



CITY OF FOREST PARK
DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, March 27, 2025 at 3:00 PM
City Hall-Council Chambers, Virtual Meeting Via Zoom and YouTube Livestream

Website: www.forestparkga.gov
Phone Number: (404) 363.2454

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

AGENDA

Angelyne Butler, *Chairwoman*
Eric Stallings, *Vice Chairman*
Jacklyn Faith, *Member*
Nancy Howard, *Member*
Tre Holland, *Member*
Dhaval Shah, *Member*
Jay Evans, *Member*

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of February 27, 2025 Meeting Minutes

OLD BUSINESS:

2. Review & Discussion of Property Landscaping Contract
3. Discussion & Update on 4987 East Street Renovations
4. Discussion & Update on 4523 Ernest Drive Property

NEW BUSINESS:

5. Board Discussion and Review of Intergovernmental Agreement between DDA and Public Works
6. Board Discussion and Approval of Georgia Power Tree Trim / Clearing Easement

FINANCIAL REPORT:

[Financial](#) Report

MAIN STREET UPDATE:

ECONOMIC DEVELOPMENT UPDATE:

EXECUTIVE SESSION:

(Executive Session may be called for issues concerning Personnel, Litigation or Real Estate)

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 404-366-4720.



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ECONOMIC DEVELOPMENT
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MINUTES

- Angelyne Butler, Chairwoman**
- Eric Stallings, Vice Chairman**
- Jacklyn Faith, Member**
- Nancy Howard, Member**
- Tre Holland, Member**
- Dhaval Shah, Member**
- Jay Evans, Member**

CALL TO ORDER/WELCOME: Chairwoman Butler called the Downtown Development Authority Regular Meeting on February 27, 2025, to order at 3:06pm.

PRESENT:

- Angelyne Butler
- Jacklyn Faith (attended via Zoom)
- Nancy Howard (attended via Zoom)
- Tre Holland (attended via Zoom)
- Jay Evans

ALSO PRESENT:

- Ricky L. Clark, Jr., City Manager
- Danielle Matricardi, City Attorney
- John Wiggins, Director of Finance
- Nicole Dozier, Director of Planning & Community Development
- Rochelle B. Dennis, Main Street Manager
- Charise Clay, Economic Development Staff Assistant

ADOPTION OF THE AGENDA WITH ADDITIONS/DELETIONS: Jacklyn Faith made a motion to adopt the agenda for February 27, 2025, as submitted. Tre Holland seconded the motion. The motion unanimously passed.

APPROVAL OF MINUTES:

1. **Approval of January 23, 2025, Meeting Minutes:** Jay Evans made a motion to approve January 23, 2025, meeting minutes as submitted. Tre Holland seconded the motion. The motion unanimously passed.

OLD BUSINESS:

2. **Update: 4987 East Street Renovations:** Rochelle B. Dennis, Main Street Manager, provided an overview of the renovations for 4987 East Street. The Economic Development team and Procurement Director will meet with contractors on Tuesday, March 4, 2025, to discuss final repairs and renovations. The Economic Development Department expects final repairs to be completed by the end of March 2025. Jay Evans made a motion to approve the expenditure of not to exceed \$20,000 to purchase furniture for 4987 East Street. The motion was seconded by Nancy Howard. The motion unanimously passed.
3. **Update: 819 Forest Parkway Repairs:** Rochelle B. Dennis, Main Street Manager, shared that the exterior brick repairs at 819 Forest Parkway are complete.

NEW BUSINESS:

FINANCIAL REPORT: Director of Finance, John Wiggins delivered the update.

- The DDA's beginning budget for operating cash totaled \$7,039,334. The current ending operating cash totaled \$2,914,962. Operating revenues were budgeted at \$1,429,768. The ending budget balance for revenue totaled \$2,188,163. Current expenses totaled \$1,052,577. The Georgia Fund 1 current balance is \$2,068,027.99.

MAIN STREET UPDATE: Rochelle B. Dennis, Main Street Manager reviewed the 2025 Forest Park Main Street calendar of events.

- The DDA Board will be presented with budgets per event and a comprehensive event budget for the year. Additionally, Ms. Dennis is working on sponsorship opportunities for our three signature events including the Food & Wine Festival, The Diaspora, and Blues on Main.
- Per Ms. Dennis, the DDA board will receive a 2025 events calendar, branded flyers per event, and a calendar invite per event.
- In addition to events, the Main Street office is working on a Main Street Forest Park logo, branded Main Street swag and merchandise, new branded light pole banners, public art program, branded arts & entertainment district, and a Main Street Ambassador program.

ECONOMIC DEVELOPMENT UPDATE: Rochelle B. Dennis, Main Street Manager, provided the Economic Development Update on behalf of Marsellas Williams who was unable to attend the meeting. For the period covering January 1, 2025, to January 31, 2025,

- the Economic Development team met with multiple real estate developers including Derrick Holland of Trinity Partners and Edrick Harris to name a few
- With the Mayor, Councilwoman Kimberly James, and the City Manager, staff toured Sweet Auburn Avenue Redevelopment site
- Toured and met with tenant prospects for 850 Main Street
- Met with TSW to start work on the URA updated boundary map and strategic plan
- Assisted with Elevate Workforce Development Program
- Drafted new department marketing materials
- Responded to 11 business inquiries
- Met with Clayton State University SBDC on expansion of services to support the Forest Park business community

EXECUTIVE SESSION:

(Executive Session may be called for issues concerning Personnel, Litigation or Real Estate)

Jay Evans made a motion to enter the Executive Session at 3:32pm. Jacklyn Faith seconded the motion. Motion approved unanimously.

Jay Evans made a motion to exit the Executive Session and reconvene the regular meeting at 4:42pm. Jacklyn Faith seconded the motion. Motion approved unanimously.

Jay Evans made a motion to approve the 6th amendment to the real estate purchase agreement with Nouveau Jonesboro for 751-771 Main Street. Jacklyn Faith seconded the motion. Motion approved unanimously.

Jay Evans made a motion to renew the lease for 819 Forest Parkway, Suite B with an annual lease to start on March 1, 2025, at \$1,236 per month. Jacklyn Faith seconded the motion. Motion approved unanimously.

Angelyne Butler made a motion to approve the lease between the Downtown Development Authority and the City of Forest Park for 819 Forest Parkway, Suite D for \$1 per month. Jay Evans seconded the motion. Motion approved unanimously.

Jay Evans made a motion to approve the sale of 4879 West Street to Craig Pharms for \$155,000. Jacklyn Faith seconded the motion. Motion approved unanimously.

Jay Evans made a motion to approve the sale of 4882 Hale Road to Clayton County Housing Authority for \$18,000. Jacklyn Faith seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Chairwoman Angelyne Butler adjourned the meeting at 4:52pm.

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 404-366-4720.

Downtown Development Authority FP - 4523 Ernest Drive, Forest Park

Estimate 206

Estimate created on 03/18/2025

Item #2.

Lot Size: SqFt

Bed Sizes: SqFt

Weekly service for the following properties

<i>Description</i>	<i>Your Cost</i>	<i>Customer Price</i>	<i>Average Employee ManHours Hrly Rate</i>	<i>Area/Bed Size</i>	<i>Depth</i>	<i>Coverage</i>	<i>Amount Needed</i>	<i>Your Total Cost</i>	<i>Total Customer Price</i>	<i>Total ManHours</i>	<i>Total Labor Cost</i>	<i>Gross Profit</i>
4523 Ernest Drive								0	89.99			89.99
4879 West Street								0	59.99			59.99
4882 Hale Road								0	79.99			79.99
4894 College Street								0	55.00			55.00
4898 College Street								0	59.99			59.99
4908 College Street								0	79.99			79.99
4950 Courtney Drive								0	59.99			59.99
4987 East Street								0	79.99			79.99
701 Forest Parkway								0	89.99			89.99
771 Main Street								0	59.99			59.99
819 Forest Park								0	300.00			300.00
842 Main Street								0	69.99			69.99
868 Forest Parkway								0	49.99			49.99
891 Forest Parkway								0	79.99			79.99
904 Main Street								0	59.99			59.99
916 Main Street								0	69.99			69.99
946 Main Street								0	49.99			49.99
948 Main Street								0	49.99			49.99

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Item #2.

<i>Description</i>	<i>Your Cost</i>	<i>Customer Price</i>	<i>ManHours</i>	<i>Average Employee Hrly Rate</i>	<i>Area/Bed Size</i>	<i>Depth</i>	<i>Coverage</i>	<i>Amount Needed</i>	<i>Your Total Cost</i>	<i>Total Customer Price</i>	<i>Total ManHours</i>	<i>Total Labor Cost</i>	<i>Gross Profit</i>
954 Main Street									0	59.99			59.99
964 Main Street									0	89.99			89.99
Totals:									0	1,594.82	0	0	1,594.82

LANDSCAPING SERVICES AGREEMENT

This Landscaping Services Agreement ("Agreement") is made and entered into this 5 day of August, 2024 by and between the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK** ("DDA") and **ANDERSON LAWN CARE, LLC**, a Georgia corporation ("Contractor").

WHEREAS, the DDA desires to engage Contractor, and Contractor agrees to render certain technical advice and professional services to the DDA 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.** Contractor agrees to provide professional services to the DDA 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, Contractor agrees to perform such services at the direction and approval of the DDA Chair 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 DDA shall pay to Contractor a monthly fee of ~~\$3,856.32~~ and a one-time fee of \$1,873.19, as further detailed in **Exhibit B**. The DDA agrees to pay Contractor's invoices within thirty (30) days of receiving same. As the DDA is a local government entity and thus exempt from sales taxation, notwithstanding the terms of the proposal, Contractor acknowledges that the DDA shall not be responsible for payment of any sales taxes on any invoices submitted for the services provided under this Agreement.
3. **TERM.** This Agreement shall commence on the date all parties have executed the Agreement ("Effective Date") and shall terminate absolutely without further obligation on the part of the DDA on June 30, 2024 ("Initial Term"). Upon the expiration of the Initial Term, this Agreement will automatically renew for one additional twelve (12) month period unless the DDA provides written notice of non-renewal to the Contractor at least thirty (30) days prior to the expiration of the Initial Term
4. **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 DDA and Contractor. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency or similar arrangement between the DDA and Contractor. It is expressly agreed that Contractor is acting as an independent contractor and not as an employee in providing the Services under this Agreement.

EXHIBIT B

Downtown Development Authority FP - 4871 College Street, Forest Park

Estimate 871

Estimate created on 05/14/2024

Lot Size: 2 SqFt

Moderately Wooded

Bed Size: 5qFt

Clean-up properties and Maintain

Description	Year Cost	Customer Price	Average Employee Man/Hours	Area Bed Size	Depth	Coverage	Amount Needed	Year Total Cost	Total Customer Price	Total Man/Hours	Total Labor Cost	Gross Profit
4871 College St. Weekly Service								0	125.00			125.00
4894 College St. Weekly Service								0	49.99			49.99
4896 College St. Weekly Service								0	60.99			60.99
4950 Courtney Drive Weekly Service								0	55.95			55.95
808 Forest Parkway Weekly Service								0	74.99			74.99
701 Forest Parkway Weekly Service								0	89.99			89.99
810 Forest Parkway Weekly Service								0	89.99			89.99
830 Forest Parkway Weekly Service								0	89.99			89.99
904 Main St. Weekly Service								0	96.99			96.99
946 Main St. Weekly Service								0	49.99			49.99
948 Main St. Weekly Service								0	49.99			49.99
954 Main St. Weekly Service								0	49.99			49.99
964 Main St. Weekly Service								0	79.99			79.99
Totals:								0	963.94	0	0	963.94

EXHIBIT B (CONTINUED)

Downtown Development Authority FP - 964 Main Street, Forest Park
Estimate 964

Estimate created on 05/14/2024

Lot Size: 2 SqFt

Bed Size: SqFt

One time clean up service.

Description	Your Cost	Customer Price	Average Employee ManHours	Netly Rate	Area/Bed Size	Depth	Coverage	Amount Needed	Your Total Cost	Total Customer Price	Total ManHours	Total Labor Cost	Gross Profit
4571 College St. Clean up service									0	179.99			179.99
4864 College St. Clean up service									0	139.99			139.99
4898 College St. Clean up service									0	149.99			149.99
4950 Courtney Dr. Clean up service									0	155.99			155.99
751 Main St. Clean up service									0	139.99			139.99
721 Main St. Clean up service									0	110.99			110.99
816 Forest Parkway									0	129.99			129.99
803 Forest Parkway Clean up service									0	139.99			139.99
904 Main St. Clean up service									0	225.99			225.99
946 Main St. Clean up service									0	125.00			125.00
948 Main St. Clean up service									0	89.99			89.99
954 Main St. Clean up service									0	199.99			199.99
954 Main St. Clean up service									0	85.99			85.99
Totals:									0	1,879.79	0	0	1,879.79

EXHIBIT A SCOPE OF SERVICES

Summary of Work: The DDA herein agrees to this contract for landscaping and maintenance of properties it owns and manages as stated in Exhibit B herein. The areas subject to the contract are described on the map attached as Exhibit D and have been inspected by the Contractor under the direction of the DDA. The contracted price is per weekly performance through September 30th each term, and resort to services as needed basis until May 1st of each term. Management, inspections, and frequency of the work will be directed by the DDA.

Maintenance and landscaping to include:

- Mow grass in subject areas per map attached and discussion with DDA
- Trim walkways, curbs, road overgrowth, fences, and property lines as needed
- Remove fallen limbs and trash as needed
- Perform other minor clean up and trash removal as evident on-site
- Blow and clean up trimmings and debris

Contract Management: The contractor will report to and bill the DDA. The City of Forest Park is not responsible for any part of this agreement. All liability for the performance of the work is the responsibility of the contractor who will hold the DDA harmless for any damage, liens, performance, or conduct of the contractor. The contractor may not assign this contract without DDA permission.

EXHIBIT C

RISK MANAGEMENT REQUIREMENTS

The Contractor shall provide minimum insurance coverage and limits as per the following: The Contractor shall file with the DDA Certificates of Insurance, certifying the required insurance coverage and stating that each policy has been endorsed to provide thirty (30) day notice to the DDA 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 DDA Management, admitted to do 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 "Downtown Development Authority of Forest Park" 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 "Downtown Development Authority of Forest Park" 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

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 DDA'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 DDA may elect to require higher limits.

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



CERTIFICATE OF LIABILITY INSURANCE

Item #2.

DATE
03/08/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME: PHONE (A/C No. Ext): (888) 202-3007 FAX (A/C No.): E-MAIL: contact@hiscox.com ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		
INSURED Anderson Lawn Care 4117 Scott Dr Forest Park, GA 30297	INSURER A:	Hiscox Insurance Company Inc	NAIC # 10200
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		Y	P101.001.191.3	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ S/T Gen. Agg. \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

- (b) Employee Benefits. Contractor shall not be eligible for any benefit available to employees of the DDA 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 Contractor under this Agreement. Contractor 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 DDA.

5. **WARRANTY ON SERVICES RENDERED.** The standard of care applicable to Contractor's services will be the degree of skill and diligence normally employed by professional contractors performing the same or similar services at the time said services are performed. Contractor will re-perform any services not meeting this standard without additional compensation. Contractor warrants that any services it conducts will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the DDA shall be deemed to diminish this warranty in any way.

6. **TERMINATION FOR DEFAULT.**

- (a) The DDA may, subject to the provisions of subparagraph (c) below, by written notice of default to the Contractor, terminate the whole or any part of this Agreement in any one of the following circumstances; (i) if the Contractor fails to perform this Agreement within the time specified herein or any extension thereof; or (ii) if the Contractor 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 DDA specifying such failure.
- (b) In the event the DDA terminates this Agreement in whole or in part as provided in subparagraph (a) above, the DDA may procure, upon such terms and in such manner as the DDA may deem appropriate, services, similar to those so terminated, and the Contractor shall be liable to the DDA 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 Contractor shall continue the performance of this Agreement to the extent not terminated hereunder.
- (c) Except with regard to defaults of subcontractors, the Contractor 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 Contractor; 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 Contractor. 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 Contractor and the subcontractor, and without the fault or negligence of either of them, the Contractor 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 Contractor 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 Contractor 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 DDA 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.

7. **TERMINATION FOR CONVENIENCE.** The DDA may at any time by written notice terminate all or any part of this Agreement for the DDA's convenience. If this Agreement is terminated, in whole or in part, for the DDA's convenience, the Contractor shall be paid an amount, to be mutually agreed upon, which shall be adequate to cover the actual and reasonable cost paid by the Contractor for the actual goods and labor reasonably used by the Contractor to perform the work under this Agreement to the effective date of termination, plus a reasonable profit thereon; provided that no amount shall be paid to the Contractor for (i) any anticipatory profits related to work under this Agreement not yet performed, or (ii) costs incurred due to the Contractor'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.
8. **DISPUTES.** Pending resolution of any dispute hereunder, the Contractor shall proceed diligently with the performance of work in accordance with the DDA's direction.
9. **INDEMNIFICATION.** To the fullest extent permitted by law, Contractor agrees to indemnify and hold harmless the DDA and its governing officials, agents, employees, and representatives (collectively, the "DDA Indemnitees") from and against any and all liabilities, demands, losses, damages, fines, penalties, costs or expenses (including reasonable attorney's fees and costs), incurred by any DDA Indemnitee as a result of or arising out of (i) the wrongful misconduct or negligence (including fraud) of Contractor or its employees, agents, and representatives in performing this Agreement; (ii) a material breach by Contractor of its covenants; or (iii) failure by Contractor 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. This obligation shall survive termination. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the DDA or any of its agents or employees, by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

- 10. RISK MANAGEMENT REQUIREMENTS.** The Contractor shall abide by the DDA's applicable Risk Management Requirements, attached to this Agreement as **Exhibit C**, and incorporated herein by reference.
- 11. COMPLIANCE WITH APPLICABLE LAWS.** Contractor 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 Contractor hereunder or which in any manner affect this Agreement.
- 12. WORK ON THE DDA'S DESIGNATED PREMISES.** In the event that the Contractor, the Contractor's employees or agents or the Contractor's subcontractors enter the DDA's designated premises for any reason in connection with this Agreement, the Contractor and such other parties shall observe all security requirements and all safety regulations.
- 13. CONFLICTS OF INTEREST.** Contractor 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) Contractor is not presently subject to any agreement with a competitor or with any other party that will prevent Contractor from performing in full accord with this Agreement; and
 - (c) Contractor 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 Contractor 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.
- 14. CONFIDENTIAL INFORMATION.** Contractor 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 Contractor 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.

- 15. ASSIGNMENT AND SUBCONTRACTING.** The Contractor shall not assign this Agreement or any portion of this Agreement, nor shall the Contractor subcontract for goods or completed or substantially completed services purchased hereunder without the prior express written consent of the DDA. No assignment or subcontract by the Contractor, including any assignment or subcontract to which the DDA consents, shall in any way relieve the Contractor from complete and punctual performance of this Agreement, including without limitation all of the Contractor's obligations under the warranty provisions of this Agreement.
- 16. 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.
- 17. 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.
- 18. 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 DDA:

Executive Director
DDA of Forest Park
785 Forest Parkway
Forest Park, GA 30297
rdennis@forestpark.gov
404-366-4720|

With copies to:

Danielle Matricardi, Esq.
Denmark Ashby LLC
100 Hartsfield Centre Pkwy., Ste. 400
Atlanta, Georgia 30354
dmatricardi@denmarkashby.com

If to the Contractor:

Christopher Anderson
Anderson Lawn Care
4117 Scott Drive
Forest Park, GA 30297
404-429-9243
Chrisat4117@gmail.com

19. **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.
20. **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.
21. **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.
22. **AMENDMENTS.** Any and all modifications or changes to this Agreement must be in writing and signed by the parties to this Agreement.
23. **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.
24. **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 Contractor's Bid/Proposal and this Agreement, the terms of this Agreement shall control unless otherwise stated herein.
25. **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.
26. **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.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, said parties have hereunto set their seals the day and year written below.

Executed on behalf of:

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK

BY: _____
NAME: _____
TITLE: _____

[Signature]
Butler
Chairwoman

ATTEST (sign here):
NAME (print):
DATE:

Charise Keann Clay

Charise Keann Clay

August 7, 2024



Executed on behalf of:

CONTRACTOR: ANDERSON LAWN CARE, LLC

BY (sign here): _____
NAME (print): _____
TITLE: _____

Christopher Anderson
Christopher Anderson
Organizer CEO

[Corporate Seal]

ATTEST (sign here): _____
NAME (print): _____
TITLE: _____

DATE: *August 5, 2024*



DOWNTOWN DEVELOPMENT AUTHORITY FUND

Operating Cash:

	Beginning Budget	Deposits	WDs and Debits	Ending Balance
DDA Checking 0510	656,897	15,133	202,485	469,545
DDA Series 2023B 3693	1,163,916	2,821	-	1,166,737
DDA Main Street Checking 1160	1,091,329	2,381	-	1,093,710
Total Operating Cash:	2,912,141	20,334	202,485	2,729,991

Operating Revenue:

	Budget	YTD Actual	Encumbrance	Budget Balance
Taxes	-	81,250	-	(81,250)
Intergovernmental Rev	357,000	3,300,326	-	(2,943,326)
Investment Income	150,000	186,025	-	(36,025)
Miscellaneous Revenue	110,000	70,413	-	39,587
Other Sources	812,768	-	-	812,768
Total Revenue Sources:	1,429,768	3,638,013	-	(2,208,245)

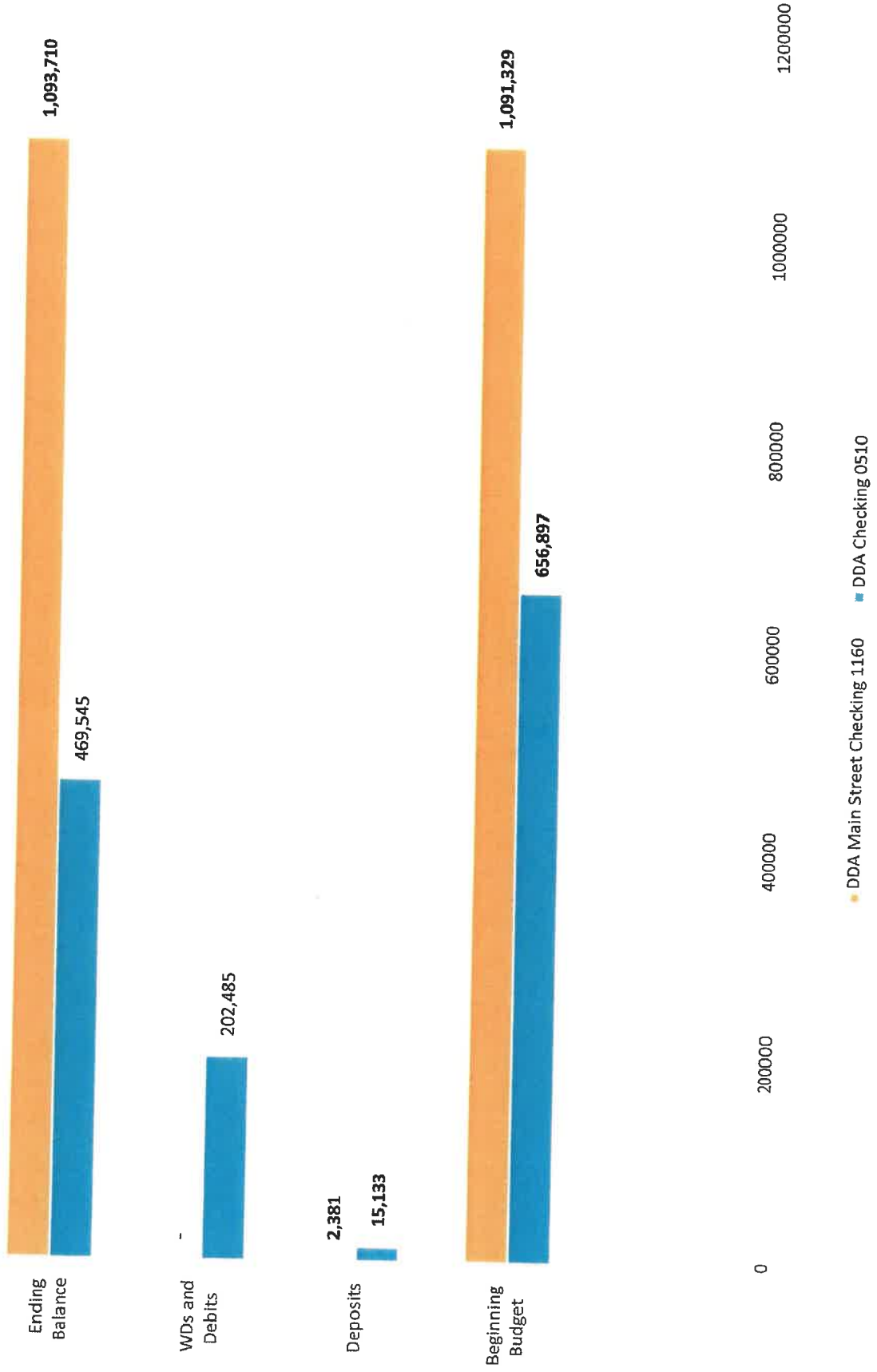
Operating Expense:

	Budget	YTD Actual	Encumbrance	Budget Balance	% Used
Salaries	45,000	-	-	45,000	0%
Exce Dir Salary Supplement	14,000	-	-	14,000	0%
Insurance Liability	2,500	1,213	-	1,287	49%
Travel for Employees	3,000	-	-	3,000	0%
Bank Charges / Financial Service	1,500	-	-	1,500	0%
Training & Conferences	7,000	-	-	7,000	0%
Professional Services	323,077	243,536	61,890	17,651	75%
Technical Services	10,000	423	(3,579)	13,156	4%
Repairs and Maintenance	33,492	12,931	5,525	15,036	39%
Advertising / Promo	40,000	-	-	40,000	0%
Printing / Postage	15,000	997	-	14,003	7%
Dues and Subscriptions	1,000	250	-	750	25%
Public Relations	51,000	(49)	-	51,049	0%
Special Events	50,000	43,419	-	6,581	87%
Supplies	106,508	106,508	-	0	100%
Utilities	18,000	9,412	-	8,588	52%
Infrastructure / Construction	40,000	-	-	40,000	0%
Catalyst Development Site	64,280	64,280	-	-	100%
Bond Debt Pymt 819 & 832	134,411	-	-	134,411	0%
Purchase Property/Land DDA	15,000	7,968	-	7,032	53%
Reserve for Contingencies	10,000	-	-	10,000	0%
Issuance Cost	145,000	-	-	145,000	0%
Interest Expense	300,000	-	-	300,000	0%
Total Expense:	1,429,768	490,887	63,836	875,045	34%

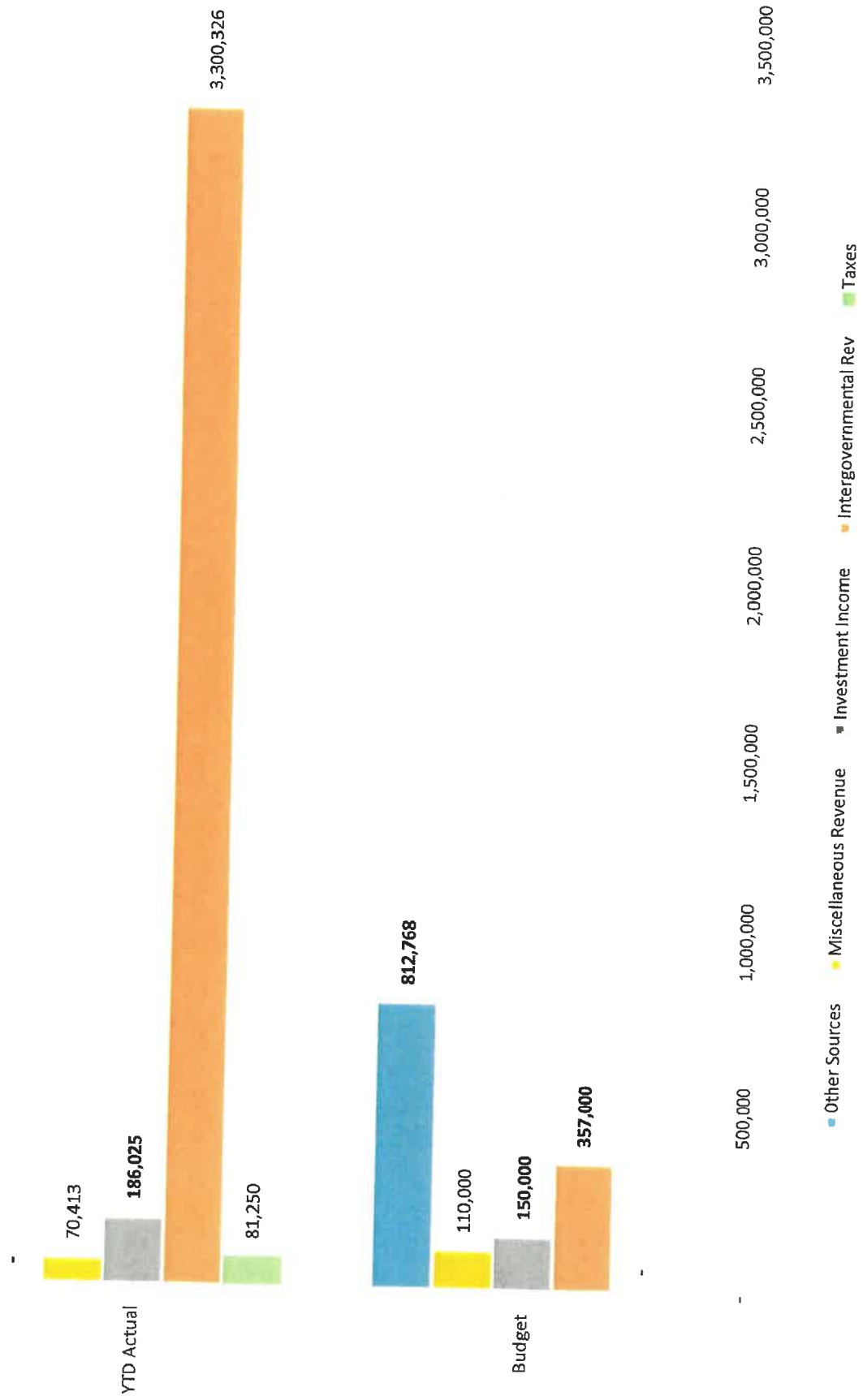
Total Net Position as of February 2025:

-	3,147,126	(63,836)	(3,083,290)
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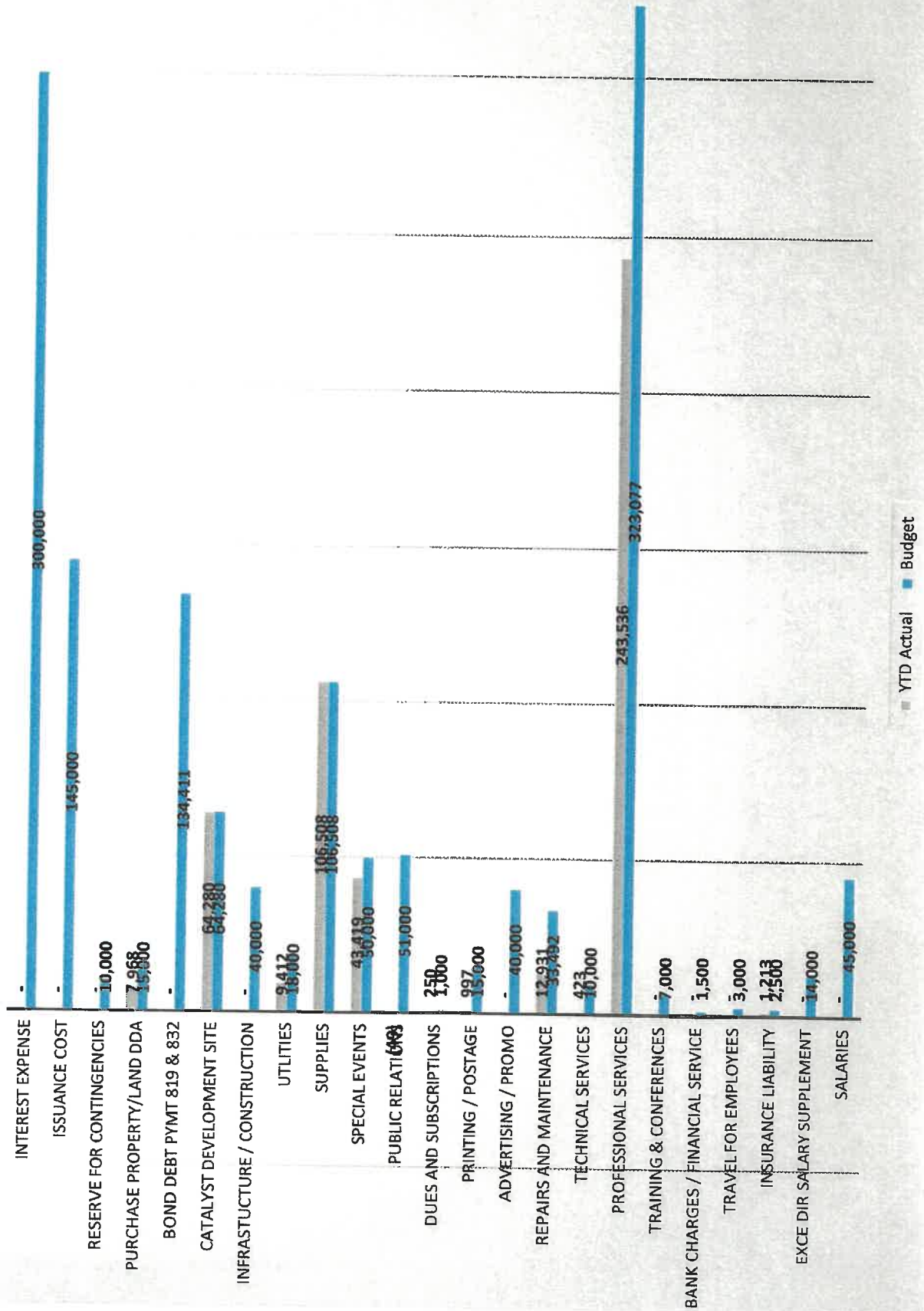
Operating Cash



Operating Revenues



OPERATING EXPENSE



ENLOR SET: 01 FOREST PARK, GA
 UND : 590 DOWNTOWN DEVELOPMENT AUTH
 INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
 AY DATE RANGE: 2/01/2025 THRU 2/28/2025
 UDGET TO USE: CB-CURRENT BUDGET

FORM. 1
 BANK: ALL

ENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRPTION	CHECK #	AMOUNT
1-026681	FLETCHER & COMPANY REA	C-202502255627	590 22-7520-52-1205	PROFESSIONAL	FLETCHER & COMPANY R	000563	1.00
1-026681	FLETCHER & COMPANY REA	D-202502255628	590 22-7520-52-1205	PROFESSIONAL	FLETCHER & COMPANY R	000563	1.00
1-026681	FLETCHER & COMPANY REA	I-0ASH-27 CL-122724	590 22-7520-52-1205	PROFESSIONAL	PROPERTY APPRAISAL	001282	325.00
1-026681	FLETCHER & COMPANY REA	I-0SV-27 CL-122724	590 22-7520-52-1205	PROFESSIONAL	PROPERTY APPRAISAL	001282	500.00
1-026681	FLETCHER & COMPANY REA	I-890AR-21 CL-010625	590 22-7520-52-1205	PROFESSIONAL	PROPERTY APPRAISAL	001282	2,000.00
VENDOR 01-026681 TOTALS							2,825.00
1-027168	PIPER SANDLER & CO.	I-1089	590 22-7520-52-1205	PROFESSIONAL	DDA SERVICES	000565	225.00
1-027168	PIPER SANDLER & CO.	I-1106	590 22-7520-52-1205	PROFESSIONAL	DDA FA SERVICES	000565	225.00
VENDOR 01-027168 TOTALS							450.00
-030352	CLAYTON COUNTY WATER	A I-12587612JAN30/25	590 22-7520-53-1106	UTILITIES	753 MAIN ST.	001284	7.50
-030352	CLAYTON COUNTY WATER	A I-32701612JAN30/25	590 22-7520-53-1106	UTILITIES	769 MAIN ST.	001285	3.75
-030352	CLAYTON COUNTY WATER	A I-32711437JAN2025	590 22-7520-53-1106	UTILITIES	819 FOREST PKWY	001291	378.79
-030352	CLAYTON COUNTY WATER	A I-32717372JAN30/25	590 22-7520-53-1106	UTILITIES	765 MAIN ST.	001286	6.75
-030352	CLAYTON COUNTY WATER	A I-32717377JAN30/25	590 22-7520-53-1106	UTILITIES	771 MAIN ST.	001287	3.75
-030352	CLAYTON COUNTY WATER	A I-32718576JAN30/25	590 22-7520-53-1106	UTILITIES	763 MAIN ST.	001288	3.75
-030352	CLAYTON COUNTY WATER	A I-32718635JAN30/25	590 22-7520-53-1106	UTILITIES	755 MAIN ST.	001289	3.75
-030352	CLAYTON COUNTY WATER	A I-32721737JAN29/25	590 22-7520-53-1106	UTILITIES	4987 EAST ST.	001290	109.60
-030352	CLAYTON COUNTY WATER	A I-DEC 24 32718635	590 22-7520-53-1106	UTILITIES	755 MAIN ST.	001269	7.50
-030352	CLAYTON COUNTY WATER	A I-DEC24 12587612	590 22-7520-53-1106	UTILITIES	753 MAIN ST.	001270	3.75
-030352	CLAYTON COUNTY WATER	A I-DEC24 32701612	590 22-7520-53-1106	UTILITIES	769 MAIN ST.	001271	7.50
-030352	CLAYTON COUNTY WATER	A I-DEC24 32717372	590 22-7520-53-1106	UTILITIES	765 MAIN ST.	001272	7.50
-030352	CLAYTON COUNTY WATER	A I-DEC24 32717377	590 22-7520-53-1106	UTILITIES	771 MAIN ST.	001273	7.50
-030352	CLAYTON COUNTY WATER	A I-DEC24 32718576	590 22-7520-53-1106	UTILITIES	763 MAIN ST.	001274	7.50
-030352	CLAYTON COUNTY WATER	A I-DEC24 32718811	590 22-7520-53-1106	UTILITIES	982 MAIN ST.	001275	8.20
-030352	CLAYTON COUNTY WATER	A I-DEC24 32721737	590 22-7520-53-1106	UTILITIES	4987 EAST ST.	001276	66.21
-030352	CLAYTON COUNTY WATER	A I-JAN25 32718811	590 22-7520-53-1106	UTILITIES	982 MAIN ST.	001277	1.60
VENDOR 01-030352 TOTALS							634.90
-070140	GEORGIA POWER CO.	I-DEC19-JAN22,2025	590 22-7520-52-1301	TECHNICAL SER	DDA PROPERTY UTILITY	001278	423.11
-070140	GEORGIA POWER CO.	I-NOV20-DEC19,2024	590 22-7520-53-1106	UTILITIES	4987 EAST ST.	001278	73.65
VENDOR 01-070140 TOTALS							496.76
-231146	TECHNIQUE CONCRETE CON	I-0061FP	590 22-7310-54-1412	CATALYST DEVE	DDA PROPERTY REPAIRS	001281	64,280.00
-231146	TECHNIQUE CONCRETE CON	I-4523 ERNEST DR	590 22-7520-52-1205	PROFESSIONAL	DDA- 4523 ERNEST DR.	001280	39,991.00
-231146	TECHNIQUE CONCRETE CON	I-4523-002	590 22-7520-52-1205	PROFESSIONAL	DDA- 4523 ERNEST DR.	001280	47,291.00
-231146	TECHNIQUE CONCRETE CON	I-4523-003	590 22-7520-52-1205	PROFESSIONAL	DDA- 4523 ERNEST DR.	001280	32,891.00
VENDOR 01-231146 TOTALS							184,453.00

NOISE DATE RANGE: 1/01/1998 THRU 99/99/9999
 AY DATE RANGE: 2/01/2025 THRU 2/28/2025
 UDGET TO USE: CB-CURRENT BUDGET

ENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
1-232450 ATLANTA NEW HOMES MARK	I-01112025	590 22-7520-52-1205	PROFESSIONAL	: DDA PROPERTY SERVICE	000564	6,567.60
VENDOR 01-232450 TOTALS						6,567.60
1-232583 ANDERSON LAWN CARE, LL	I-812	590 22-7520-52-1205	PROFESSIONAL	: DDA LANDSCAPER	001268	1,134.84
1-232583 ANDERSON LAWN CARE, LL	I-814	590 22-7520-52-1205	PROFESSIONAL	: DDA LANDSCAPER	001283	1,274.82
1-232583 ANDERSON LAWN CARE, LL	I-815	590 22-7520-52-1205	PROFESSIONAL	: DDA LANDSCAPER	001283	1,326.67
VENDOR 01-232583 TOTALS						3,736.33
1-232610 DUNCAN'S LANDSCAPING &	I-61435	590 22-7520-52-1205	PROFESSIONAL	: CITY FOUNTAIN PLAZA	001292	4,041.00
VENDOR 01-232610 TOTALS						4,041.00
1-232902 OMEGA PEST SOLUTION	I-3639	590 22-7520-52-1205	PROFESSIONAL	: 4987 EAST ST.	001279	1,850.00
VENDOR 01-232902 TOTALS						1,850.00

VENDOR SET 590 DOWNTOWN DEVELOPMENT AUTH TOTAL: 205,054.59
 REPORT GRAND TOTAL: 205,054.59

** G/L ACCOUNT TOTALS **

EAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
				ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
024-2025	590-22-7310-54-1412	CATALYST DEVELOPMENT SITE	64,280.00	64,280	0.00		
	590-22-7520-52-1205	PROFESSIONAL SERVICES	139,642.93	323,077	1,926.07		
	590-22-7520-52-1301	TECHNICAL SERVICES	423.11	10,000	7,656.33		
	590-22-7520-53-1106	UTILITIES	708.55	18,000	7,359.95		
		TOTAL:	205,054.59				

NO ERRORS

SELECTION CRITERIA

ENDOR SET: 01 FOREST PARK, GA
VOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
AY DATE RANGE: 2/01/2025 THRU 2/28/2025

RANK: ALL

BUDGET: CB-CURRENT BUDGET

SEQUENCE: VENDOR NUMBER

REPORT TYPE: 1 LINE

PRINTS ONLY: NO

PRINT PROJECTS: YES

PRINT STUB COMMENTS: NO

DEPARTMENT OPTIONS

SEPARATE BY DEPARTMENT: NO

FILE RANGE: 590-00-0000-00-0000 THRU 590-99-9999-99-9999

DEPARTMENT RANGE: THRU ZZZZ

AGE BREAK BY DEPARTMENT: YES

CHECK RANGE: 000000 THRU 999999

** END OF REPORT **



Office of the State Treasurer

Georgia Fund 1

Statement of Account

DWNTWN DEV AUTH OF THE CITY OF FOREST PARK (1144-

Statement Period

Sat, 01 Feb 2025 through Fri, 28 Feb 2025

DDA MAIN STREET PROJECT ACCOUNT
745 FOREST PKWY
FOREST PARK GA 30297

Account Type

DWNTWN DEV AUTH OF THE CITY OF FOREST

Current Yield	4.42666
Prior Balance	\$2,068,027.99
Deposits	\$0.00
Withdrawals	\$0.00
Earnings Reinvested	\$7,022.60
New Balance	\$2,075,050.59

Date	Activity	Amount	Balance
02/01/2025	Forward Balance	\$0.00	\$2,068,027.99
02/28/2025	Reinvestment	\$7,022.60	\$2,075,050.59
02/28/2025	Ending Balance	\$0.00	\$2,075,050.59

Current period earnings received after close:	\$0.00
Previous period earnings received after close:	\$0.00
Average daily invested balance during period:	\$2,068,027.99
Net Management Fee withheld from distribution:	\$87.25

0-DOWNTOWN DEVELOPMENT AUTH
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 66.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>VENUE SUMMARY</u>						
TAXES	0	0.00	81,250.00	0.00 (81,250.00)	0.00
INTERGOVERNMENTAL REV.	357,000	0.00	3,300,325.50	0.00 (2,943,325.50)	924.46
INVESTMENT INCOME	150,000	13,331.32	186,025.23	0.00 (36,025.23)	124.02
MISCELLANEOUS REVENUE	110,000	6,750.50	70,412.56	0.00	39,587.44	64.01
TOTAL REVENUES	617,000	20,081.82	3,638,013.29	0.00 (3,021,013.29)	589.63
<u>PENDITURE SUMMARY</u>						
NANCE						
PERSONAL SERV. & EE BENE	59,000	0.00	0.00	0.00	59,000.00	0.00
PURCHASED/CONTRACT SERV.	537,569	136,433.09	302,719.78	63,836.00	171,013.22	68.19
SUPPLIES	124,508	517.64	115,920.07	758.00	7,829.93	93.71
CAPITAL OUTLAYS	253,691	64,280.00	72,247.62	0.00	181,443.38	28.48
OTHER COSTS	10,000	0.00	0.00	0.00	10,000.00	0.00
LOAN	445,000	0.00	0.00	0.00	445,000.00	0.00
TOTAL FINANCE	1,429,768	201,230.73	490,887.47	64,594.00	874,286.53	38.85
TOTAL EXPENDITURES	1,429,768	201,230.73	490,887.47	64,594.00	874,286.53	38.85
VENUE OVER/(UNDER) EXPENDITURES	(812,768)	(181,148.91)	3,147,125.82	(64,594.00)	(3,895,299.82)	
OTHER SOURCES	812,768	0.00	0.00	0.00	812,768.00	0.00
NET OTHER FINANCING SOURCES & USES	812,768	0.00	0.00	0.00	812,768.00	0.00
VENUES & OTHER SOURCES OVER/(UNDER) EXPENDITURES & OTHER USES	0	(181,148.91)	3,147,125.82	(64,594.00)	(3,082,531.82)	

CITY OF FOREST PARK
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

10-DOWNTOWN DEVELOPMENT AUTH

% OF YEAR COMPLETED: 66.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>XES</u>						
0-00-0000-31-8000 OTHER TAXES	0	0.00	81,250.00	0.00	(81,250.00)	0.00
TOTAL TAXES	0	0.00	81,250.00	0.00	(81,250.00)	0.00
<u>TERGOVERNMENTAL REV.</u>						
0-00-0000-33-8000 Payment in lieu of Tax (PILOT)	357,000	0.00	3,300,325.50	0.00	(2,943,325.50)	924.46
TOTAL INTERGOVERNMENTAL REV.	357,000	0.00	3,300,325.50	0.00	(2,943,325.50)	924.46
<u>VESTMENT INCOME</u>						
0-00-0000-36-1000 INTEREST INCOME	150,000	13,331.32	186,025.23	0.00	(36,025.23)	124.02
TOTAL INVESTMENT INCOME	150,000	13,331.32	186,025.23	0.00	(36,025.23)	124.02
<u>SCCELLANEOUS REVENUE</u>						
0-00-0000-38-1000 DD AUTH RENT 751-771 MAIN ST	0	0.00	(2,800.00)	0.00	2,800.00	0.00
0-00-0000-38-1005 EVENT REVENUE	25,000	0.00	3,092.06	0.00	21,907.94	12.37
0-00-0000-38-1006 MEMBERSHIP REVENUE	5,000	0.00	0.00	0.00	5,000.00	0.00
0-00-0000-38-2601 819 FOREST PARKWAY RENTS	80,000	6,750.50	63,706.50	0.00	16,293.50	79.63
0-00-0000-38-9000 OTHER REVENUE	0	0.00	6,414.00	0.00	(6,414.00)	0.00
TOTAL MISCELLANEOUS REVENUE	110,000	6,750.50	70,412.56	0.00	39,587.44	64.01
<u>TAL REVENUE</u>	617,000	20,081.82	3,638,013.29	0.00	(3,021,013.29)	589.63

30-DOWNTOWN DEVELOPMENT AUTH
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONAL SERV. & EE BENE	45,000	0.00	0.00	0.00	45,000.00	0.00
0-22-1510-51-1101 SALARIES	14,000	0.00	0.00	0.00	14,000.00	0.00
0-22-1510-51-1102 EXCE DIR SALARY SUPPLEMENT	59,000	0.00	0.00	0.00	59,000.00	0.00
TOTAL PERSONAL SERV. & EE BENE						
PURCHASED/CONTRACT SERV.	2,500	0.00	1,213.00	0.00	1,287.00	48.52
0-22-1510-52-3111 INSURANCE LIABILITY	3,000	0.00	0.00	0.00	3,000.00	0.00
0-22-1510-52-3500 TRAVEL FOR EMPLOYEES	1,500	0.00	0.00	0.00	1,500.00	0.00
0-22-1510-52-3601 BANKING/CR CARD FEES	7,000	0.00	0.00	0.00	7,000.00	0.00
0-22-1510-52-3701 TRAINING & CONFERENCES	323,077	136,433.09	243,535.72	61,890.21	17,651.07	94.54
0-22-7520-52-1205 PROFESSIONAL SERVICES	10,000	0.00	423.11	3,579.44	13,156.33	31.56
0-22-7520-52-1301 TECHNICAL SERVICES	33,492	0.00	12,930.70	5,525.23	15,036.07	55.11
0-22-7520-52-2201 REPAIRS AND MAINTENANCE	40,000	0.00	0.00	0.00	40,000.00	0.00
0-22-7520-52-3310 ADVERTISING/PROMO	15,000	0.00	996.87	0.00	14,003.13	6.65
0-22-7520-52-3401 PRINTING/POSTAGE	1,000	0.00	250.00	0.00	750.00	25.00
0-22-7520-52-3610 DUES AND SUBSCRIPTIONS	51,000	0.00	49.01	0.00	51,049.01	0.10
0-22-7520-52-3913 PUBLIC RELATIONS	50,000	0.00	43,419.39	0.00	6,580.61	86.84
0-22-7520-52-3914 SPECIAL EVENTS						
TOTAL PURCHASED/CONTRACT SERV.	537,569	136,433.09	302,719.78	63,836.00	171,013.22	68.19
PPHIES	106,508	0.00	106,507.92	0.00	0.08	100.00
0-22-7520-53-1105 SUPPLIES	18,000	517.64	9,412.15	758.00	7,829.85	56.50
0-22-7520-53-1106 UTILITIES	124,508	517.64	115,920.07	758.00	7,829.93	93.71
TOTAL SUPPLIES						
PITAL OUTLAYS	40,000	0.00	0.00	0.00	40,000.00	0.00
0-22-7310-54-1411 INFRASTRUCTURE/CONSTRUCTION	64,280	64,280.00	64,280.00	0.00	0.00	100.00
0-22-7310-54-1412 CATALYST DEVELOPMENT SITE	134,411	0.00	0.00	0.00	134,411.00	0.00
0-22-7310-54-1413 BOND DEBT PMT 819 & 833	15,000	0.00	7,967.62	0.00	7,032.38	53.12
0-22-7310-54-1414 PURCHASE PROPERTY / LAND DDA	253,691	64,280.00	72,247.62	0.00	181,443.38	28.48
TOTAL CAPITAL OUTLAYS						
PRECIPATION & AMORTIZAT						
HER COSTS	10,000	0.00	0.00	0.00	10,000.00	0.00
0-22-1510-57-9000 RESERVE FOR CONTINGENCIES	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL OTHER COSTS						
AN	145,000	0.00	0.00	0.00	145,000.00	0.00
0-22-1510-58-4000 ISSUANCE COST	300,000	0.00	0.00	0.00	300,000.00	0.00
0-22-8000-58-2300 INTEREST EXPENSE	445,000	0.00	0.00	0.00	445,000.00	0.00
TOTAL LOAN						
HER USES						
TOTAL FINANCE	1,429,768	201,230.73	490,887.47	64,594.00	874,286.53	38.85

CITY OF FOREST PARK
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2025

90-DOWNTOWN DEVELOPMENT AUTH

% OF YEAR COMPLETED: 66.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL EXPENDITURES	1,429,768	201,230.73	490,887.47	64,594.00	874,286.53	38.85
VENUE OVER/(UNDER) EXPENDITURES	(812,768)	181,148.91	3,147,125.82	64,594.00	(3,895,299.82)	
OTHER FINANCING SOURCES & USES						
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OTHER FINANCING SOURCES						
90-00-0000-39-2200 SALE OF PROPERTY	812,768	0.00	0.00	0.00	812,768.00	0.00
TOTAL OTHER FINANCING SOURCES	812,768	0.00	0.00	0.00	812,768.00	0.00
=====						
OTHER FINANCING USES						
=====						
NET OTHER SOURCES & USES	812,768	0.00	0.00	0.00	812,768.00	0.00
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REVENUES & OTHER SOURCES OVER						
(UNDER) EXPENDITURES & OTHER USES	0	181,148.91	3,147,125.82	64,594.00	(3,082,531.82)	