

Hapeville Development Authority
3468 North Fulton Ave.
Hapeville, GA 30354

April 5, 2018 6:30PM

MINUTES

1. Call to Order The meeting was called to order at 6:41PM at 3468 N. Fulton Avenue, Hapeville, GA 30354.

2. Roll Call:

Katrina Bradbury
Matt Morrison
Alan Hallman
Richard Murray
J. Allen Poole - absent
Tania Wismer – absent
James Newton
John Stalvey
Susan Bailey

2. Katrina Bradbury entertained a motion to amend the agenda to include the installation of new members.

MOTION: Alan Hallman made a motion to amend the agenda, James Newton seconded. Motion carried 6-0.

Both Susan Bailey and John Stalvey read the oath statement to be sworn in as new members of the Authority.

3. Election of Officers – Katrina Bradbury stated that currently the Secretary Treasurer is James Newton, the Vice Chairman is Matt Morrison, and the Chairman is Katrina Bradbury.

MOTION: Alan Hallman made a motion to accept these three as the officers, John Stalvey seconded. Katrina Bradbury opened the floor for any additional nominations or volunteers. Alan Hallman motioned the nominations to be closed, Susan Bailey seconded. Motion carried 6-0.

Katrina Bradbury entertained a motion to accept the officers as nominated.

MOTION: Alan Hallman made a motion to accept the officer, Susan Bailey seconded. Motion carried 6-0.

4. Approval of Minutes – (January 11, 2018 and February 21, 2018) - Susan Bailey asked a question about the 840 S. Central property: is Mr. Hewitt going to realign the sewer himself? Chairman Bradbury said No. The City wanted an easement to realign that sewer. Alan Hallman confirmed that it's two separate properties.

MOTION: Alan Hallman made a motion to approve the minutes, Matt Morrison seconded. Motion carried 6-0.

5. Financial Report – Susan Bailey asked could the Authority receive paperwork ahead of time. Chairman Bradbury asked City Manager, Tim Young for a simplified report. Mr. Young stated that the Assistant Finance Director position is vacant and will be fill. Chairman Bradbury said she would be happy to put something together if she gets the information in advance. Alan Hallman stated that the City is in the process of hiring an Assistant Finance Director and it'll probably take a couple months.

Chairman Bradbury touched on the mortgage collection and cell tower lease payment. And the miscellaneous revenue item \$18,568 which is a payment for facilitating the transfer from the Atlanta Airport Authority for that odd L shaped piece. HDA agreed to \$10,000 fee and the \$8,568 represent legal fees. Chairman Bradbury added that the lawn maintenance contract is probably up for renewal soon.

6. New Business

- 6.I. Consideration for Request for an Extension on the DD RLF from the State of GA Department of Community Affairs (DCA). Chairman Bradbury said Community Affairs has a Downtown Development Revolving Loan fund that they offer to help encourage development downtown. The Village Walk obtained one of these loans 10 years ago. It is a 10-year loan with a 15-year amortization. We have reached the 10 years and any balance will need to be renewed for the rest of the five years. They will make the payments direct to DCA. The HDA is required to consider extending the agreement. Richard Murray asked what was the original loan amount. Chairman Bradbury confirmed that the original loan was for \$200,000.

MOTION: Susan Bailey made a motion to extend the agreement, Richard Murray seconded. Motion carried 6-0.

- 6.II. Request by City of Atlanta to Allow Appraiser Access to Two Lots on Elm Street – Chairman Bradbury said she had an email request from the City of Atlanta to allow an appraiser access to the two lots that the Development Authority owns on Hill Street. She responded to the email but never received a response back. She will follow up with City of Atlanta.

- 6.III. Status of Tru Hotel – Chairman Bradbury stated that on Tuesday night, Council voted to deny the program, so it is not moving forward at this time.

- 6.IV. Discussion of Joint Meeting with Mayor & Council – Chairman Bradbury said that she and Alan Hallman had discussed having a joint meeting with Mayor & Council and the Development Authority to get together and see how to use the pilot tool going forward. Or, to see if we want to use the tool going forward. Susan Bailey said she needs to be educated on how pilots works. Chairman Bradbury said maybe do an education at the joint meeting. Chairman Bradbury asked members to give 2-3 dates in the next three weeks to her that they will be available to meet.

7. Economic Development Update – David Burt stood and gave the Authority an update on the gas station stating that the tanks had been taken out over a year ago and testing had been done. A proposal had been drafted of what to do next since more testing needed to be done. The plan was submitted to the State EPD, and they took a year to turn it around. The State EPD then approved the plan but wanted one or two more wells. The proposal was redone, and it was approved by the EPD. It was signed off at the last meeting. There is one well that they want to put on an adjacent property; however, they want to give 30 days to hear back from that person. The wells should be in and should

have samples by the end of April. Basically, from these wells, we'll know if there is a major problem or if the wells can be monitored with no further action. But you will see them out there with equipment digging wells.

Richard Murray asked do we need to do anything else to it. David Burt said if we know we can start moving on doing something with it, they may do something different. Chairman Bradbury added that depending on the results, we're going to hold it for awhile and take care of a few things to make it look better. A sign was discussed to put up; however, need verbiage for the sign. David Burt said he can type up verbiage and send to Katrina. Richard Murray said he can check with his vendor and get a price.

8. Public Comment:

Charlotte Rentz
George Rogan
Brendon Dalton

9. Executive Session – Chairman Bradbury entertained a motion to go into Executive Session for real estate.

MOTION: Alan Hallman made a motion to go into executive session to discuss the acquisition of real estate, Matt Morrison seconded. Alan Hallman made a motion to recess, John Stavley seconded. Motion carried 6-0. Alan Hallman made a motion to go into executive session, Matt Morrison seconded. Motion carried 5-0 (Susan Bailey stepped away).

MOTION: Alan Hallman made a motion to reconvene into open meeting, John Stavley seconded. Motion carried 6-0.

10. Adjourn –

MOTION: John Stavley made a motion to adjourn at 8:29PM, Matt Morrison seconded. Motion carried 6-0.

Respectfully submitted,

Katrina Bradbury, Chairman

Crystal Griggs-Epps, City Clerk