

**HAPEVILLE DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS**

**February 4, 2010, 6:00 PM**

**MINUTES**

**I. Call to order, Chairman J. Allen Poole**

**II. Roll call**

Katrina Bradbury  
Beth Fortner - absent  
Alan Hallman  
Lee Ann Howington  
Lance Tomlin  
Marie Winkler  
2 vacant positions

**III. Welcome**

Chairman Poole welcomed all attendants.

Chairman Poole expressed that since official notice of the Annual Meeting was announced at the December 3, 2009 meeting but was not posted until January 20, 2010, that a motion was recommended to waive the 30 day notice.

**MOTION: Marie Winker made a motion, Lee Ann Howington seconded to waive the 30 day notice requirement in that the meeting was announced at the December 3, 2009 meeting and on January 20, 2010. Motion carried 6-0.**

Chairman Poole thanked the Board for their support as Chairman and gave a "State of the Hapeville Development Authority Annual Report". There were no property transactions that closed in 2009 however action was taken to transfer the Thrailkill property to the City of Hapeville and sell 625 North Central Avenue to Charlita Varner owner of Buttersweet Bakery.

**IV. Old business**

Consideration to extend the Thrailkill agreement to transfer property in Virginia Park to the City of Hapeville, for greenspace use, to March 31, 2010.

**Motion: Alan Hallman made a motion, Marie Winkler seconded to extend the agreement and authorize the Chairman to sign all documents necessary to execute the same. Motion carried 6-0.**

**V. New business**

- Election of Officers  
Chairman

**Motion: Lee Ann Howington made a motion, Alan Hallman seconded to nominate Katrina Bradbury for Chairman. Chairman Poole asked for other nominations and there being none the nominations were closed and motion carried 6-0**

Vice Chairman

**Motion:** Alan Hallman made a motion, Lee Ann Howington seconded to nominate Lance Tomlin for Vice Chairman. Chairman Poole asked for other nominations and there being none the nominations were closed and motion carried 6-0.

Secretary/Treasurer

**Motion:** Lee Ann Howington made a motion, Katrina Bradbury seconded to nominate Alice Shepard for the Secretary/Treasurer. Chairman Poole asked for other nominations and there being none the nominations were closed and motion was carried 6-0.

- Consideration to approve Minutes of December 3, 2009.

**Motion:** Alan Hallman made a motion, Marie Winkler seconded to approve the Minutes of December 3, 2009. Motion carried 6-0. The January 7 meeting was cancelled and the Minutes will reflect the same.

- Financial report.

Mike Clark, CPA gave the Financial Report and the Chairman stated it would be filed for audit.

City Manager Bill Werner asked the Board's permission to clean the underbrush from the Willingham parcel as it is located in a key position and a gateway to the city. The Board supported this action.

Alice Shepard submitted a bill from John Hunt for the clean up of the Dearborn Plaza property from November 2009 for \$245.00. Much discussion ensued as this work was not authorized or approved prior to being done. The following motion was made.

**Motion:**

**Lee Ann Howington made a motion to deny payment.  
The motion died for a lack of a second.**

**Marie Winkler made a motion, Alan Hallman seconded to reduce the payment to \$100.00 and put Mr. Hunt on notice not to embark upon further unauthorized lawn maintenance. Motion carried 5-1. Lee Ann Howington voted against the motion.**

## **V. Old business**

Chairman Bradbury asked the disposition of the Bittersweet agreement. City Manager Bill Werner stated that he would be in touch with Attorney Paul Koster and update the Board at the March meeting. In addition Alice Shepard will contact Ms. Varner regarding the disposition of the property.

Chairman Bradbury asked City Manager Bill Werner if a request had been submitted to or by the City's Engineers, Keck & Wood, to mitigate the flood plain at the corner of

Willingham and South Central Avenue. City Manager Bill Werner stated that he would be in touch with the engineers and provide a report at the March meeting.

**VI. Public comments**

None.

**VII. Executive Session**

None.

**VIII. Adjourn**

**Motion: Alan Hallman made a motion, Marie Winkler seconded to adjourn the meeting at 7:18 PM. Motion carried 6-0.**

Respectfully submitted by:

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Katrina Bradbury, Chairman

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Alice Shepard, Secretary