

Development Authority of the City of Forest Park

Board Meeting

March 23, 2016

Minutes

A regular meeting of the Development Authority of the City of Forest Park was held on Wednesday, March 23, 2016, at the Forest Park City Hall, 745 Forest Parkway, Forest Park, GA 30297.

Board Members: Felicia Davis; Pamela Lake; Roy Lunsford; Don Wright; and, Lois Wright.

Staff, Legal Counsel and Others: Fred Bryant; Mike Blandenburg; and, Al Wiggins.

Lois Wright, Chairperson, called the meeting to order at 5:54 p.m. There was a quorum present.

The following matters were addressed:

Approval of Minutes: Don Wright made a motion to approve the minutes of the January 27, 2016 and February 24, 2016 meetings, seconded by Pamela Lake. The Board voted to approve the motion, Felicia Davis abstaining.

Old Business:

Maintenance and Operational Support for Shopping Plaza (suites 751-775) located at Main Street and Lake Drive: Al Wiggins, Forest Park City Manager, provided a second update on this matter. Current occupancy rate is at 30% and all tenants are month-to-month. An architect has prepared a rendering that shows how the buildings can be retrofitted. He provided the board copies of those drawings and pictures of how the area currently appears. There are three options: engage a private management company to operate the property; sell the property; or, continued maintenance by the City. The latter option is not viable and efforts are being undertaken to see if the first two are possible. The board will be provided with information that will enable it to decide on the best course and the types of businesses that should be attracted to the site. The site may be sold so that a developer can renovate and/or manage the site. The City is undertaking an extensive review of how its business entities support redevelopment efforts. This includes considering an Intergovernmental Agreement between the City and the Development Authority. The Development Authority should consider having By Laws and a Budget. The Board requested that options be discussed at the next meeting and asked for a listing of its properties.

New Business:

Forest Park 360: Fabio Musio provided the Board a discussion and demonstration of the planned Forest Park 360 website. The website should be operational by the April meeting.

Tax Allocation District (Main Street): The current TAD documents will be updated to reflect current properties and structures so that the tax rate can be established as of 2016. The DA will not be asked to contribute to the cost of that update.

Public Comment Period: A Public Comment Period will be added to the agenda beginning in April 2016. The DA will use the same procedure as Mayor and Council.

Transfer of Phat Farm Proceeds of Land Sale: SPLOST funds were used to purchase the property that was sold to Phat Farm for \$450,734.70 on March 4, 2016. The proceeds must be returned to the SPLOST account rather than remain with the DA. Pamela Lake made a motion to authorize the transfer of the funds to the City for inclusion in the SPLOST line item, seconded by Don Wright. The Board voted unanimously to approve the motion.

The next regular meeting will be April 27, 2016, at 5:30 pm.

Adjournment:

The meeting was adjourned at 7:17 p.m.

Recorded By:

Fred Bryant, DA
Secretary

Approved: April 27, 2016

Fred E. Bryant
Secretary