

Urban Redevelopment Agency of the City of Forest Park
Board Meeting
December 16, 2015
Minutes

A regular meeting of the Urban Redevelopment Agency of the City of Forest Park was held on Wednesday, December 16, 2015, at the Forest Park City Hall, 745 Forest Parkway, Forest Park, GA 30297.

Board Members: Frank Brandon; Felicia Davis; Pamela Lake; Allan Mears; Don Wright; and, Lois Wright.

Staff, Legal Counsel and Others: Fred Bryant, Mike Blandenburg, Al Wiggins, Destiny Washington, Angela Redding, and David Welch.

Frank Brandon, Chairman, called the meeting to order at 5:02 p.m. There was a quorum present. The following matters were addressed:

Approval of Minutes:

Allan Mears made a motion to approve the minutes of the November 18th meeting, seconded by Lois Wright. The Board voted unanimously to approve the motion.

Chairman's Announcements and Comments:

Frank Brandon welcomed everyone to the meeting.

Executive Director's Update:

Fred Bryant advised that Ascential will have the draft Communications Plan ready for review at the January meeting. Focus Groups are going well and one more is planned for the first week of January.

Old Business:

Mike Blandenburg discussed the URA Capital Infrastructure Budget Report previously provided to the Board. Felicia Davis specifically requested that the following matters be discussed at the regular January 2016 meeting: what we actually owe; revenues; current position in each URA account; detailed discussion of expenditures; and known or projected expenses and revenue for 2016. Frank Brandon directed Mike Blandenburg to provide that information in an easy-to-understand format and explanation.

Alex Saucedo, Sales Director, National Accounts-Southeast, Plug Power, made a presentation on hydrogen fuel cell as an efficient and environmentally-friendly alternative to traditional means of providing power. The Kroger Distribution Center at the Gillem Logistics Center is employing this technology. The Board thanked him for an excellent and informative presentation and suggested this be included in future ideas for making the site a Green Footprint.

New Business:

Felicia Davis made motions to add the following matters to the new business agenda: Bid by Project Victory; and, the results of the Clayton County Disparity Study. Pamela Lake made a motion to go into Executive Session to discuss the Bid by Project Victory. Allan Mears made a motion to table discussion of the Bid by Project Victory until further staff review and recommendation. A lengthy discussion ensued between the Board, the Chairman and the City Attorney. As a result, all motions were withdrawn. Felicia Davis did provide the Board a copy of the Clayton County Disparity Study recommendations.

Fred Bryant previously provided the Board copies of the Marchman Lake Dam Breach Bidder Response Summary and Recommendation package. Allan Mears made a motion to approve the hiring of North Georgia Concrete, Inc. at a not to exceed contract price of \$247, 278.00, seconded by Don Wright. After discussion, the Board voted unanimously to approve the motion.

Fred Bryant briefly discussed the proposal to swap approximately 2 acres of URA land with the Forest Park Development Partners in return for their allowing the URA to sell the substation, located on option land, to Georgia Power. The URA Board had previously approved that sale for \$205,000. The URA land proposed for swap is building 301 and approximately 1.9 acres. Building 301 is an adaptive reuse building and cannot be demolished or sold without restrictions. The plan is to use Building 301 for GLC Property Owners Association Offices. Pamela Lake made a motion to authorize the proposed land swap subject to including language in the transfer documents that Building 301 must be maintained as required by the historic covenants and restrictions included in the deeds, seconded by Lois Wright. After discussion, the Board voted to approve the motion, Felicia Davis abstained.

Fred Bryant previously provided the Board a Resolution exempting the Georgia Power substation parcel from the provisions of the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements. Georgia Power would agree to a maintenance clause and to pay the Clayton County Water Authority \$3000 for water and sewer. Georgia Power would be exempt from all future assessments, estimated at \$750 per acre. Pamela Lake made a motion to disapprove the Resolution, seconded by Lois Wright. After discussion, the Board voted to approve the motion, Felicia Davis abstained.

Fred Bryant previously provided the Board the proposed regular meeting schedule for 2016. Pamela Lake made a motion to approve the 2016 regular meeting schedule, seconded by Lois Wright. The Board voted unanimously to approve the motion.

Open Discussion:

Allan Mears formally submitted his letter of resignation from the URA Board effective January 1, 2016.

Pamela Lake requested that Frank Brandon ask Al Wiggins if Angela Redding can be made available to serve on the Communications Committee. Frank Brandon asked Fred Bryant to forward that request to Al Wiggins.

The Board asked that consideration of an attorney other than the City Attorney to represent the URA be included on the agenda for the regular January meeting.

The next regular meeting will be January 27, 2016, at 5:00 p.m.

Adjournment:

A motion was made by Felicia Davis to adjourn the meeting. The motion was seconded by Don Wright. The meeting was adjourned at 6:32 p.m.

Recorded By:

Fred Bryant, URA
Executive Director

Approved:

February 17, 2016

Fred E. Bryant
Executive Director