

**HAPEVILLE DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS**

March 4, 2010, 6:00 PM

MINUTES

I. Call to order, Chairman Katrina Bradbury

II. Roll call

Beth Fortner

Lucas Falor

Alan Hallman - absent

Lee Ann Howington - absent

J. Allen Poole

Mike Rast

Lance Tomlin

Scott VanDerbeck - absent

III. Welcome

Introduction of new members, Lucas Fowler, Mike Rast and Scott VanDerbeck

Chairman Bradbury introduced the new members and announced that Scott VanDerbeck had notified her that he had a prior commitment and would be at the April meeting. In addition Chairman Bradbury extended her appreciation regarding Marie Winkler's service that ended on December 31, 2009.

MOTION: J. Allen Poole made a motion, Lance Tomlin seconded to authorize the Chairman to send a Thank You letter to Marie Winkler expressing the same. Motion carried 6-0.

IV. New business

- Chairman Bradbury stated that she was not aware of a Master Development Plan for properties owned by the Authority and suggested that this become a visionary project for the Board. In addition Chairman Bradbury stated that she would like to lead the Board in a planning retreat to initiate the process. Discussion ensued; however there were not definite plans relayed. Vice Chairman Lance Tomlin asked if City Manager Bill Werner would assist him in developing a PowerPoint presentation of Authority owned properties for the next meeting.
- Chairman Bradbury asked for a motion to move the regular meeting of the Board to Monday, April 12, as the Mayor and Council had scheduled a Town Hall Meeting on the Board's monthly meeting date of April 8.

MOTION: Beth Fortner made a motion, Lucas Falor seconded to move the April meeting from April 8, to Monday, April 12, at 6:00 PM. Motion carried 6-0.

- Chairman Bradbury asked City Manager Bill Werner for the disposition of the Board's inquiry regarding the flood plane mitigation for the Willingham piece. City Manager reported that his request resulted in the City Engineering Firm, Keck & Wood's opinion that the costs would outweigh the benefit, therefore no action was taken.
- Consideration to approve Minutes of February 4, 2010.

Motion: Lance Tomlin made a motion, J. Allen Poole seconded to approve the Minutes as submitted. Motion carried 6-0.

Financial report. Mike Clark, CPA gave the financial report. There being no questions, the Chairman stated that it would be filed for audit.

V. Old business

Attorney Paul Koster joined the meeting at 6:32 PM.

- Discussion of disposition of Bittersweet agreement.

Mr. Koster had a draft agreement for the sell of 625 North Central Avenue and asked for clarification regarding the "first right of refusal" discussion held at the November meeting. After discussion the Chairman instructed Mr. Koster that the "first right of refusal" would travel with the terms of the years of financing and the if the owner should decide to sell the property that it would be offered to the Hapeville Development Authority for the negotiated sell price. Mr. Koster advised that he would provide a draft of the contract when finalized.

- Discussion of disposition of Thrailkill property transfer.

Mr. Koster reported to the Board that the property had not transferred to the City due to the taxes that showed up on the Development Authority line on the Closing Statement. In addition Mr. Koster reported that the City of Hapeville had forgiven the City taxes and a request had been made to Fulton County to forgive the penalties and interest from the 2007 taxes, the year of sell transaction. After discussion the following motion was made.

MOTION: J. Allen Poole made a motion, Mike Rast seconded to petition the City to absorb any tax debt, or other associated closing cost, to net the Authority \$25,000.00 as originally agreed upon. Motion carried 6-0.

VI. Public comments

Frank Cranford

VII. Executive Session

None.

VIII. Adjourn

**MOTION: Beth Fortner made a motion, Mike Rast seconded to adjourn the meeting at 6:58 PM.
Motion carried 6-0.**

Respectfully submitted by:

Katrina Bradbury, Chairman

Alice Shepard, Secretary