



Steve Bernard
URA Vice Chairman

Ed Taylor
URA Secretary

Eliot Lawrence
URA Board Member

Eric Stallings
URA Board Member

Lois Wright
URA Board Member

CITY OF
FORESTPARK

Angelyne Butler, MPA
URA Chairwoman

URA AGENDA

Special Note: We will have an Executive Session. You must be present to attend.

Date: Thursday, September 24th, 2020 at 6:00 PM

Location: 745 Forest Parkway
Forest Park, GA 30297
Virtual for the public

Call-In Details: Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84078508947?pwd=UVFZdzlFQm1L1VTVStvbmNuSHNwUT09>

Or Telephone: +1 312 626 6799 **Webinar ID:** 840 7850 8947 **Passcode:** 123107

AGENDA ITEMS:

- I. Commence
- II. Public Comments
- III. Approval of the Minutes*
 - July 16th, 2020
 - July 30th, 2020
 - August 27th, 2020
- IV. Filming at Gillem*
- V. Gillem Landscaping & Survey
- VI. Executive Session
- VII. Adjourn

Danita Hamid
Bruce Abraham

CITY HALL • 745 FOREST PARKWAY, FOREST PARK, GA 30297
* indicates material attached

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Urban Redevelopment Authority
SPECIAL CALL MEETING MINUTES
CITY OF FOREST PARK
745 FOREST PARKWAY
FOREST PARK, GA 30297
JULY 16, 2020
6:00 PM

Call to Order

The Urban Redevelopment Authority meeting for July 16, 2020 was called to order by Chairwoman, Angelyne Butler, at 6:03 PM.

Present

Chairwoman, Angelyne Butler; Eliot Lawrence; Ed Taylor; Eric Stallings; Lois Wright – joined at 6:22 PM, Steve Bernard - joined at 6:44 PM.

Also Present:

Councilwoman, Kimberly James
Mike Williams, City Attorney
Bruce Abraham, Economic Development Director
Danita Hamid, Economic Development Assistant
Ken Thompson, Finance Director
David Welch, Robinson Weeks
Tim Staub, Robinson Weeks
Ed Wall, Piper Jaffray & Co.
Osvaldo Sanchez, Daf Concrete
Antonio Sanchez, Daf Concrete
Audrey Sanchez, Daf Concrete
Sandra Jennings, Pentagon 540
Mike Monteleone, Oasis Consulting
Fred Fatemi & Associates, EDT

Extension Request for Army Payment

Mike Williams updated the board on the request for an extension on the payment due to the Army at the end of August.

The request for an extension and required information was submitted to the Army and Mike Williams is just waiting to hear back from the Army.

Reconsideration Rateree Road Extension Contract

Chairwoman Angelyne Butler provided some background information. At the URA meeting on June 25, 2020, the board awarded Daf Concrete the Rateree Road extension contract. However, after that award was approved, new information was brought to Chairwoman, Angelyne Butler's attention and she requested that the selection process be explained to the board.

Tim Staub of Robinson Weeks explained the selection process for the Rateree Road extension. He said that when they put the Rateree Road contract out for bid, they received

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five (5) bids, and the two lowest bids were Pentagon 540 and Daf Concrete. When researching Pentagon 540, whom submitted the lowest bid, Tim Staub found that they only had three (3) years of experience and no relevant experience for this kind of project. Tim Staub said that although they would have like to have selected the lowest bidder, they believed the risk was too high. Daf Concrete had experience working with municipalities and Clayton County and had done work of a similar size before. Based on that, he believed they were the best choice.

Chairwoman, Angelyne Butler, asked if Daf Concrete met the criteria based on G-DOT Standards. Tim Staub explained that neither contractor has G-DOT certifications, but one of Daf Concrete's sub-contractors has DOT experience and a DOT vendor ID.

Chairwoman, Angelyne Butler, asked what matrix was used to evaluate each company. Tim Staub said the matrix was based on experience and ability to do the job.

Chairwoman, Angelyne Butler, asked if the lowest bidder was bonded. Tim Staub explained that Pentagon 540 and Daf Concrete were both bonded and had everything to qualify.

Osvaldo Sanchez of Daf Concrete discussed their qualifications. Their focus is asphalt paving and they've been in business for almost fifteen (15) years. They have annual contracts with Clayton County and Gwinnett County. They've been working with Gwinnett for four (4) years and Clayton County for seven (7) years. They're currently working on several projects throughout the state.

Sandra Jennings of Pentagon 540 discussed their qualifications. Pentagon is a certified DBE and specialize in construction and professional engineering services. In their proposal, they only included information about projects that were comparable to the work to be completed at Gillem, including the work they completed at Fort McPherson. Sandra Jennings also mentioned that the company was DOT certified.

Tim Staub said that the information regarding to DOT certification was not included with the bid information

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included.

Ed Wall asked the discussion could be tabled and further discussed at a later date. Tim Staub explained the time constraints associated with the project because they would need to start construction soon to avoid the project moving into the winter and issues concerning Lake City. David Welch also pointed out that funding from GDOT and the REBA grant, and the GDOT funding requires a contract be awarded by the end of the month.

**Approval of Reconsideration
of the Rateree Road
Extension Contract**

Ed Taylor made a motion to reconsider the contract for the Rateree Road Extension.

Lois Wright seconded the motion.
Motion approved unanimously.

**Approval to Table
Reconsideration of the
Rateree Road Extension**

Eric Stallings made a motion to table the reconsideration of the Rateree Road Extension contract until a later date.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

Amendment to the Agenda

Lois Wright made a motion to amend the agenda to discuss the Oasis contract.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

**Discussion: Oasis Contract
Extension**

Mike Monteleone of Oasis Consulting provided an update on what the firm has been working on.

Oasis Consulting has been working on transferring the balance land from the Army to the URA. There have been delays in the transferring of land to the URA. The pond adjacent to Building 1200 was supposed to be transferred in July 2020, but Mike Monteleone anticipates it being transferred in December 2020. Parcel 5 in the Northwest Corner was expected to be transferred in December 2020, but they're expecting a delay that will move that to June 2021. Oasis Consulting anticipates the same timeline for the North

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Landfill Remainder and the land remaining at the south side of Gillem. These delays are due to a delay in the review of documents by the Army so that they can approve the transfer of land.

Mike Monteleone also discussed the request to extend the payment to the Army. He said he believes the Army will grant the extension. He also mentioned that many of the Army contacts they've been working with are retiring so there will be some changes in the coming future.

Mike Monteleone asked the board to consider renewing the contract between Oasis and URA. The contract with Oasis Consulting expired on June 30, 2020. The budget and scope of work will remain the same.

Approval of the Oasis Contract Extension

Eric Stallings made a motion to extend the contract between Oasis Consulting and the URA.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

Executive Session

Made a motion to recess for executive session.
Ed Taylor seconded the motion.

Recess for executive session at 6:45 PM.

Eric Stalling made a motion to adjourn executive session and resume the regular meeting.

Lois Wright seconded the motion.
Motion approved unanimously.

Regular meeting resumed at 8:05 PM.

Adjournment

Eliot Lawrence made a motion to adjourn meeting.

Lois Wright seconded the motion.
Motion approved unanimously.

Meeting adjourned at 8:05 PM.

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Urban Redevelopment Authority
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745 FOREST PARKWAY
FOREST PARK, GA 30297
JULY 30, 2020
6:00 PM

Call to Order

The Urban Redevelopment Authority meeting for July 30, 2020 was called to order by Chairwoman, Angelyne Butler, at 6:04 PM.

Present

Chairwoman, Angelyne Butler; Eliot Lawrence; Ed Taylor; Eric Stallings; Lois Wright; Steve Bernard – joined at 6:12 PM

Also Present:

Mike Williams, City Attorney
Bruce Abraham, Economic Development Director
Danita Hamid, Economic Development Assistant
Bobby Jinks, Public Works Director
James Shelby, Interim Planning Director
Ed Wall, Piper Jaffray & Co

**Approval of Minutes:
June 2, 2020
June 25, 2020**

Eliot Lawrence made a motion to approve the proposed minutes.

Eric Stallings seconded the motion.
Motion approved unanimously.

**Discussion: Reconsideration
of the Rateree Road
Extension Contract**

Chairwomen, Angelyne Butler told the board that after further research, it was determined that Daf was not GDOT certified and Pentagon 540 was GDOT certified.

Based on that finding, staff recommends awarding Pentagon 540 the Rateree Road Extension contract.

David Welch explained that the GDOT certification was missed because when Pentagon 540 submitted their bid, they left the checkbox for GDOT certification blank and it wasn't on their website, so they assumed they did not have GDOT certification.

**Approval of Rateree Road
Extension Contract**

Eric Stallings made a motion to approve awarding Pentagon 540 the Rateree Road Extension contract.

Ed Taylor seconded the motion.
Motion approved unanimously.

**Discussion: Project Hope
Update**

David Welch provided an updated on the building plans for Project Hope. The plans were submitted to Planning, Building, and Zoning for review. The building plans were updated, and

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the site will now have more parking and the building will be 221,000 square feet instead of 201,000 square feet.

Approval of Updated Project Hope Building Plans

Eliot Lawrence made a motion to approve the updated building plans.

Lois Wright seconded the motion.
Motion approved unanimously.

Executive Session

Ed Taylor made a motion to recess for executive session.

Eric Stallings seconded the motion.
Motion approved unanimously.

Recess for executive session at 6:12 PM

Lois Wright made a motion to adjourn executive session and resume the regular meeting.

Eliot Lawrence seconded the motion.
Regular session resumed at 7:47 PM.

Adjournment

Lois Wright made a motion to adjourn meeting.

Ed Taylor seconded the motion.
Motion approved unanimously.

Meeting adjourned at 7:47 PM.

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AUGUST 27, 2020
6:00 PM

Call to Order

The Urban Redevelopment Authority meeting for August 27, 2020 was called to order by Chairwoman, Angelyne Butler, at 6:10 PM.

Present

Chairwoman, Angelyne Butler; Eliot Lawrence; Ed Taylor; Eric Stallings; Lois Wright.

Also Present:

Mike Williams, City Attorney
Bruce Abraham, Economic Development Director
Danita Hamid, Economic Development Assistant
Bobby Jinks, Public Works Director
Darquita Williams, Deputy Director of Finance
David Welch, Robinson Weeks
Fred Fatemi & Associates, EDT

Discussion: Filming Opportunities at Gillem

Danita Hamid, Economic Development Assistant, informed the board that location scouts from Marvel Cinematic Studios had come to view Building 101 as a potential filming location for an upcoming project.

Members of the board asked for information regarding the fees associated with filming at Gillem. Bruce explained that he wasn't familiar with the pricing because the Finance Department typically handled that.

Mike Williams explained that the City had set rates, but he was not familiar with what those rates were.

No action needed.

Discussion: Building 101 – Parking Lot Lease

David Welch explained that with Project Hope construction set to be announced some time in October, the construction trailer that's currently at Building 800 would need to be moved elsewhere.

David Welch is requesting use of the Building 101 parking lot as a place for the construction trailer and parking to work on the Project Hope construction. He explained that the construction trailer would be at the far southern end of the building, away from the building itself.

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Discussion: Auburn University Real Estate Development Capstone Project

David Welch explained that some students from the Auburn University's Master of Real Estate Development program were interested in studying Gillem Logistics Center for their capstone project. This project would include developing a market study, neighborhood analysis, feasibility study, and financial analysis, and propose potential projects.

This would be at no cost to the City or the URA.

The students will begin their project on November 4, 2020 with a tour of Gillem Logistics Center. The project will be completed in Spring 2021 and the students will deliver a full presentation of their findings to the board at the end of the project.

Executive Session

Lois Wright made a motion to recess for executive session.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

Recess for executive session at 6:23 PM

Regular session resumed at 7:27 PM.

Approval of Building 101 Parking Lot Lease

Lois Wright made a motion to approve leasing the parking lot of Building 101 for the Project Hope construction project.

Eric Stallings seconded the motion.
Motion approved unanimously.

Adjournment

Eliot Lawrence made a motion to adjourn meeting.

Lois Wright seconded the motion.
Roll call for approval. Motion approved unanimously.

Meeting adjourned at 7:28 PM.

City of Forest Park
745 Forest Parkway
Forest Park, GA 30297
404-366-4720
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Filming in Forest Park

Locations & Fees

The City of Forest Park supports the state of Georgia's rapidly expanding film industry by offering a number of filming locations throughout the City for film and television productions. The following locations in the City of Forest Park are available for filming:

- Forest Park Jail
- Gillem Historic Area (Building 101 & 102)
- Starr Park & Starr Park Pool
- Kiwanis Stadium
- Forest Park Recreation Center & Gymnasium
- Forest Park Aquatics Center
- Forest Park Senior Center
- Leonard Hartsfield, Sr. Community Center
- Forest Park Senior Center
- Main Street Fountain Center

For information regarding permits and fees, please contact the Film Location Specialist, Danita Hamid, at 404-366-4720 ext. 521 or Dhamid@forestparkga.gov.

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Production Company Filming Fees

General Fees	
Nonrefundable Film Permit Application Fee (Per Event Day) *	1-500 attendees: \$50 501-2500 attendees: \$100 2501 or more: \$175
Police Officers on Site**	Standard fee for an Off-Duty Police Officer is \$40 per hour per officer with a 4-hour minimum (Holiday Rate is \$45 per hour).
Security Deposit	\$5,000
General Liability Insurance Per Incident Amount	\$1,000,000
General Liability Insurance Aggregate Amount	\$6,000,000
Expedited Permit Fee ***	\$350
Filming Fees	
4 Hour Shoot Day	\$1,000
14 Hour Non-Shoot Day	\$1,500
14 Hour Shoot Day	\$3,000
Re-Entry – additional scenes and/or retakes (8 Hours)	\$2,000

Notes:

* Permit fees and the cost of a Police Officer on site is a separate expense, but they are required.

** Number of required officers vary and is dependent upon number of scene locations (jail pods, courtroom, visitation, etc.), number of personnel on location (1 to 10 = 1 officer, 11 to 75 = 2 officers, 75+ three officers), and special request (special effects or cast and crew in excess of 250+).

*** If filming is to take place within the same week of a permit application being submitted an Expedited Permit Fee is applied to the application.

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Filming Fees for Schools & Nonprofit Organizations

General Fees	
Nonrefundable Film Permit Application Fee (Per Event Day) *	1-500 attendees: \$50 501-2500 attendees: \$100 2501 or more: \$175
Police Officers on Site**	Standard fee for an Off-Duty Police Officer is \$40 per hour per officer with a 4-hour minimum (Holiday Rate is \$45 per hour).
Security Deposit	\$1,000
General Liability Insurance Per Incident Amount	\$1,000,000
General Liability Insurance Aggregate Amount	\$6,000,000
Expedited Permit Fee ***	\$350
Filming Fees	
4 Hour Shoot Day	\$250
10 Hour Non-Shoot Day	\$500
10 Hour Shoot Day	\$500
Re-Entry – additional scenes and/or retakes (8 Hours)	\$500

Notes:

* Permit fees and the cost of a Police Officer on site is a separate expense, but they are required.

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