

**Development Authority of the City of Forest Park**  
Board Meeting  
January 27, 2016  
Minutes

A regular meeting of the Development Authority of the City of Forest Park was held on Wednesday, January 27, 2016, at the Forest Park City Hall, 745 Forest Parkway, Forest Park, GA 30297.

**Board Members:** Frank Brandon; Felicia Davis; Pamela Lake; David Lockhart; Roy Lunsford; Don Wright; and, Lois Wright.

**Staff, Legal Counsel and Others:** Fred Bryant; Steve Fincher; Jon O'Neal; Mike Blandenburgh; Al Wiggins; and, Angela Redding .

Lois Wright, Chairperson, called the meeting to order at 5:30 p.m. There was a quorum present. Lois Wright welcomed Roy Lunsford to the Board of Directors.

The following matters were addressed:

**Approval of Minutes:** Felicia Davis made a motion to approve the minutes of the November 19, 2104 meeting, seconded by Frank Brandon. The Board voted unanimously to approve the motion.

**Phat Farms Land Option Agreement:** John O'Neal and Steve Fincher provided the Board a Memorandum describing the changes to the originally approved Purchase Option Agreement. The acreage to be conveyed has been reduced from 9.05 to 7.75 acres. At the agreed price per acre of \$58,232.00 Phat Farms now owes \$451,298 rather than \$527,000. Adding in \$112,000 in license fees, the total purchase price is now \$563,298.00. Phat Farms will be credited for the fees already paid. David Lockhart made a motion to approve the change to the Purchase Option Agreement and to authorize the Chairperson to execute all documents necessary to close this sale, seconded by Frank Brandon. The Board voted unanimously to approve the motion.

**Maintenance and Operational Support for Shopping Plaza (suites 751-775) located at Main Street and Lake Drive:** Al Wiggins, Forest Park City Manager, discussed the support the City currently provides for the shopping center. A total of 553 man hours of labor was provided by Public Works in 2015. One space has required 612 more man hours covering 85 work orders. Best practices are not being followed. For example, there is no non-compete clause and no plan for the types of businesses desired. Further, tenants may be paying less per square foot than other businesses on Main Street. And, there is no professional manager overseeing the shopping center. Based on Mr. Wiggins' recommendation, Pamela Lake made a motion to authorize Mr. Wiggins to investigate the possibility of hiring a professional management company for the shopping center,

seconded by David Lockhart. The Board voted unanimously to approve the motion. Lois Wright asked Fred Bryant to provide interface on this matter.

**2016 Development Authority Meeting Schedule:** Fred Bryant previously provided the Board a copy of the proposed meeting schedule for 2016. Pamela Lake made a motion to approve the schedule, seconded by David Lockhart. The Board voted unanimously to approve the motion.

The next regular meeting will be February 24, 2016, at 5:30 pm.

**Adjournment:**

A motion was made by Felicia Davis to adjourn the meeting. The motion was seconded Pamela Lake. The meeting was adjourned at 6:02 p.m.

**Recorded By:**

Fred Bryant, DA  
Secretary and Executive Director

**Approved:** March 23, 2016

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Fred E. Bryant  
Secretary and Executive Director