

Hapeville Development Authority
3468 North Fulton Avenue

Meeting
April 7, 2016 6:30PM

MINUTES

1. Call to Order

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

2. Roll Call

- a. Katrina Bradbury
- b. James Newton – entered at 6:56PM
- c. Richard Murray
- d. Beth Fortner
- e. Carol Seaton
- f. Alan Hallman
- g. J. Allen Poole – absent
- h. Mike Rast – absent
- i. Greg Reichart

3. Approval of Minutes

- March 3, 2016

MOTION: Alan Hallman made a motion Beth Fortner seconded a motion to approve the minutes of March 3, 2016 as amended by adding “The Development Authority would be taking an application to the Planning Commission to resolve the issue.” Motion carried 6-0.

4. Financial Report

- Rent and Mortgage payments
Chairman Bradbury reviewed the financial statement.

Chairman Bradbury stated that Buttersweet was behind on the mortgage by one month.

Chairman Bradbury stated that 3469 Rainey was behind on the rent by 3 months. The Board discussed option of possible renovations, selling or continuing to rent the house.

David Burt stated that he would prepare comparables for the next meeting.

Carol Seaton stated that the development authority needed to partner with renovator prior to selling as not to set a low comparable for the neighborhood.

Chairman Bradbury stated that she would continue to try to collect the rent for 3469.

5. New Business

- Consideration and action on to authorize the Chairman to execute a Right-of-Way Easement for the Elm Street property.

Jack Burnside reviewed map and documents with Board regarding a temporary easement for reconstruction of slope and permanent drainage easement for the Loop Road Project on the Elm Street Property.

James Newton entered at 6:56PM.

MOTION: Carol Seaton made a motion Alan Hallman seconded a motion to execute a right-of-way easement and to donate the property to the city.

Discussion: Jack Burnside explained the project and cost reimbursement.

MOTION: Carol Seaton made a motion to amend the previous motion Alan Hallman seconded to authorize the Chairman to sign all necessary documents pending legal review. Discussion: Jack Burnside reviewed the project. Greg Reichart inquired about the Authority receiving the money for the property. Chairman Bradbury stated that it could be used for the debt owed to the city. Motion carried 7-0.

MOTION: Alan Hallman made a motion Richard Murray seconded a motion to move old business Dearborn Plaza Update to New Business. Motion carried 7-0.

- Dearborn Plaza Update
 - Temporary stormwater retention
 - Construction of a sanitation station

Chairman Bradbury stated that there had been a meeting with the attorney, David Burt and William Whitson regarding the stormwater and sanitation station that will be on the remaining parcel that the Development Authority would be keeping. The idea is to have the buildings on North Fulton to use the sanitation station, as well. The attorney stated that there would be a 3 party agreement.

- Consideration and action to authorize the Chairman to execute a 3 party agreement between the city, the development authority, and the purchaser so as to facilitate the transaction for the Dearborn Plaza Project.

MOTION: Alan Hallman made a motion Greg Reichart seconded a motion to authorize the Chairman to execute a 3 party agreement between the City, the Development Authority, and the purchaser so as to facilitate the transaction for the Dearborn Plaza Project including temporary stormwater retention and construction of sanitation station. Discussion: William Whitson, City Manager stated that the City will front the money and the 3rd party share will have to pay back. Further, Mr. Whitson stated that proposals will be made to Mayor and Council. Richard Murray inquired as to who would use the sanitation station. Chairman Bradbury stated that this would help with the alleyway as well as Dearborn Plaza. Greg Reichart inquired as the size of the station. Motion carried 7-0

6. Old Business

- Economic Development Update – David Burt

David Burt stated that the Authority still need a plat and a quit claim deed for the Dearborn Plaza Project. Chairman Bradbury stated that the potential owner had been made aware of the issues with the stormwater and sanitation station and that the attorney had written a revisionary clause into the agreement should the closing not proceed.

David Burt stated that he was speaking with someone in regards to the triangle shape lot for a restaurant use.

- 748 Virginia Avenue Update

Chairman Bradbury stated that David Burt had received quotes on the remediation of the tank removal on 748 Virginia Avenue and that the pricing varied greatly: 1) \$35,000; 2) \$19,000; and 3) \$55,000 for tank removal only. First thing is to take the tanks out.

Alan Hallman recommended turning the reports over to the City Engineer to review.

David Burt stated that two restaurants were interested in the space a while back and one still check in regarding it. Mr. Burt stated that there was a small tank located under the office that would have to be filled with foam.

The consensus to schedule a meeting for April 20th at 6:30PM at City Hall.

7. Public Comment - none

8. Adjourn

MOTION: Alan Hallman made a motion Richard Murray seconded a motion to adjourn the meeting at 7:42 PM. Motion carried 7-0.

Respectfully submitted,

Katrina Bradbury, Chairman

Jennifer Elkins, Secretary