepared for the Fire Station included sampling, testing and report preparation for inclusion of URA City of Forest Park Fire Station. Sampling and CSR prepared to bring the Fire Station into Brownfield Program. All URA parcels are in the Brownfield program.
6	23449	05/19/26	\$2,720.00	General Consulting- 2026	Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. The URA was notified of existing dam condition at a URA meeting on 12 FEB 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be expected on the dam. It is possible that the dam could be breached to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample has been collected, no issue to note waiting on data. Sediment depth evaluation at PL for Stephens lake, ongoing.
7	23521	06/17/26	\$1,190.00	General Consulting-2026	Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. Meeting between Monteleone and Rochelle. The URA was notified of existing dam condition at a URA meeting on 12 FEB 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be expected on the dam. It is possible that the dam could be breached to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample has been collected, note waiting on data. PFAS in soil and groundwater may be present at the fire station parcel due to use of firefighting foam historically. sediment depth evaluation at PL for Stephens lake, ongoing.
8	23520	06/17/26	\$680.00	Stephen's Lake Dam Design	call and site visit by Michael Monteleone. Discussion with Jason from Weldon Ashworth about options for Stephen's lake dam, either a breach or possible repair were evaluated.
9	23590	07/22/26	\$1,530.00	Stephen's Lake Dam Design	Meeting via phone with Jason and Jim Harden of Walden Ashworth to discuss engineering hydraulic analysis that will be required by the GA safe Dams in order to either breach or repair Stephen's lake dam.
10	23591	07/22/26	\$3,910.00	General Consulting- 2026	Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. The URA was notified of existing dam condition at a URA meeting on 12 FEB 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be expected on the dam. It is possible that the dam could be breached to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample has been collected, no issue to note waiting on data. Sediment depth evaluation at PL for Stephens lake completed.
11	23633	08/12/26	\$850.00	General Consulting 2026	• The URA was notified of poor condition of the existing dam at a prior URA meeting on February 12, 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be required on the dam. This work was paid by the URA back in late spring and is included only for completeness and context. • Army Meeting June 15, 2026. Mr. Monteleone participated in a 2-hour meeting with the URA and the Army to discuss path forward at Gillem as well as Army path forward to be coordinated with URA path forward. This meeting effort also includes a brief site walk with meeting participants. • Geotechnical Drilling was performed on Stephens Lake Dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. June 25, 2026, MJM had a 1/2-hour call with Rochelle to update her on the initial dam inspection findings. • Mr Monteleone followed up Walden Ashworth (dam experts and licensed dam professionals) as agreed to with Oasis to get input from them on the Stephens Lake dam in GA. Walden noted that It is possible that the dam could be breached and to rehab it which would be \$750,000 cost rough estimate. Mr. Monteleone had a 1-hour phone call discussion with Walden Ashworth regarding other options for dam remediation. These included an option to just monitor the dam annually and implement on going removal of all invasive tree species growing on the dam crest and dam face. These invasive species are detrimental to the long-term integrity of the dam. These invasive species can create small holes in the dam which would make the leakage worse over time. • The fire station ENV sample has been collected and data has been received. 1/2-hour MJM data review. • Stephens Lake dam evaluation and sediment depth evaluation for Stephens Lake completed, MJM reviewed sediment data and report (1-hour of effort by MJM) and notified the URA. • MJM Interfaced with Brian Murdock regarding ENV insurance renewal process. Reviewed the ENV reports are current and complete (1-hour of MJM effort). Provided current environmental reports to support the ENV insurance renewal process. Assembled ENV reports on portal which contains ENV reports in support of URA insurance renewal process. - Total 6hrs of report review, and phone and in person meetings to include Rochelle Dennis, and Brian Murdock. In addition, an in person meeting with several key subs on the oasis team, namely Walden Ashworth as well as phone calls as noted with Rochelle Dennis of the URA and an in-person meeting with the ARMY BRAC folks on June 15, 2026.
12			\$37,126.09		
13					

Setup

Category Name	Employee Name
Category 1	Employee 1
Category 2	Employee 2
Category 3	Employee 3
Category 4	Employee 4
Category 5	Employee 5
Category 6	Employee 6



Oasis Construction Services, Inc
 45 Woodstock St
 Roswell, GA 30075
 678-739-2400

Urban Redevelopment Agency of The City of Forest Park
 Rochelle Dennis
 745 Forest Parkway
 Forest Park, GA 30297

Invoice number 23179
 Date 01/28/2026
 Project **255210 City of Forest Park - On-Call Environmental Engineering Consulting Services**

Description	Current Billed
Sediment Sampling	5,996.00
<i>Stephen's Lake Sediment Phase II Sampling and Reporting</i>	
Total	5,996.00
Invoice total	5,996.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
23179	01/28/2026	5,996.00	5,996.00				
	Total	5,996.00	5,996.00	0.00	0.00	0.00	0.00

NOTES:

- Effort required for Stephens Lake sediment sampling included two (2) tech's for sampling sediment at Stephen's Lake, a boat for sampling sediment in Stephen's Lake.
- Sediment samples sent out for testing, report prepared and shared with URA.
- Project Management by M. Monteleone, report preparation and coordination with URA.
- Monteleone to oversee sampling effort and made a site visit.

REMIT TO ADDRESS:

Oasis Consulting Services
 885 Woodstock Rd Suite 430 PMB 382
 Roswell, GA 30075



Oasis Construction Services, Inc
 45 Woodstock St
 Roswell, GA 30075
 678-739-2400

Urban Redevelopment Agency of The City of Forest Park
 Rochelle Dennis
 745 Forest Parkway
 Forest Park, GA 30297

Invoice number **23444**
 Date 05/18/2026
 Project **255210 City of Forest Park - On-Call Environmental Engineering Consulting Services**

Description	Current Billed
Fire Station CSR	12,458.00
<i>Draft Brownfield Compliance Status Report preparation</i>	
Total	12,458.00
Invoice total	12,458.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
23444	05/18/2026	12,458.00	12,458.00				
	Total	12,458.00	12,458.00	0.00	0.00	0.00	0.00

NOTES:

Brownfield Compliance Status Report (CSR) prepared for the Fire Station included sampling, testing and report preparation for inclusion of URA City of Forest Park Fire Station. Sampling and CSR prepared to bring the Fire Station into Brownfield Program. All URA parcels are in the Brownfield program.

REMIT TO ADDRESS:

Oasis Consulting Services
 885 Woodstock Rd Suite 430 PMB 382
 Roswell, GA 30075



Oasis Construction Services, Inc

885 Woodstock St., Suite 430, PMB 382
Roswell, GA 30075
678-739-2400

Urban Redevelopment Agency of The City of Forest Park
Rochelle Dennis
745 Forest Parkway
Forest Park, GA 30297

Invoice number 23520
Date 06/17/2026

Project **255322 City of Forest Park - 2026 On-
Call Environmental Engineering
Consulting Services**

Description	Current Billed
Stephen's Lake Dam Design	680.00
Total	680.00

Invoice total **680.00**

NOTES:

Call and site visit by Michael Monteleone.

Discussion with Jason from Waldon Ashworth about options for Stephen's Lake Dam, either a breach or possible repair were being evaluated.

Geotechnical Drilling was performed on Stephens Lake Dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified.

The URA was notified of existing dam condition at a URA meeting on 12 Feb 2026. URA is considering options along with input from Oasis.

Oasis (Monteleone) did recommend that additional maintenance work would be expected on the dam, such as tree and vegetation clearing or the URA could consider not breaching the dam. Instead consider adding 3 feet of compacted soil to dam crest and address vegetation removal on the dam as required.

It is possible that the dam could be breached in order to rehab it which would be \$750,000 cost rough estimate.

The fire station ENV sample was also collected during this time, no issue to note.

REMIT TO ADDRESS:

Oasis Consulting Services
885 Woodstock Rd Suite 430 PMB 382
Roswell, GA 30075



Oasis Construction Services, Inc
885 Woodstock St., Suite 430, PMB 382
Roswell, GA 30075
678-739-2400

Urban Redevelopment Agency of The City of Forest Park
Rochelle Dennis
745 Forest Parkway
Forest Park, GA 30297

Invoice number 23590
Date 07/22/2026

Project **255322 City of Forest Park - 2026 On-
Call Environmental Engineering
Consulting Services**

Description	Current Billed
Stephen's Lake Dam Design	1,530.00
Total	1,530.00

Invoice total **1,530.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
23590	07/22/2026	1,530.00	1,530.00				
	Total	1,530.00	1,530.00	0.00	0.00	0.00	0.00

NOTES:

Meeting with Jason and Jim Harden of Walden Ashworth to discuss engineering hydraulic analysis that will be required by the GA Safe Dams in order to either breach or repair Stephen's Lake Dam.

Description: General Consulting 2026 (M. Monteleone time included)

1. Phone meeting with Walden Ashworth to discuss approach to Stephens Lake Dam. Is a dam breach warranted? Leakage noted at the dam.
2. - Site visit by Monteleone and Rafael Ospina, a Certified Dam Engineer.
 - A breach might not be needed if the URA can keep the plant growth cut to prevent leakage.
 - It has been judged possible that the dam can remain, provided trees and weeds are removed on the dam, along with routine maintenance. Also, the dam crest could be raised by 3 feet with soil which would raise the dam height and provide more free board for Stephen's Lake Dam. In addition, the URA needs to keep up with clearing vegetation from the dam.
3. Project Management and meetings with the URA as requested.

REMIT TO ADDRESS:

Oasis Consulting Services
885 Woodstock Rd Suite 430 PMB
382 Roswell, GA 30075



Oasis Construction Services, Inc
885 Woodstock St., Suite 430, PMB 382
Roswell, GA 30075
678-739-2400

Urban Redevelopment Agency of The City of Forest Park
Rochelle Dennis
745 Forest Parkway
Forest Park, GA 30297

Invoice number 23633
Date 08/12/2026

Project **255322 City of Forest Park - 2026 On-
Call Environmental Engineering
Consulting Services**

Description	Current Billed
General Consulting - 2026	850.00
• Geotechnical Drilling was performed on Stephens Lake Dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. One option has come up from the Oasis Team. The URA could consider adding about 3ft of compacted soil along the dam crest which would bolster the dam integrity. In addition, the URA should consider having Oasis inspect the dam once a year to check the dam crest and the wild tree and vegetation growth along the dam. These saplings become trees and create weak spots in the dam. If the URA puts this annual inspection in the budget it could keep the dam in workable and safe condition. Oasis has brought this up at the last URA meeting we attended. Oasis could develop a simple inspection plan for use by the URA or Oasis if so desired. Either way the goal is to implement these simple maintenance items to extend the life of the dam. Keeping trees off the dam and consider adding 3ft of compacted soil along the crest will give the URA a stable dam condition. • The URA was notified of existing dam condition at a URA meeting on 12 Feb 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be required on the dam. • It is possible that the dam could be breached to rehab it which would be approximately \$750,000 cost rough estimate. Discussions with Walden Ashworth regarding options for dam remediation that have been included in the previous paragraph. • The fire station ENV sample has been collected, no issue to note waiting on data. Report to follow. • Sediment depth evaluation for Stephens Lake completed. The sediment depths are not very thick at all. However, the URA should consider repeating a sediment depth check in 2027 possibly. In discussions we have had with Walden Ashworth it is clear that if the URA takes care to address sediment depths, vegetation growth and check the performance of the emergency spillway which is acting like a primary spillway which has been functioning in a satisfactory way some simple maintenance may give the URA more time before more invasive dam rehab work might be needed. • Oasis interfaced with Brian Murdock of Synapse, regarding insurance renewal process for the URA. As requested by Synapse Oasis assembled a virtual repository of relevant technical reports to assist Synapse and keep maintenance cost down. Oasis reviewed relevant Environmental (ENV) reports were current and complete for Insurance team to review as a part of the insurance placement process This effort by Oasis kept renewal costs down as it relates to ENV insurance policy renewal for the URA. Oasis assisted Synapse to provide relevant and current environmental reports to support the ENV insurance renewal process. Assembled ENV reports were place on an Oasis portal which contains relevant ENV reports in support of URA insurance renewal process. Oasis made this portal available to Synapse in order for Synapse to obtain the best ENV Insurance policy at the lowest rate for the URA.	

Total 850.00

Invoice total **850.00**



Urban Redevelopment Agency of The City of Forest Park

Project **255322 City of Forest Park - 2026 On-Call Environmental Engineering Consulting Services**

Invoice number 23633

Date 08/12/2026

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
23633	08/12/2026	850.00	850.00				
	Total	850.00	850.00	0.00	0.00	0.00	0.00

REMIT TO ADDRESS:

Oasis Consulting Services
885 Woodstock Rd Suite 430 PMB 382
Roswell, GA 30075



Park at Fort Gillem- Monthly Property Management Report

Prepared by TI Asset Management
Submitted to the Urban Redevelopment Agency (URA)

Reporting Period: 09.04.2026
Date Submitted: 09.04.2026
Submitted by: Dominique Clotter
Title: Property Manager
TI Asset Management
Date: 09.04.2026

EXECUTIVE SUMMARY

The Park at Fort Gillem continues to focus on maintaining property conditions, supporting resident satisfaction, and ensuring stable day-to-day operations. Management remains attentive to the ongoing needs of the community while prioritizing property upkeep, resident concerns, and the overall preservation of the asset.

The two newly renovated units were successfully leased, with lease commencements on August 5, 2026, and August 7, 2026. Additional leasing activity remains on hold pending further direction from the ownership group. Until additional leasing is authorized, occupancy levels may remain stagnant or experience a gradual decline as normal resident turnover occurs and vacant units remain offline from active leasing. Management will continue to monitor occupancy and remain prepared to resume leasing activity upon authorization.

Several capital improvement and property preservation projects have progressed throughout the community, including **asphalt repairs; tree removal and trimming; gutter, fascia, and soffit repairs; sidewalk and trip-hazard repairs; community signage improvements; critical roof maintenance; lift station repairs; and corrective work addressing significant plumbing**

infrastructure concerns. These efforts address priority conditions throughout the property while improving safety, functionality, and the overall appearance of the community.

Management remains committed to proactive property oversight, consistent resident communication, and timely coordination of maintenance and vendor activity. Overall, The Park at Fort Gillem continues to operate efficiently while addressing critical maintenance needs, maintaining open communication with residents, and preserving the City's asset as future direction for the property is determined.

HIGHLIGHTS

- Occupancy Rate: **71.2% Occupied**
- Collections Rate: **\$29,395.02**
- New Leases Executed: **2**
- Tenant Move-Ins: **2**
- Tenant Move-Outs:
- Major Maintenance Activities: Outstanding Issues Requiring Owner Attention: **MDU (Multiple Dwelling Unit) Cleanup – Comcast**

An MDU (Multiple Dwelling Unit) cleanup is needed throughout the property. Comcast has been notified and requested to schedule a service visit to inspect all telecommunications panels located on the exterior of the buildings. **The scope of work includes securing exposed wiring,** repairing or replacing damaged and missing panel doors, and ensuring all communication panels are properly enclosed and compliant with safety standards.

At this time, Management is awaiting a scheduled service date. Despite multiple follow-up attempts, Comcast representatives have advised that they have been unable to establish communication with the Comcast account representative assigned to The Park at Fort Gillem to coordinate the work.

Management respectfully requests Ownership's assistance in following up with Comcast to help expedite scheduling and completion of the MDU cleanup, as exposed wiring and unsecured panels continue to present safety, security, and aesthetic concerns throughout the community.

OCCUPANCY & LEASING REPORT (total units)

- Occupied: **89**
- Vacant: **36**

FINANCIAL PERFORMANCE Revenue Summary (Monthly Budget / Actual / Variance)

- Monthly Operating Expenses: **\$30,905.02**
- Net Operating Income (NOI): **\$25,175.82**

- Accounts Receivable & Collections: **\$29,395.02**
- Delinquency Actions Taken: **Late on the 5th of each month- \$40.00 Late Fee- 3-day demand letter on the next business day - Dispo's filed thereafter**

MAINTENANCE & CAPITAL IMPROVEMENTS

Capital Improvement Projects : **All Projects have been completed as of 09.04.2026**

PROPERTY CONDITION & INSPECTIONS

- **MDU (Comcast) Cleanup:** Awaiting Comcast to schedule cleanup and secure exterior communication panels with exposed wiring and missing panel covers.
- **Building Paint:** Several buildings are showing signs of fading and peeling exterior paint. **Exterior repainting is recommended** to maintain the overall appearance of the community, protect building surfaces from further deterioration, and support continued property preservation.
- **Exterior Siding:** Several areas of deteriorated and rotted wood siding have been identified and require replacement to prevent further structural deterioration and moisture intrusion.

TENANT RELATIONS

Tenant Concerns Received: N/A

Community Engagement Activities: **Tenant Appreciation Bash!**

Date: 09-18-2026

Time: 3:00pm-7:00pm

RISK MANAGEMENT & SECURITY

Insurance Claims: N/A

Security Incidents (include police report 4)

UPCOMING PRIORITIES (Next 30-60 Days) **ITEMS REQUIRING URA REVIEW OR APPROVAL**

Item	Recommendation	Requested Action (Include all Attachments)
------	----------------	--

Month To Month Leasing	Lease vacant units on a month-to-month basis to generate additional revenue and reduce vacancy loss until a final decision is made regarding the property's redevelopment. (Please see Proposed Rate sheet)	Grant approval to lease vacant units at the Actual Market Rates as outlined on the Proposed Rates Sheet.
Building Paint	Exterior repainting is recommended to maintain the overall appearance of the community, protect building surfaces from further deterioration, and support continued property preservation.	Grant approval to repaint exterior
Exterior Siding	Several areas of deteriorated and rotted wood siding have been identified and require replacement to prevent further structural deterioration and moisture intrusion.	Grant approval to to replace rotted wood sidings

URBAN REDEVELOPMENT AGENCY - 371 CENTRAL AVENUE, FOREST PARK

Estimate 371

Estimate created on 08/25/2026

Lot Size: SqFt

Bed Sizes: SqFt

Bi-weekly services and Monthly service

March-October and November-February

Description	Your Cost	Customer Price	Average Employee ManHours	Area/Bed Size	Depth	Coverage	Amount Needed	Your Total Cost	Total Customer Price	Total ManHours	Total Labor Cost	Gross Profit
Initial cleanup pricing								0	2,599.99			2,599.99
Bi-weekly service								0	498.99			498.99
Monthly service								0	529.99			529.99
Totals:								0	3,628.97	0	0	3,628.97

Worldscapes, LLC

P.O. Box 310714

Atlanta, GA 31131

info@worldscapesllc.com

Andre Mayfield Director

1-855-401-6311

Price Quote For

City of Forest Park, GA

Urban Redevelopment Agency

330 Forest Parkway, Forest Park, GA

371 Central Avenue, Forest Park, GA

Property	Initial Clean-up	Bi-Weekly Price Growing Season	Bi Weekly Price Dormant Season	Monthly Cost	Annual Cost
330 Forest Parkway	\$2,500.00	\$400.00	\$400.00	\$800.00	\$9,600.00
371 Central Avenue	\$5,000.00	\$450.00	\$450.00	\$900.00	\$10,800.00

URBAN REDEVELOPMENT AGENCY - 330 FOREST PARKWAY, FOREST PARK

Estimate 330

Estimate created on 08/25/2026

Lot Size: SqFt

Bed Sizes: SqFt

Bi-weekly services and Monthly Service

March-October and November-February														
Description	Your Cost	Customer Price	Average Employee ManHours	Area/Bed Size	Depth	Coverage	Amount Needed	Your Total Cost	Total Customer Price	Total ManHours	Total Labor Cost	Gross Profit		
Initial clean up pricing								0	1,026.99			1,026.99		
Bi-weekly price								0	239.99			239.99		
Monthly service price								0	279.99			279.99		
Totals:								0	1,546.97	0	0	1,546.97		

GICH 2026 Fall Retreat Registration is Now Open

From Georgia Initiative for Community Housing <gich@uga.edu>

Date Wed 9/2/2026 10:44 AM

To Rochelle Dennis <rdennis@forestparkga.gov>

CAUTION: This email originated from outside of the organization. Please use caution when interacting with this email.

[View this email in your browser](#)

Registration for the GICH 2026 Fall Retreat is now open!

Register by October 10th to ensure event hotel rates!

Registration ends Friday, October 23rd!

Retreat Information

We are excited to announce that registration is now open for the **GICH 2026 Fall Retreat**. The retreat is scheduled for **November 10–12, 2026** and will be held at the **Great Wolf Lodge** in LaGrange, Georgia!

Registration Information

Registration Policy:

- To ensure accurate attendee counts, please be sure to fully complete the online registration form. The link to the online registration form is below.

Registration Fees:

- The registration fee for the 2026 Fall retreat is **\$150**. **A \$25 dollar late fee will be added after the October 23rd deadline**. This registration fee applies to all attendees who are **not** members of current GICH communities or GICH

program staff. This includes members of alumni communities and other guests.

- There is a **\$50 registration** fee for all housing team members from communities currently participating in the GICH program (i.e., Freshman, Sophomore, or Junior communities). A list of current GICH communities can be found on the "[GICH Communities](#)" webpage of the GICH website.
- Housing team leaders from current GICH communities will receive a **promotional code via email** that should be entered during the registration process to receive the discounted rate for housing team members.

GICH 2026 Fall Retreat Registration Link

Hotel Information

A block of rooms has been reserved for attendees of the **GICH 2026 Fall Retreat** at the **Great Wolf Lodge**.

- **Hotel Location:** Great Wolf Lodge **150 Tom Hall Parkway, LaGrange, GA 30240**.
- **Group Rate: \$110 per night**, plus applicable taxes
- Attendees may reserve their room using one of the following methods:
 - **Online:** Visit the Great Wolf Lodge LaGrange website and enter the group code **1109GICH** in the "Offer Code" section during the reservation process.
 - **By Phone:** Call (844) 473-9653 and provide the reservation specialist with the group code **1109GICH**. They will assist you with completing your reservation.
 - The hotel will charge one night's room and tax when you reserve your stay and will be reflected upon checkout on your final hotel bill.
- **Eligible Stay Dates:** The group rate is available only for reservations that include stays between **Monday, November 9 and Thursday, November 10**. Reservations that include nights outside of the eligible stay window will not receive the negotiated group rate for those additional nights and may be charged the hotel's standard rate.

Hotel Registration (Group Code: 1109GICH)

Retreat Agenda

The agenda for the **2026 Georgia Initiative for Community Housing (GICH) Fall Retreat** is currently being finalized.

A **tentative agenda** is available using the link below. While it reflects the overall retreat schedule and format, it does not yet include all session topics, presenters, or room locations.

The final agenda will be emailed to all registered attendees prior to the retreat. Click the link below to view the current version of the Fall Retreat agenda.

[GICH 2026 Fall Retreat Agenda](#)

Please contact GICH Program Director, Jermaine Durham, with any questions at Jermaine.Durham@uga.edu.

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PROJECT

BOARD AUTHORITY MEETINGS

DA Board Meeting
DDA Special Called Meeting (Zoom)
DDA Board Meeting
URA Board Meeting

Joint Board Retreat

BOARD AUTHORITY GENERAL

Board Nominations / Renewals
Board Nominations / Renewals
Updated finance report on DA billboard payments FY25-26 and
FY26-27
DA postage \$3,230.69 - why?

Board Nominations / Renewals
Update IGA between DDA & PW

Board Nominations / Renewals
Neal v City of FP

CLOSED / SOLD PROJECTS

760-770 Main Street*

794 Main Street*

751-771 Main Street

4879 West Street

4882 Hale Road

TAX ABATEMENTS

DIGITAL REALTY - Gillem

PROJECT SCANNELL - Gillem

PROJECT GATEWAY - 2160 Anvil Block

Gillem Building 150

Gillem 200

Gillem 300

Gillem 200*500

Gillem 800

Gillem 900

PROPERTY MANAGEMENT

Annual Institutional Control Report 2025 for Ft. Gillem

Old Fire Station Landscaping Needs

Property Management RFP

Brokerage Services RFP

Main Street Fountain Landscape Contract FY26-27

Landscape Contractor FY26-27

819 Forest Parkway

In Da Cut (Suite

Suite X (Vacant)

Roof Repair

Dumpster Gate Repair

946 Main Street

~~848 Main Street HVAC~~

850 Main Street HVAC

Namu Solutions EV Charging Station Hub - 842 Main Street or 5035
Jonesboro Road

Rats / Overgrowth

868 Forest Parkway

Main Street Development Assemblage 2

891 Forest Parkway
4523 East Street

PENDING PROJECTS

842 Main Street Container Development

5035 Jonesboro Road Proposal

KINNDShip

850 Main Street Redevelopment

Exterior sign proposal from Marc Norsworthy

946 - 964 Main Street

Oasis 2026 Contract Management

Project Grace

Gun Range Reorientation

Forest Square / Aerotropolis Catalytic Project (Jonesboro Road)

Lease / Rent Rolls

Murad - New Market Tax Credits

Rodney Henderson

Baptist Church Redevelopment - 634 Main Street)

330 Forest Parkway

Allec Volle

Park at Fort Gillem

Park at Fort Gillem Critical Repairs

Park at Fort Gillem Redevelopment

Rodney Henderson

Park at Fort Gillem Courtesy Officers

Stephen's Lake Dam

Kevin Duong - Mixed-Use Development Opportunities

868 Forest Parkway Redevelopment

Gillem Land Sale Media Inquiry (DR)

670 Main Street

Governor's Terrace

Gebrüder Weis

4871 College Street

Grapevine - 833 Forest Parkway

954 Main Street - Carter's Cleaners - Willie Herman LLC

954 Main Street - Carter's Cleaners - Old Sign

Searles Foundation

Tara Preserve - Jonesboro

WORKFORCE DEVELOPMENT

CareerRise 2026 Workforce Excellence Award Nominations

CCPS CTAE/YAP

Elevate 2.0

Walmart Fulfillment Center Hiring Event 9/18/26 (10am - 2pm)

HOUSING

GICH

Mission Statement
GICH Fall Retreat

CLAYTON COUNTY HOUSING TASK FORCE

Review of Clayton County Housing Assessment & Strategy

DREAM HOPE EXPO

INCENTIVES & GRANTS

Tax Allocation District (TAD)

Opportunity Zone (OZ)

REBA

PILOT Payment

Brownsfield

Exploration of Infrastructure Grant

CDBG

COMMUNITY IMPROVEMENT DISTRICT

Partnership with ATL Airport Community Improvement District

BRE / RIBBON CUTTINGS

Fountain Elementary Ground Breaking

Small Business Pop Ups

Spartan Waste System
J&J Bottle Shop Ribbon Cutting (347 Forest Parkway)

Da'One Ribbon Cutting (4150 Jonesboro Road)

Economic Development Mixer

Plaza Rehab Playbook

Forest Park Marketplace Analysis - IGA

~~Partnership with GA Tech -- Georgia Manufacturing Extension~~
Partnership
SBDC

2nd South Metro Small Business Resource Fair

80 Acres ((2070 Anvil Block)

Charter School - 5881 Phillips Drive

~~Commonwalk -- Old Dixie~~

Swanson Family Farm

Scarlettes Beauty Store and More

Class Act Security

Nodrick Hill

Natural Farm Pet Expansion (Forest Parkway)

Barnes & Noble

Chamber Workforce BRE Bus Tour

MAIN STREET

NASA Lifeline Mural Unveiling - 833 Main Street
Blues on Main

Hotel Motel Tax

FOREST PARK BUSINESS ASSOCIATION

2nd Annual Best of Forest Park Awards

FILM FOREST PARK

Russ Gladden (location scout)

Update Permit workflow; build permit in OpenGov; Cleanup listings
with GA Film Academy & See Clayton

Domain name renewal - What do we need to do with this?

REPORTS

MARKETING

CoStar
LoopNet
SiteSelector
Multiview
Lightbox

OTHER

Attending GEDA (Georgia Economic Development Developers
Association Conference September 16 - 18 - Savannah)
CCMA 2026 Project Lead - Mayor's Appointments - Project 4 -
Brochure
MathTalk

ADMINISTRATIVE

Request for Business Engagement Coordinator
Request for Workforce Development Coordinator

BOARD

September 23, 206 @ 5:30 p.m.	DA
September 9, 2026 @ 4pm	DDA
September 24, 2026 @ 3:00 p.m.	DDA
September 10, 2026 @ 6:30 p.m.	URA

November 6, 2026; 9:00 a.m. - 4:00 p.m.

Alvin Patton needs to be replaced; Felicia Davis needs to sworn in	DA
Terms of full DA need to be reset	DA
Tony clear up	DA DA
Tre Holland & Dhaval Shah need to be replaced	DDA DDA
Avery Wilson, Eliot Lawrence & Debra Patrick need to be seated on the board	URA DA

Prestwick / Florence on Main	DA
------------------------------	----

Georgia Utility Contractors Association (GUCA)	DA
--	----

Nouveau	DDA
---------	-----

Craig Pharms	DDA
--------------	-----

Kwitessa Tookes	DDA
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Data Center (evaporative closed loop system; have own power substation) DDA

Town Hall 11/17/26

FAQ - Waiting on final approval from DR

Spec warehouse; build almost complete; pending final tenant DDA

Auto parts distribution facility; evaluating a competing site in Shelby, TN; 150 net new jobs; \$20M capital investment; Tax abatement pending DDA

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 EP URA

URA

Draft SOW for property management services

Draft SOW for brokerage services

Duncan's New Contract FY26-27

DDA

DDA

DDA
DDA
DDA
DDA

DA

DA

EV Charging Station Concept

DA

DDA

White box renovation as retail / restaurant lease space

DDA

Larry Randolph DDA

Parcel Split DDA
Ongoing water issues DDA



DA

Kijoon Shin, Owner of Restaurant Forest DA

Veteran Centered Development

DA

DA

LET Holdings - Residential; Mixed-Use; Retail

DDA

URA

URA

URA

EconDev

Retro fit of Baptist Church into an event space and office suites

URA

URA

URA

URA

URA

Intro from Hector; 6/11; Met 6/29; Followed up with 7/1;

DDA

URA

Lease Negotiation - Liberty Ministries

DA

Full renovation of Governor's Terrace

DA

Australian Logistics Company; They have an existing operation in the metro area that they are relocating to Forest Park; They will occupy 127K SF at 5345 Old Dixie Highway; They have 8 existing employees and anticipate adding 4-10 new staff; They anticipate they will start moving into the new facility in October of this year; EconDev

Omar Miranda - Potential Housing Development DDA

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 budget and FFE Budget URA

Botique Pet Food Retail; small neighborhood market at the Main Street frontage with a commercial kitchen behind it, both in the existing building. DDA

Sale and Removal of Old Carter's Cleaners Sign DDA

Affordable Housing (Main Street) DDA

Proposed affordable senior housing development on Tara Blvd DA

Nominated Estes for HVAC Tech Builder Program -
NOMINATION ACCEPTED

Elevate 2.0 Draft presented in Exec Session to Mayor & Council; Discussions have started with AtWork about potential partnership; Discussion with Ringer Center of Excellence about capability - referred by SBDC
Pushed to PIO to promote 9/9/26; Starting pay \$21.55; experience not required but preferred; held at CCC Dept of Labor



FP is a Freshman Community (3-Year initiative)

Drafted - Due September 10

October 3, 2026 - Opportunity for FP Participation



DA

Contract with United Consulting to apply for EPA
Assessment Grant
Possible URA Funding Source - Research other grant
sources

Expansion approved 5/2026; Coordinating property
owner roundtable - Estes offered to host; Identified 48
parcels, total assessed value \$40M, total CID investmetn
\$200K, 36 industrial partners, 9 retail properties, 3
hospitatlity properties / top opportunities - Fleet Access,
Cooridor Beautification, Infrastructure improvements,
public safety coordination

TBD

Pilot Small business pop up at Job Fair (August)

Business Expansion / relo to Forest Park
September 11th @ 1pm

On Hold

November 5th @ 5:30 @ 1142 Main Street

Contract with Independent Grocers Association for a
marketplace analysis to determine feasibility of a grocery
store and additional retail

Coordination of GLC Tour at Gillem
September 29, 2026 (Fayetteville) in partnership with
SBDC

Vertical farming - moved into former Kalera space; had not been responsive to BRE visit etc since initial conversations with our office or State; Originally were opening in Covington in 2022 and project stalled; Engaged Econ Dev and State in Nov 2025; Building permit for overhead doors approved October 2025; sprinkler permit approved 12/2025; sign permit approved 12/2025

Proposed Charter School

EconDev

~~Reached out about City purchasing his extended stay hotel and/or supporting his LIHTC project~~

EconDev

Meat Processing Facility specializing in grass-fed protein; Engaged via state - 7/17/26; existing operations in Yateville, Thomaston, Roberta, and Griffin; Looking to purchase existing building in Forest park; were looking at 314 Forest Parkway and 571 Forest Parkway - have shared with owner those locations don't fit zoning; Goal to take ownership by end of Q12027 and be operational by 2028

EconDev

Specialized beauty supply retail store

Security Company (Training Academy & Office);
Currently headquartered in Lawrenceville; Looking to
relocated to FP; lease ends 1/27; needs 1,200 F

Proposed Event Center

Expansion

Initial meeting with Mayor Ellison & Angel Taylor with
Chamber



September 10th @ 10am
October 9th @ 6pm @ Fountain on Main

December 11th @ 9am (Gym)

Looking to film Sep 21 - Oct. 2 at Jail

Confirm with Javon is this necessary

Updated photos and listings
Plan for January 2027 Submission

Waiting on details and next steps
New Point of Contact = Omowale Moses

NOTES / DETAILS**STATUS**

60-unit mixed use development;
oDevelopment Authority entered
into a Private Enterprise
Agreement with Prestwick
Developers – 5/4/26
oPurchase Sale Agreement
signed for \$350,000 – April 14,
2025
GUCA Headquarters and
training facility expansion

DCA Tax credits approved
9/3/26;
Closed 8.22.26 \$150K

Proposed mixed-use
development; Nouveau

Closed June 2024 \$350K

Auto brokerage

Closed March 2025; \$150K

Residential build

Closed August 2025; \$12K

Reviewing proposals for presentation to boards
reviewing proposals for presentation to boards

DA contract awarded; DDA contract to be awarded; presenting 3 additional proposals for 330 forest parkway for URA consideration

rent not received since July 2025;

Marketed at X

Reviewing listing and making adjustments to listing;

~~RS-22 is 15 years obsolete; full HVAC replacement~~

RS-22 is 15 years obsolete; full HVAC replacement; remaining 5 units must be replaced (Appx. \$41K)

Don't have surveys on either property - DA needs to determine level of interest and if they want to move forward with getting a survey done on 5035 Jonesboro Road

Omega pest control will be onsite 9.9.26 to assess rat "infestation" EconDev contacting additional vendors for quotes to clear the overgrowth behind the plaza - also contacting PW to determine their bandwidth to assist

Initially met with Mr. Randolph
7/2025; Followed up 9/2025;
Asked for concept plan, Project
Approach, Purchase offer,
Qualifications & references, and
evidence of financial capability -
did not receive information -
provided our project guideline
etc. Offered multiple dates to
meet and received no response;
Met on 9/8 with Mayor Ellison,
CM Carl, PCD Irons, and DDA
Chair

Working with PCD to split 891
Forest Parkway from 4523 East
Street - its one lot with a
commercial and a residential
structure; working to split into to
two lots for proper development

Proposal for purchase and
development of 5035 Jonesboro
Road

Looking for 10-50 acre site for adaptive reuse for a veteran-centered community site

Carter's Cleaner - 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 7/15/26 - waiting on developer to respond to formal proposal request and funding capability -

Inducement Resolution

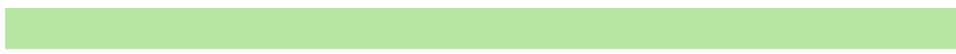
Grand opening January or
February 2027

Home delivery service primarily
to Buckhead; retail store & food
prep; met with econ dev 8/6/26;
provided Main Street design
standards & district permitted
uses

DDA approved contract July
2026; submitted to purchaser;

Engaged Econ Dev - 7/28/26

Preparing their DCA Housing
tax credit application and
requesting an Econ Dev
Confirmation Letter re: MARTA
(significant job creation



Working with State on possible
updated OZ designation

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.

Proposed first amendment to
EconDev Agreement between
City and DA - DA asking to
retain \$225K of annual PILOT
payment

Discovery meetings have
started for September grant
submission

Charise followed up on 9/2 to
schedule a meeting to
coordinate a planning meeting;
waiting on next steps
Looking to launch Small
Business pop up incubator in
2027

Met initially with Pauline Warrior; Met with EconDev 7/8 - followed up with list of commercial properties per their needs; Met again 7/22 provided additional list of properties for consideration; they attended the job fair; had a mtg with CM and Pauline Warrior (EconDev was not part of meeting); needs changed - now looking for 5 acres of raw land - econDev started new search and provided new options and reached out to commercial brokers in area - ball with Spartan to review properties

Met 8/11/26; Conducting market research

Proposed 8/7/26

Received notice of WAN -
notice of 110 layoffs) - 8/3/26;
Sent to PCD on 6/9/26 for follow-
up

~~Shared on 7/18/26 that we were
not in the position at this time to
pursue a partnership for the
Georgia ReHoused program
esp. given the deadline of
7/29/26 and our support of
Prestwick or to participate in the
redevelopment of the property
at this time. Offered to meet to
discuss the project further and
other opportunities -- never
heard back~~

Engaged owner Wayne
Swanson and waiting on
response to schedule meeting
with Econ Dev

Engaged Econ Dev 7/27/26;
Met Econ Dev 8/31/26; Looking
for lease space - provided
privately owned lease options
for consideration that meet
zoning requirements; She is
reviewing the list and has come
back with questions - not sure
what she can afford - once she
narrows the list will put her in
touch with the property owner to
negotiate

Met & Toured building 8/12/26

Engaged EconDev 7/13/26 re:
Carter's Cleaners; not highest
and best use; staff having
further convo to help find other
locations for possible lease -
conversations stalled due to
lack of follow-up by Mr. Hill
Multiple Meetings and
discussions with Paulo; Met with
City Manager re: tariffs and
license fees

~~Intro from Hector on 12/8/25;~~
~~Connected with Bernardo on~~
~~12/9/25; After many phone~~
~~calls followed up via email on~~
~~5/19/25 - no response~~
Follow-up needed re:
implementation plan and timing
for BRE Bus tour

EconDev managed all details of project since 1/26; Muralist selected (local to FP); Mural approved by NASA; Grand unveil and event FULLY handled by CouncilAides

Schedule Meeting w/ Finance re: current Hotel Motel Tax rate - balance etc.

NEXT STEPS

Get Carl Vinson Contract; Book Lake City
or JA

Need from finance; renews May 2028

Status?

expecting site / building plans within 120
days
expecting site / building plans within 90
days

Still waiting on site / building plans;
reconveyance clause doesn't start until
building plans are submitted

still waiting on site / building plans -
Status update & rezone



DDA pending approval of tax abatement
and CBA 9/24/26; Community Town Hall
11/17/26

Send invites to GA, EPA, CCWA;
Coordinate Town Hall flyer with PIO
Schedule mtg w/ PIO to push FAQ &
Splash Page on website

DDA pending approval 9/24/26

DDA pending approval 9/24/26



Complete and submit
Get proposal for landscaping for Old Fire
Station URA and PW

Status of new contract for Duncan's

Notice of default and demand served on
9/9/26; 15 days to cure

adjust listing and bring property in with
new brokerage services
Schedule repair work
Schedule repair work

~~Installation complete~~

on hold while DA figures out plans for
building

Submitted concept - Survey for Jonesboro
Road?

waiting on costs and timeline

Waiting on survey from Valentino; Staff
vetting concept proposals for DDA
approval - staff will engage contractors for
redevelopment of lease space; current
proposal from Fresh Vibes Café as a grab
and go resaturant space offering
smoothies, juices, wraps and salads -
Coach McDowell is local to Forest Park

next steps are to get concept plan, project approach, purchase offer, qualifications, references, financial capability etc. - will follow-up via email with details and schedule a pre-development mtg w/ PCD once plan submitted

Technician onsite 8/7/26



PCD presenting code updates to Planning Commission then to Council; present to DA in September; Invite Tony Pope & PCD to September meeting

DA declined offer - send official communication thanking him for offer

Need much more information and what exactly their request of forest park is and their financial capability; have met with them twice and received a proposal and still not clear on their ask and how they want to partner with the City; Have connected with them with BlueStar as a possible partnership; They have mentioned their Georgia-Japan creative-industry pathway which could make sense for a BlueStar connection

On hold pending Joint Retreat; Property needs to transfer to DDA; currently misaligned

Pending - On Hold pending possible property transfer to DDA - currently misaligned

after additional vetting possible presentation to DDA

Oasis presenting to URA 9/10/26 re: questions about contracted work and on-call services

contract negotiations ongoing; URA counteroffer made 9/2/26

Waiting on update on knee wall completion from PW

Pending -

Follow-up with Murad on NMTC; go no go

Follow-up; go no go

Waiting on new owners to resubmit plans;
change of use requires installation of
sprinkler system - had a meeting with
developers, EconDev, PCD & FireMarshal

Concept plan approved; Boundary
expansion approved; **Draft RFP for JV or
P3 Development**; include Rodney &
Murad

Call Alec re: interest in development

**Phase I Survey Complete; Phase II
Survey to commence September 2026;
Master Redevelopment plan in works;
Follow-up on site tour; reschedule
development tour
Need detail to draft from TIAAsset
David Welch attending URA Exec
Session 9/10**

No movement
Survey work pending; concept plans once
survey complete

~~Response submitted by URA attorney to
URA Chair, Vice Chair, CM & PIO - URA
Vice Chair James is submitting response
in entirety to Hunterbrook Media as of
9/8/26~~

**Waiting on updated lease from Kirby -
send list of activities from Ms. Ellis -
Finalize lease terms for September
meeting signing**

**Inducement Resolution approved and
signed by DA at 8.26.26 meeting; If DCA
tax credits approved DA receive appx.
\$30k at closing**

Scheduling meeting with Sean Yanok (VP
Regional Development) & Eric
Muhlenbruch week of 9/8 or 9/14
Waiting on additional information from
developer 8/3/26

Working on Management RFP; Where are
we with contract price increase?

Submitted LOI along with Concept
Drawings - Schedule Pre-Development
Meeting;

Waiting on countersign, funds and
removal date

Inquired about receiving our GICH letter
(awarded our GICH to Prestwick - can
only support 1 project per year); waiting
on response from owners for a meeting to
discuss their project and potential for
development; essentially gone cold

DA approved letter at 8/26/26 meeting

Will miss the September meeting -
attending GEDA

Meeting w/ AtWork on 9/10/26; Internal meeting tentative 9/21/26

Need URA funding approval

Need meeting w/ Finance - believe TAD funds are being allocated for City Center

Submitted to the DC July 2026.

Need approval of Mayor & Council; proposed amendment is still under consideration - waiting for CM to get up to speed

FU

Waiting on disbursement of funds from
County - call to check status



Send Rehab Playbook; GATech; SBDC;
FPBA; SOW - Call Danielle



Need to identify space and consistent
opportunities

Owner needs to come into compliance
with window coverings before we can
schedule ribbon cutting

Draft Flyer, Menu; Secure vendor; draft
invite list

URA possible funding source? / new grant
administrators looking for funding?

Status update; Invite to October or
November meeting

~~Taining opportunities and resources
shared with Gillem and Prologis parnters;
Met with regional rep 7/30/26~~

ON HOLD; Call Govantez

Need update - not sure of status

Possibly on Hold

DMS is not a fit for her use

FU w/ Wanda Turner - Need a proposal and presentation to DA

Resent list of possible privately owned sites for him to consider; he's asking for our advice on sites but ultimately he has to give more guidance on what he's looking for - will schedule another meeting to follow-up; DMS is not a fit for his intended use

Participated in Job Fair; Continue to engage

FU with Angel Taylor



Need speaker

Schedule walk thru - Sep 9?

Reschedule meeting with See Clayton

Get with Javon & Le'Var to plan

Pending

Pending