

Hapeville Development Authority
3468 North Fulton Ave.
Hapeville, GA 30354
April 4, 2019 6:30PM

Meeting Summary

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
J. Allen Poole
Tania Wismer - absent
James Newton – arrived at 6:40PM
John Stalvey
Kayla Fortner - absent

3. Approval of Minutes

MOTION: J. Allen Poole made a motion to approve the minutes, John Stalvey seconded. Motion carried 5-0.

4. Financial Report – Chairman Bradbury went over the financial report stating that the current period column as blank. She will follow up on the report. She stated that a \$3000 payment was made to Earle Taylor and the Authority owes Steve Fincher \$1000, but has not received the invoice.

5. Old Business – none

6. New Business

6.I Consideration and Action to Extend Sale Contract with Miller Lowry Development for Willingham Property

Chairman Bradbury stated that the contract expires tomorrow. They need additional time therefore; they are asking for the contract to be extended until June 15. Mr. Burt said he doesn't anticipate any issues.

MOTION: Mayor Hallman made a motion to extend to June 15, Vice Chairman Morrison seconded. Mayor Hallman amended his motion to authorize Chairman Bradbury to sign documents, Vice Chairman Morrison seconded. Vote 6-0.

6.II Consideration & Action to Authorize the Chairman to Complete and File An Application With The Georgia Department Of Community Affairs For A DDRLF Loan For The Subrecipient 816 Paper Plane, LLC For A Redevelopment Project Located At 816 South Central Avenue. 816 Paper Plane, LLC Is A Georgia Entity Controlled By David Hewitt.

Mr. Burt stated there are two different loan programs. Legally, the one from the state has to run through the Development Authority. The Development Authority is never on the hook for anything; it is a total pass through. It's a great program and is low interest. They will fund up to 40% of acquisition, construction and renovation cost. The owner has to put in at least 10% and then get up to 50% from bank. It is more likely to get a bank loan for one of these deals. David Hewitt has enough cash to fund the 60%. An Initial Project Assessment (IPA) must be filled out and signed by the Chairman of the authority. Agenda items 6.II and 6.III works together. Mr. Hewitt wants to start demolition of the station in the next month and start construction in a couple months and have the restaurant open by the beginning of next January.

MOTION: Mayor Hallman made a motion to complete and file an application with the Georgia Department of Community Affairs for a DDRLF loan for the Subrecipient 816 Paper Plane, LLC for a Redevelopment Project located at 816 S Central Avenue, Vice Chairman Morrison seconded. Vote 6-0.

6.III Consideration & Action to Authorize the Chairman to Complete and File an Application with The Georgia Cities Foundation For A Loan From Their Revolving Loan Fund For The Subrecipient 816 Paper Plane, LLC For A Redevelopment Project Located At 816 South Central Avenue. 816 Paper Plane, LLC Is A Georgia Entity Controlled By David Hewitt.

MOTION: John Stalvey made a motion to complete and file an application with the Georgia Cities Foundation for a loan from their revolving loan fund for the subrecipient 816 Paper Plane, LLC for a redevelopment project located at 816 S Central Avenue, Mayor Hallman seconded. Vote 6-0.

6.IV Consideration & Action to Enter into An Intergovernmental Agreement with The City Of Hapeville To Manage The Design And Construction Of All Renovations And Additions To 748 Virginia Avenue And To Authorize The Chairman To Sign All Related Necessary Documents.

Chairman Bradbury said this is the other gas station across from the Vietnamese restaurant. Mr. Burt said the Printmaker board voted that they want to come. The first thing that needs to be done is create a simple floor plan to include in the lease. It will be difficult to come before the Development Authority for every single thing but can come to show milestones of the designs. To keep from having double approval on everything from the Development Authority and Council, it would be best to do an IGA where the City manages. This would be the cleanest way.

MOTION: John Stalvey made a motion to enter into an intergovernmental agreement with the City of Hapeville to manage the design and construction of all renovations and additions to 748 Virginia Ave and to Authorize Chairman to sign all documents, J. Allen Poole seconded. Vote 6-0.

6.V Consideration & Action to Allow the City of Hapeville Staff to Contract with An Architect for Preliminary Floor Plans and Elevations For 748 Virginia Avenue.

Mr. Burt said he wants to go ahead and get the lease going. The IGA has not been drafted yet and we don't want to wait. The City Manager, Mr. Young can approve small amounts without going to Council.

MOTION: Mayor Hallman made a motion to approve City of Hapeville staff to contract with an Architect for preliminary floor plans and elevations for 748 Avenue, Vice Chairman Morrison seconded. Vote 6-0.

7. Economic Development Update

David Burt gave an update on the two lots (Harding and Rainey), stating they would close on Monday. Also, Raj Patel's property received final approval from Council.

8. Public Comment – none

9. Executive Session - none

10. Adjourn

MOTION: Mayor Hallman made a motion to adjourn at 7:03PM, Chairman Morrison seconded. Vote 6-0.

DRAFT