

Hapeville Development Authority

February 4, 2016

6:30PM

MINUTES

1. Call to Order

Chairman Bradbury called the meeting to order at 6:30 PM at 3468 North Fulton Avenue, Hapeville, GA 30354.

2. Roll Call

- a. Katrina Bradbury
- b. Scott VanDerbeck
- c. Richard Murray
- d. Beth Fortner
- e. Carol Seaton
- f. Alan Hallman
- g. J. Allen Poole
- h. Mike Rast
- i. Greg Reichart

3. Financial Report

Review of rent payments

Chairman Bradbury reported that the renter at 3469 Rainey was behind 2 months and 3477 Rainey owes 1 month; mortgage Bittersweet owes January and February.

4. Election of Officers

Chairman

MOTION: Greg Reichart made a motion Allen Poole seconded a motion to nominate Katrina Bradbury as Chairman. Nominations closed.

Motion carried 8-0. Katrina Bradbury abstained.

Vice Chairman

MOTION: Allen Poole made a motion Richard Murray seconded a motion to nominate Mike Rast to be Vice Chairman. Nominations closed.

Motion carried 9-0.

Secretary/Treasurer

MOTION: Alan Hallman made a motion Greg Reichart seconded a motion to appoint Jennifer Elkins as Secretary/Treasurer. Motion carried 9-0.

5. Old Business

- Economic Development Update
- Dearborn Plaza

David Burt, Economic Development Consultant, stated that the property was close to closing and that a survey/site plan and we waiting on the final plat to be recorded. Chairman Bradbury stated that the City had met with the potential business owners regarding concerns with the plan, variance for parking and where the dumpster would be located. Mr. Burt further stated that the applicant was interested in the GA Cities RLF and the Downtown Development RLF.

MOTION: Alan Hallman made a motion Richard Murray seconded a motion to amend the agenda to add consideration and discussion of authorizing Chairman Bradbury to execute all necessary documents pending legal review. Discussion: Mike Rast inquired about the potential business' lease situation at his current location; David Burt stated that the shared dumpster and storm water issues were going to have to be considered. Motion carried 9-0

MOTION: Alan Hallman Scott VanDerbeck made a motion to authorize Chairman Bradbury to sign all necessary documents related to the Dearborn Plaza Project, pending legal review. Motion carried 9-0

William Whitson, City Manager, stated that there are two issues the dumpster and how the applicant is going to develop and deal with storm water. The team came up with the consolidated new dumpster and the design of a master storm water plan for the whole parcel this will help the new tenant as well as future tenants.

The Board gave consensus to the place dumpster on remaining property at Dearborn Plaza.

- Solis Hotel PILOT –

Chairman Bradbury stated that she had received an email with a link to the Atlanta Business Chronicle article that said the Hotel would be breaking ground in April.

- 784 Virginia Avenue

Chairman Bradbury stated that she had meet with the engineer on the Virginia Avenue Gas Station.

David Burt stated that the structure is sound, however, the roof over the addition is gone.

William Whitson stated that there were several items in the building that the City would like to have.

6. New Business - none

7. Public Comment

8. Executive Session

MOTION: Alan Hallman made a motion Beth Fortner seconded a motion to enter into Executive Session at 7:00PM for acquisition/disposal of real estate. Motion carried 9-0.

No action taken.

MOTION: Scott VanDerbeck made a motion Alan Hallman seconded a motion to enter into Open Session at 7:09PM. Motion carried 9-0.

9. Adjourn

MOTION: Alan Hallman made a motion Carol Seaton seconded a motion to adjourn the meeting at 7:09PM. Motion carried 9-0.

Respectfully submitted,

Katrina Bradbury, Chairman

Jennifer Elkins, City Clerk