

Hapeville Development Authority
3468 North Fulton Ave.
Hapeville, GA 30354
August 9, 2018 6:30PM

MINUTES

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 - Absent
Alan Hallman
Richard Murray
J. Allen Poole
Tania Wismer
James Newton
John Stalvey
Susan Bailey

3. Approval of Minutes for May 3, 2018 - Chairman Bradbury entertained a motion to approve May 3, 2018 meeting minutes:

MOTION: Susan Bailey made a motion to approve the minutes, Mayor Hallman seconded. Motion carried 8-0.

4. Financial Report – Chairman Bradbury summarized the financial report stating that the activities for June 2018 included collecting mortgages and tower payments and paying for lawn maintenance. The bond payment was paid which is due on the first. The money left in the sinking fund was used to pay toward the bond. The Authority does have \$120,000 but there are commitments with the gas station. Mayor Hallman said he has an outstanding check that needs to be cashed but he no longer has the check. Ultimately, he said to void the check.

5. Old Business

5.I. Environmental Update – David Burt said the water had been pumped out. He was promised that the final report would be ready towards the end of August so hopefully by the September meeting recommendations will be known. The state will have to approve it. Mr. Burt was told that it is one well that has a high concentration. This is the reason the state wants additional wells placed around the high concentration well to see what going on around it. Susan Bailey asked if everything is ok in a year or two, can the property be developed? Mr. Burt said it can but depending on what the state says. Nobody would probably buy it, but the Authority could do something with it. Mr. Burt said he wouldn't try to sell it until there is a "no further action" letter in hand. He said as soon as he gets the report, he'll send it to Chairman Bradbury.

5.II. Landscaping Contract – Chairman Bradbury said the contract that the Authority has is old and a few things should be reviewed. Everyone then gave their suggestions (refer to the contract with

notes). Chairman Bradbury said the Authority needs to iron out what is wanted in the contract, so specs can be provided to bid on. The City Clerk is to make changes and send out to the Authority for approval.

5.III. Willingham Property Cleanup – Chairman Bradbury stated that the Hunts aren't interested in cleaning the property. The Authority would need to put the list out to bid as a one-time project. Mr. Murray suggested having Clean and Beautiful to clean it up. Mayor Hallman said he would contact Jennie via email to see if they would like to take this on. It's a high visibility project. He added that they tried to reach out to Delta a couple of years ago when Clean and Beautiful was reinvigorated, but it kind of went by the waste side. Porsche was pretty good about sending people. Mr. Poole asked would Mr. Murray and Mr. Stalvey's list be used as the guidelines for the RFP? Chairman Bradbury said yes, that is what she was thinking.

6. New Business

6.I. Review of Bylaws – Members gave their suggestions on revisions (refer to document with notes). Mr. Murray said that the attorney can go over the bylaws. Chairman Bradbury said it's not final and there will be more talks and reviews to come. Mr. Stalvey said the next time the Authority talks about the bylaws, it needs to be advertised as a joint meeting between the Hapeville Development Authority and the Development Authority of the City of Hapeville. Ms. Wismer asked could a trendier name be used for the Development Authority of the City of Hapeville and asked to place the topic on the agenda for the next meeting.

6.II Discussion of City Attorney Contract – Chairman Bradbury stated that on Tuesday night, Council voted to replace Fincher Denmark with Smith, Welch, Webb and White. In the past, the Development Authority and the City have had the same attorney, not that they are required to have the same attorney. She was not advocating that a change be made, just wanted to bring up for discussion. Mayor Hallman recommended that the Authority remain with Fincher Denmark based on the institutional knowledge. Susan Bailey suggested that Chairman Bradbury discuss with Fincher Denmark the terms of a contract to be voted on at a future date. Chairman Bradbury said that the Authority currently doesn't have an actual contract with Fincher Denmark, but they were appointed.

Mr. Poole said that the Authority has never paid a legal bill. It's always paid by the city. Chairman Bradbury said most of them have been. Susan Bailey said the city has run bonds through the Development Authority in the past. If it's the city's use, then the city should pay for it. Mayor Hallman said if the Authority is doing a real estate transaction that whoever their doing the transaction with should agree to pay legal fees.

Mayor Hallman said if the Authority is cash poor, at budget time, the Authority can request from the city a budget line of \$5000 to assist with ongoing expenses. Chairman Bradbury said she mentioned this to the City Manager recently that the Authority should start putting together what they feel they need. She said the Authority doesn't have enough property to sell off to finish paying the bond payment off. There is no reason for the city budget to be blind to this and not put that in there. Mr. Poole said he is in favor of the Authority having its own attorney, just wanted handling of the bill thought through. Mayor Hallman said he thinks the Authority can get through the next budget cycle without having to lean on the city for any money for legal fees. Chairman Bradbury said in February the Authority will need the bond paid. Mayor Hallman said the City is not going to let the Development Authority default because it would destroy the City's credit.

Mr. Poole asked should the Authority negotiate with Fincher Denmark directly or should legal services be put out to bid? Ms. Bailey said she thought there was already an agreement, and wasn't there a vote for Fincher Denmark? Chairman Bradbury said Fincher Denmark was appointed. All members then stated they were good with the appointment and how things are.

7. Economic Development Update – David Burt said that the project is hopefully moving forward; however, the initial location didn't work out. So, they're finding a location and coming back. They do have a possibility of something that could work. He met with them and came up with three options because he knew the first option wasn't going to work. He emphasized that the project is not dead, it's just taking time to see if they can work something out. If they can work something out, he'll bring it back before the Authority.
8. Public Comment - none
9. Executive Session - none
10. Adjourn – Mayor Hallman made a motion at 8PM to adjourn, Richard Murray seconded. Motion carried 8-0.

Respectfully submitted,

Katrina Bradbury, Chairman

Crystal Griggs-Epps, City Clerk