



Steve Bernard
URA Vice Chairman

Ed Taylor
URA Secretary

Nachae Jones
URA Board Member

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

Disclaimer: This meeting is accessible to the public or media through web or teleconference. For in person attendance CDC requirements of Masks and Social Distancing will be adhered.

Date: Thursday, May 27, 2021 at 6:00 PM

Location: 745 Forest Parkway
Forest Park, GA 30297

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

<https://zoom.us/j/99806762391?pwd=d21UWHc1OE4wQUhINFBzcjV5RWhfZz09>

Or Telephone: +1 312 626 6799 **Webinar ID:** 998 0676 2391 **Passcode:** 030404

AGENDA ITEMS:

- I. Commence
- II. Approval of the Minutes*
 - April 22, 2021
- III. OASIS Contract
- IV. Budget Review*
- V. Raterree Road Extension
- VI. Executive Session
- VII. Adjourn

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* indicates material attached



Urban Redevelopment Authority
MEETING MINUTES
CITY OF FOREST PARK
April 22, 2021
6:00 P.M.

- Call to Order:** Chairwoman Angelyne Butler called the Urban Redevelopment Authority meeting for April 22, 2021 to order at 6:00 P.M.
- Present:** Chairwoman, Angelyne Butler; Nachae Jones; Eliot Lawrence; Ed Taylor; Lois Wright; Eric Stallings; Vice Chair, Steve Bernard – joined at 6:12 P.M.
- Also Present:** Mike Williams, City Attorney
Bobby Jinks, Public Works Director
Darquita Williams, Interim Finance Director
Bruce Abraham, Economic Development Director
Danita Hamid, Project Manager, Economic Development Department
Kisha Bundridge, Staff Assistant, Economic Development Department
- Approval of Minutes:
April 9, 2021** Ed Taylor made a motion to approve the proposed minutes for April 9, 2021.

Nachae Jones seconded the motion.
Roll call for approval. Motion approved unanimously.
- Staff Assistant
Introduction:** Bruce Abraham introduced Kisha Bundridge, the new Staff Assistant in the Economic Development Department. Bruce Abraham explained that Kisha Bundridge will be relieving Danita Hamid of her board assistant responsibilities to focus on her duties as Project Manager.

Kisha Bundridge introduced herself to the board and said she was excited to take on the role and is looking forward to being of service.
- 2021 - 2022 Budget
Review:** Darquita Williams, Interim Finance Director, explained that there will be three outstanding payments for Ft. Gillem after the June 2021 payment of \$2 million is made, but that amount is variable so the full amount of \$3 million is included in the proposed budget.

Mike Williams, City Attorney, explained that he was not sure if the entire remaining balance would be due this fiscal year, but it depends on when the land transfer happens. The \$3 million payment listed is a place holder until the actual amount is determined, but it could easily be adjusted.

Chairwoman Angelyne Butler asked if the bank fees shown in the budget were higher because there is more money in the account.

Darquita Williams, Interim Finance Director, explained that the fees are higher because of the amount of money and the URA is with Sun Trust Bank, which has a different fee structure.

Urban Redevelopment Authority

MEETING MINUTES

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6:00 P.M.

Eric Stallings requested more information about the utilities included in the budget.

Darquita Williams explained that she used an average of current costs to come up with the amounts shown in the budget for gas and electricity.

Mike Williams reminded the board that they are responsible for the overhead for multiple properties.

Lois Wright asked if the utility bills were for vacant properties.

Mike Williams explained that some of the buildings are used for city operations while others require maintenance so that they could be shown to potential investors.

Chairwoman Angelyne Butler asked about the water bill because it was not a line item in the budget.

Darquita Williams explained that she would have to make that correction and send an updated budget.

Approval of the Shared Expenses Memorandum of Understanding

Nachae Jones made a motion to execute the Shared Expenses Memorandum of Understanding.

Ed Taylor seconded the motion.
Motion approved unanimously by roll call.

Approval to Table Item IV: 2021-2022 Budget Review

Ed Taylor made a motion to table the approval of the 2021 – 2022 budget until it can be updated to include the water bill.

Eric Stallings seconded the motion.
Roll call for approval. Motion approved unanimously.

Discussion NW Landfill/ Option Land Wrap Up

Mike Williams, City Attorney, provided a brief overview of the current land wrap discussions.

Since the City acquired Fort Gillem, the development partners, Robinson Weeks, have had options to buy and develop up to 500 acres at Gillem and have utilized almost all of those options. There is approximately 50 acres left that Robinson Weeks has an option to buy and develop, but that option expires in June 2021. Robinson and Weeks submitted proposals, which outline their interest in the Northwest Landfill property and the property on the corner of Anvil Block Road.

Mike Williams explained that staff is currently reviewing the proposal and will come to the board with a recommendation at a later date.

Urban Redevelopment Authority

MEETING MINUTES

CITY OF FOREST PARK

April 22, 2021

6:00 P.M.

Adjournment

Lois Wright moved to adjourn the meeting.
Nachae Jones seconded the motion.

Roll call for approval. Motion approved unanimously.
Meeting adjourned at 6:13 PM



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The City of Forest Park
URBAN REDEVELOPMENT AGENCY
DRAFT OPERATING BUDGET
July 1, 2021-June 30, 2022

Revenues

Interest Income	\$	15,000.00
Lease Income	\$	14,000.00
Sale of Property	\$	1,347,158.00
Transfer from General	\$	1,100,000.00
State DOT Grant	\$	600,000.00
REBA Grant for Rateree	\$	1,315,000.00
TAD	\$	600,000.00
Total Revenue	\$	4,991,158.00

Expenses

Operating Expenses:

Salaries	\$	(23,473.00)
Real Estate Attorney Fees	\$	(25,000.00)
Bank Service Fees	\$	(25,000.00)
Electric Utilities	\$	(25,000.00)
Gas Utilities	\$	(5,000.00)
Water Utilities	\$	(35,000.00)
Insurance - Liability	\$	(9,342.00)
Army Payment	\$	(3,000,000.00)
URA Bond Payment	\$	(1,100,000.00)
Owners Association Assessment	\$	(25,000.00)
Professional Services:	\$	(50,000.00)
Repairs and Maintenance:	\$	(15,000.00)
Total Operating Expenses:	\$	(4,337,815.00)

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Capital Outlay:

Rateree Road Improvements	\$	(651,343.00)
Misc	\$	(2,000.00)

Total Capital Outlay:	\$	(653,343.00)
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Total Expenses:	\$	(4,991,158.00)
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<u>Revenue Over (Under) Expenses:</u>	<u>\$</u>	<u>0</u>
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