



Lois Wright
Chairwoman

Pamela Lake
Vice Chairwoman

Hector Gutierrez
Member

Development Authority
745 Forest Parkway • Forest Park, GA 30297
www.forestparkga.org

Eliot Lawrence
Member

Alvin Patton
Member

Trudy Smith
Member

[VACANT]
Member

Development Authority Agenda

Regular Meeting
Wednesday, January 27, 2021
745 Forest Parkway
Forest Park, GA 30297
5:30 PM

This meeting is being held virtually for members and the public.

Zoom Information:

<https://zoom.us/j/92446524155?pwd=Nkd4bks4K2p0aHZpb2VjdXptTWVpZz09>

Call In: +312-626-6799

Webinar ID: 924 4652 4155

Passcode: 299651

Agenda Items

- I. Call to Order/Determine Quorum
- II. Public Comments
- III. Chair Comments
- IV. Approval of the Minutes
 - November 18, 2020*
 - December 9, 2020*
 - January 20, 2021*
- V. 2021 Proposed Meeting Dates*
- VI. Development Authority Training Opportunities
- VII. Budget Update
- VIII. New Position in the Economic Development Department
- IX. Remodeling 751-771 Main Street – Update on Estimates
- X. Discussion for New Legal Counsel
- XI. Executive Session
- XII. Adjournment

City of Forest Park
Development Authority
Meeting Minutes
Wednesday, November 18, 2020
5:45 PM

Call to Order: Lois Wright called the Development Authority meeting for November 18, 2020 to order at 5:45 PM.

Present: Chairperson, Lois Wright; Hector Gutierrez; Eliot Lawrence; Trudy Smith

Also Present:

Mayor Angelyne Butler

Mike Williams, City Attorney

Bruce Abraham, Economic Development Director

Danita Hamid, Economic Development Assistant

Darquita Williams, Deputy Finance Director

Absent: Pamela Lake; Alvin Patton

Chair Comments Lois Wright welcomed their new board member, Councilman Hector Gutierrez.

Lois Wright also notified the board that due to Ken Thompson's retirement, there will be not budget review for the meeting.

**Approval of Minutes:
October 28, 2020** Trudy Smith made a motion to approve the proposed minutes for October 28, 2020.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

**TAD Award & Main
Street Buildings Update** Bruce Abraham, Economic Development Director, updated board members on the progress being made with plans to remodel the shops located at 751 to 771 Main Street.

Bruce Abraham explained to the board that the remodel would include new awnings, painting the buildings and creating an outdoor eating area. He said he had already received two estimates and is working on getting a third estimate for the project.

The City Council approved the use of \$50,000 in TAD funds to remodel the buildings.

Bruce Abraham also said that he and Mike Williams, the

City of Forest Park
Development Authority
Meeting Minutes
Wednesday, November 18, 2020
5:45 PM

Executive Session

City Attorney, are working on a form to acknowledge the purpose and process for using TAD funds projects. Eliot Lawrence made a motion to enter executive session for litigation, personnel, and real estate purposes

Hector Gutierrez seconded the motion.
Motion approve unanimously.

The board recessed for executive session at 5:39 PM.

Trudy Smith made a motion to adjourn the executive session and resume the regular meeting.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

Regular meeting resumed at 6:25 PM.

Adjournment

Trudy Smith made a motion to adjourn the meeting.

Hector Gutierrez seconded the motion.
Motion approved unanimously.

Meeting adjourned 6:25 PM.

City of Forest Park
Development Authority
Special Called Meeting Minutes
December 9, 2020
5:34 P.M.

Call to Order: Lois Wright called the Development Authority Special Called Meeting for December 9, 2020 to order at 5:34 P.M.

Present: Chairperson, Lois Wright; Hector Gutierrez; Eliot Lawrence; Trudy Smith

Also Present:
Mike Williams, City Attorney
Bruce Abraham, Economic Development Director
Danita Hamid, Economic Development Assistant

Absent: Pamela Lake; Alvin Patton

**Discussion:
Kroger/Ocada Tax
Abatement**

Mike Williams explained to the board that Kroger is planning an expansion and they are partnering with Ocado for their expansion. The bond documents provide a tax abatement for personal property (equipment and fixtures) owned by Ocado since the building is covered under the 2014 tax abatement. Under the new tax abatement, the Development Authority would receive annual bond fees for the life of the transaction and a PILOT payment would go to the Clayton County Tax Commissioner to be shared among the City, Clayton County, and Clayton County Board of Education.

**Approval of
Kroger/Ocada Tax
Abatement**

Eliot Lawrence made a motion to approve the Kroger/Ocada tax abatement.

Hector Gutierrez seconded the motion.
Motion approved unanimously.

**Approval to Appoint
Board Secretary**

Hector Gutierrez made a motion to appoint Eliot as the Development Authority's secretary.

Trudy Smith seconded the motion.
Motion approved unanimously.

City of Forest Park
Development Authority
Special Called Meeting Minutes
December 9, 2020
5:34 P.M.

Executive Session

Eliot Lawrence made a motion to enter executive session for litigation, personnel, and real estate purposes.

Hector Gutierrez seconded the motion.
Motion approved unanimously.

The board recessed for executive session at 5:42 P.M.

Eliot Lawrence made a motion to adjourn the executive session and resume the regular meeting.

Trudy Smith seconded the motion.
Motion approved unanimously.

Regular meeting resumed at 5:58 P.M.

Adjournment

Trudy Smith made a motion to adjourn the meeting.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

Meeting adjourned 5:58 P.M.

City of Forest Park
Development Authority
Special Called Meeting Minutes
January 20, 2021
5:30 P.M.

Call to Order: Lois Wright called the Development Authority Special Called Meeting for January 20, 2021 to order at 5:30 PM.

Present: Chairperson, Lois Wright; Hector Gutierrez; Eliot Lawrence; Trudy Smith

Also Present:
Mike Williams, City Attorney
Danita Hamid, Economic Development Assistant

Absent: Pamela Lake; Alvin Patton

Discussion: Real Estate Sales Resolution Mike Williams explained to the board that the purpose of the proposed Real Estate Resolution is to affirm the sale of properties the board agreed to sell in previous executive sessions in order to place the sale of said properties on public record and to satisfy requirements of the title attorneys for those properties. The properties listed in the resolution are as follows:

938 Main Street – Sales Price: \$75,000.00

Triangle Property – Sales Price: \$40,000.00

1.46 Acre Main Street Tract – Sales Price: \$300,000.00

4908 College Street, 904 Main Street, 916 Main Street, and 929 Main Street – Sales Price: \$300,000.00

Approve of Real Estate Sales Resolution Eliot Lawrence made a motion approve the Real Estate Sales Resolution.

Hector Gutierrez seconded the motion.
Motion approved unanimously.

Adjournment Trudy Smith made a motion to adjourn the meeting.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

Meeting adjourned 5:35 P.M.

Development Authority
2021 Proposed Meeting Dates

- ❖ January 27, 2021
- ❖ February 24, 2021
- ❖ March 24, 2020
- ❖ April 21, 2021
- ❖ May 26, 2021
- ❖ June 23, 2021
- ❖ July 21, 2021
- ❖ August 25, 2021
- ❖ September 22, 2021
- ❖ October 27, 2021
- ❖ November 17, 2021*
- ❖ December 29, 2021