

Hapeville Development Authority
3468 North Fulton Ave.
Hapeville, GA 30354
March 7, 2019 6:30PM

MINUTES

1. Call to Order: The meeting was called to order at 6:36PM at 3468 N. Fulton Avenue, Hapeville, GA 30354.

2. Roll Call:

Katrina Bradbury
Matt Morrison
Alan Hallman - Absent
J. Allen Poole
Tania Wismer
James Newton - Absent
John Stalvey
Susan Bailey

MOTION: John Stalvey amended the agenda to remove item 6.II, J. Allen Poole seconded. Motion carried 6-0.

3. Approval of Minutes

MOTION: John Stalvey made a motion to approve the minutes, Susan Bailey seconded. Motion carried 6-0.

4. Financial Report – Chairman Bradbury went over the financial report stating that she did not see Butter Sweet’s January payment. Ms. Epps confirmed that the January payment had been submitted but the February payment had not. Chairman Bradbury confirmed that the check to Alan Hallman could be voided out. The cell tower lease payment was collected that will transfer to the City. The Authority also paid maintenance.

Chairman Bradbury said she would draft an updated bond schedule after April 15.

5. Old Business – none

6. New Business

6.I Consideration and Action on Rainey and Harding Lots and Authorization to Allow Chairman Bradbury to Sign Contracts and All Necessary Documents to Complete Closings.

MOTION: J. Allen Poole made a motion to give Chairman Bradbury the authority to sign the necessary papers to close the real estate, Vice Chairman Morrison seconded. Motion carried 6-0.

7. Economic Development Update

David Burt met with David Hewett and Chris Sigton. Mr. Hewett has all his plans together for the triangle lot to submit for permitting soon. He has to figure out financing. Chris Sigton is with the Georgia Municipal Association working with the loan program for downtown buildings. This would have to come through the Development Authority; legally. The project is for a restaurant with a loft above it. They are thinking to take 1/3 of the menu from Thai menu and then infuse other items.

Mr. Burt gave an update on the Willingham property stating that they'll be going in next month for a site plan review. They are trying to get started as soon as they can. The property can be closed on once they get their land disturbance permit. Chairman Bradbury has an appointment with their architect, Rob on tomorrow to sign the owner's affidavit which is part of their site plan packet.

Chairman Bradberry confirmed that the grocery store project is dead. The appraised land value came back lower than the asking price.

Chairman Bradberry stated that the decision on Dunkin Donuts item had been tabled at the Council meeting. Also, Raj Patel has been out of town, so it is on hold. Mr. Stalvey said there is question on the ownership of the alleyway as well.

Mr. Stalvey stated that Council approved the use TPD funds on the gas station last night and that an RFP would be sent out. Mr. Burt confirmed that the Printmaker's Board have to take a final vote. Also, the results from the vapor testing would be in this week. Chairman Bradbury said Lee Sudduth put ropes and barriers out at the gas station. Mr. Burt said the state will figure out the well across the street. He said he would ask about this. Chairman Bradbury said she expressed to the TPD Committee that the Development Authority would want to see the design and what's happening with the building. The Development Authority will still own the building.

8. Public Comment – none

9. Executive Session

MOTION: J. Allen Poole made a motion to go into executive session at 7:15PM to discuss Real Estate, John Stalvey seconded. Motion carried 6-0.

No action taken

MOTION: John Stalvey made a motion to go into open session, Susan Bailey seconded. Motion carried 5-0 (Tania Wismer stepped out).

10. Adjourn

MOTION: John Stalvey made a motion to adjourn at 7:44PM, Vice Chairman Morrison seconded. Motion carried 5-0 (Tania Wismer).

Respectfully submitted,

Katrina Bradbury, Chairman

Crystal Griggs-Epps, City Clerk