

Hapeville Development Authority
3468 North Fulton Avenue

Meeting
May 5, 2016 6:30PM

MINUTES

1. Call to Order

Chairman Bradbury called the meeting to order at 6:34PM at 3468 North Fulton Ave., Hapeville, GA 30354.

2. Roll Call

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

3. Approval of Minutes

- April 7, 2016

MOTION: Richard Murray made a motion Allen Poole seconded a motion to approve the Minutes of April 7, 2016 as amended. Motion carried 8- 0.

MOTION: Alan Hallman made a motion Mike Rast seconded a motion to amend the Agenda to add item 4. Financial Statement. Motion carried 8-0.

4. Financial Statement

Jennifer Elkins, stated that 3469 Rainey Avenue is behind since February; the tenant is suppose to send in a proposal and post dated checks tomorrow. Ms. Elkins also stated that Bittersweet suppose to send information in tomorrow with regard to the mortgage being caught up.

Board asked that a certified letter be sent to 3469 Rainey Avenue, Hapeville, GA 30354.

5. New Business

- Consideration to change meeting location to Hapeville Municipal Complex
700 Doug Davis Drive

Chairman Bradbury stated that she had been asked by the Hapeville Community Coalition to consider moving the meetings to the Muncipal Complex at 700 Doug Davis Drive.

Alan Hallman stated that the City needed time to review the schedule of meetings prior to any board moving location.

Carol Seaton stated that this would help with accessibility and uniformity.

Allen Poole and Mike Rast stated that they would like to continue have the meetings at City Hall.

5. Old Business

- Review of Environmental Quotes for 748 Virginia Avenue - David Burt
Chairman Bradbury stated that at the prior meeting the Board discussed the environmental for 748 Virginia Avenue and talked with William Whitson about what to do with it.

William Whitson, City Manager, stated that he had not had a chance to look at it and will get back with the Board as soon as he had more information.

Greg Reichart inquired if the Development Authority could take over the matter from the City.

Chairman Bradbury stated that the Development Authority would have funds available after the closing tomorrow and could possibly contract with Keck & Wood.

- Economic Development Update - David Burt
Nothing.

- Corner Tavern Closing Update
Chairman Bradbury stated that she received the final version of the documents for the closing and that hopefully the closing would take place tomorrow.

David Burt reported that the developer stated that pricing for the contractor was coming in where they thought.

Chairman Bradbury reminded the Board that even though the Board was selling the property for a loss that the property would ultimately generate revenue for the City in property taxes, occupational taxes, and alcohol licensing.

Chairman Bradbury stated that the construction was to start immediately however the contract stated that it must begin by October 25th or the Board had the option to Purchase back at the same selling price.

6. Public Comment None

7. Executive Session – acquisition/disposition of Real Estate

MOTION: Carol Seaton made a motion Mike Rast seconded a motion to enter into executive session for real estate acquisition/disposition at 7:05PM. Motion carried 8-0.

No action taken.

MOTION: Alan Hallman made a motion Allen Poole seconded a motion to enter into open session at 8:0PM. Motion carried 8-0.

MOTION: Alan Hallman made a motion Allen Poole seconded a motion to enter into a Purchase Agreement with Raj Patel for parcels 1400127000040377 and 14012700040187 in the amount of \$360,000 and to offer an option for parcel 140009800020127, 3472 Rainey, \$25,000 and authorize the Chairman Bradbury to sign all necessary documents pending legal review such documents should contain a revisionary clause. Motion carried 8-0.

8. Adjourn

MOTION: Alan Hallman made a motion Mike Rast seconded a motion o adjourn the meeting at 8:40PM. Motion carried 8-0.

Respectfully submitted,

Katrina Bradbury, Chairman

Jennifer Elkins, Secretary-Treasurer