

Hapeville Development Authority
3468 North Fulton Avenue
Hapeville, GA 30354

January 12, 2017 6:30PM

MINUTES

1. Call to Order

Chairman Bradbury called the meeting to order at 3468 N. Fulton Avenue, Hapeville, GA 30354.

2. Roll Call – Development Authority

Katrina Bradbury
James Newton
Richard Murray
Alan Hallman – absent
J. Allen Poole
Mike Rast
Greg Reichart

3. Financial Report

- Rent and Mortgage Payments

Chairman Bradbury reviewed the finance statement and stated that she had spoken with Jim Schuster regarding the financials and the way they are presented.

The Board discussed the bond payments and the need to move monies into a sinking fund.

Chairman Bradbury stated that 3477 Rainey was not purchased with Bond money and that the Board needed to identify the lots that it own and purchased with bond proceeds.

Chairman Bradbury stated that Allen Mason had written 3 posted dated checks to cover the rents due.

4. Review of 2016-2017 DA Activities and Property Transactions

Chairman Bradbury thanked everyone for their time it that the Board had a lot of long lengthy meetings this past year. Several projects are in process Solis pilot project, discussions on the Asbury Park area, Incity suites pilot, closing on Airport View and Rainey property for a great project and those properties would be back on the tax rolls, Corner Tavern, 3469 Rainey for closing, lease purchase for 840 S Central Ave. with David Hewitt and he has purchase the triangle gas station lot and two vacant lots at end of Margaret under contract with possible closings toward the end of January.

City Manager Whitson stated that the City was in the process of building the Stormwater Park and treatment facilities for the Dearborn project and would be coordinating with the Attorney and coming back to the Board.

Chairman Bradbury stated that the Board also discussed the possible purchase of a N. Central Avenue property for Atlanta Print Makers and stated that she appreciated everyone's time this year.

5. Old Business

- Buttersweet (Hoe Cake, LLC) Update

Chairman Bradbury stated that a letter was sent out to Buttersweet on January 5th for notice of default and spoke with the attorney handling the matter, Hecht Walker PC, Mark Walker is handling it and Buttersweet has 30 days to respond to and inquired if the Board would like to do a title search to see if other liens on the property exist.

- David Hewitt Agreement 840 South Central Update

Chairman Bradbury report that Mr. Hewitt had closed on the triangle property and that a draft of contract was under consideration.

6. New Business

- Consideration and action for cleanup and repairs for 748 Virginia Avenue

MOTION: Mike Rast made a motion Allen Poole seconded a motion to amend the Agenda to state consideration and action for cleanup and repairs for 3469 Rainey Avenue. Motion carried 6-0.

- Consideration and action on cleanup and repairs of 3469 Rainey Avenue

Chairman Bradbury stated that notice was given to the tenant to vacate the premises on January 2nd and tenant asked for a few more days. Chairman Bradbury stated that the tenant was given until Wednesday and that David Burt was to be given the keys.

Mike Rast inquired if the Board would be renovating or selling the house.

David Burt stated that he was at the house today and the tenant was there packing and that he told the tenant that he would be by in the morning.

Chairman Bradbury stated that she had received an email from the tenant stated that he was out to property, however, there were items still there. Tithe Attorney's office advised that the tenants 3 posted dated checks if cash would give him additional time to remain on the property. The notice was sent January 2nd and the rent check for October was deposited on January 9th therefore the tenant can stay another 60 days. Chairman Bradbury stated that until instructed otherwise by the Attorney's office the other checks would be held.

Chairman Bradbury stated that in the last part of the email the tenant was very gracious and thanked the Board for working with him.

MOTION: J. Allen Poole made a motion Richard Murray seconded a motion to delegate the authority to the Chairman to negotiate with the tenant and depose of the items left at the house. Motion carried 6-0.

- Consideration and action for allowance of temporary use of Dearborn Plaza property

David Burt stated that Alexi Ryan with Beer Girl had spoken with Elliot Street Pub about coming to the Gallery Crawls and they would need a space to put sand down and away from cars thought was to maybe do a 10 ft container to bring material and 2 or 3 things for glass bowling on the edge of Dearborn Plaza property.

Chairman Bradbury stated that she was unsure of what Mr. Burt was talking about.

David Burt stated that he would come back with more information.

Allen Poole inquired if the vendor would compensate the Board.

7. Economic Development Update

David Burt stated that the main thing was that the City removed the canopy for the gas station and Mill Creek Environmental said that there were no surprises. The next thing would be the high vacuum extraction, 24 hour ground water monitoring, and then a 3 to 4 week wait to compile data and then will have idea of what dealing with.

City Manager Whitson stated that EPA will look at a design and monitoring plan and inquired of what the cost would be for this project.

Chairman Bradbury stated \$40,953.

8. Public Comment - none

9. Executive Session

When Executive is required one will be called for the following issues:
Real Estate O.C.G.A. §50-14-3(b)(1).

MOTION: Allen Poole made a motion Richard Murray seconded a motion to enter into executive session for the purpose of real estate acquisition/disposition at 7:33PM. Motion carried 7-0.

MOTION: Richard Murray made a motion Mike Rast seconded a motion to enter into Open Session at 8:23PM. Motion carried 7-0.

10. Adjourn

MOTION: Mike Rast made a motion Greg Reichart seconded a motion to adjourn the meeting at 8:23PM. Motion carried 7-0.

Respectfully submitted,

Katrina Bradbury, Chairman

Jennifer Elkins, Secretary/Treasurer