

**HAPEVILLE DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS**

November 5, 2009, 5:30 PM

M E E T I N G

I. Call to order, Chairman J. Allen Poole

II. Roll call

Katrina Bradbury
Beth Fortner
Alan Hallman
Lee Ann Howington
Lance Tomlin
Marie Winkler

III. Welcome

Chairman Poole welcomed attendants. Chairman Poole announced that Vice Chairman John Maher and Terry Swafford resigned due to relocation of their primary residences.

MOTION: Katrina Bradberry made a motion Beth Fortner seconded to authorize Chairman Poole to send a letter of gratitude for services rendered to the Board. Motion carried 6-0.

IV. New Business

- Approval of Minutes of October 8, 2009

MOTION: Alan Hallman made a motion, Lance Tomlin seconded to approve the Minutes as submitted. Motion carried 6-0.

- Financial Report, Mike Clark, CPA

Mike Clark gave the October Financial Report and Chairman Poole stated it would be filed for audit purposes.

V. Old Business

- Lot in Virginia Park

Chairman Poole reported to the Board that he had talked with Development Authority Attorney Paul Koster, and it was the legal opinion of Mr. Koster that the Agreement for the two remaining lots on Margaret Street was still in effect. Mr. Burt was in attendance and addressed the Board stating that he would pursue a closing date on the same. Board member and Virginia Neighborhood Association President, Katrina Bradbury, presented Chairman Poole with a letter of support for the plans as originally submitted by Mr. Burt.

MOTION: Marie Winkler made a motion, Alan Hallman seconded to reject the offer from the Holts for one of the lots on the corner of Margaret and Colville due to an existing contract with Mr. Burt. Motion carried 6-0.

- **Buttersweet Contract**

After much discussion the following motion was made.

MOTION: Katrina Bradbury made a motion, Beth Fortner seconded to authorize the Chairman to sign all documents necessary to execute an agreement with Charlita Varner and Darryl Calhoun for the purchase of 625 North Central Avenue, known as Buttersweet Bakery, for \$160,000.00 at 6% interest over a period of 20 years with the Development Authority financing the same. In addition the sales contract would contain standard language regarding first right of refusal, payment terms, late fees in the amount of 5% after 15 days past the due date, and any other language deemed appropriate by the Development Authority Attorney. Motion carried 6-0.

- **Signs on Dearborn Plaza and the Willingham piece**

Allie O'Brien, Main Street Manager, gave a presentation to the Board regarding literature to accompany the approved signage for the Willingham parcel and Dearborn Plaza. The comprehensive report included aerial photos and statistics regarding lot dimensions and desired development plans. After much discussion the Board was supportive of the concept, and Miss O'Brien said she would bring revisions to the December meeting for consideration.

MOTION: Marie Winkler made a motion, Lance Tomlin seconded to list the properties as follows: Willingham parcel, \$1,125,000.00, and the parcels associated with Dearborn Plaza at \$900,000.00. Motion carried 6-0.

VI. New business

Chairman Poole asked the disposition of the closing of the Thrailkill property. Alice Shepard reported that the closing documents were under review of attorneys and should close within the next several weeks.

Alan Hallman also reported that the Mayor and Council was supportive of assisting the Board with the "Façade Grant Program"; however wanted to review the grant criteria prior to a commitment of \$25,000.00 annually.

VII. Public comments

None.

VIII. Executive Session

MOTION: Marie Winkler made a motion, Lance Tomlin seconded to go into Executive Session at 6:42 PM for the discussion of the possible acquisition of real estate. Motion carried 6-0.

MOTION: Alan Hallman made a motion, Marie Winkler seconded to go back into Open Session at 6:54 PM. Motion carried 6-0.

No action taken.

IX. Adjourn

MOTION: Alan Hallman made a motion, Marie Winkler seconded to adjourn the meeting at 7:02 PM. Motion carried 6-0.

Respectfully submitted by:

J. Allen Poole, Chairman

Alice Shepard, Secretary/Treasurer