



HAPEVILLE DEVELOPMENT AUTHORITY

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, or
visit the City's Website for live stream at

<https://hapevillega.civicclerk.com/Web/Player.aspx?id=689&key=-1&mod=-1&mk=-1&nov=0>

July 7, 2022 6:30 PM

AGENDA

Katrina Bradbury
Chairman

James Newton
Vice-Chairman

Alan Hallman
Mayor

Cecilia Reme
Board member

J. Allen Poole
Board member

John Stalvey
Board member

Kayla Fortner
Board member

Matt Morrison
Board member

Susan Bailey
Board member

1. CALL TO ORDER:

2. ROLL CALL:

Katrina Bradbury, Chairman
James Newton, Vice Chairman
Alan Hallman
Cecilia Reme
J. Allen Poole
John Stalvey
Kayla Fortner
Matt Morrison
Susan Bailey

3. WELCOME:

4. APPROVAL OF MINUTES:

4.I. Approval of the March 3rd Meeting Minutes.

Document(s):

Hapeville Development Authority March 3rd Meeting Minutes

4.II. Approval of the June 2nd Special-Called Meeting Minutes.

Document(s):

Hapeville Development Authority June 2nd Meeting Minutes

5. OLD BUSINESS:

6. NEW BUSINESS:

6.I. Approval of posting of a request for proposals for Central Park lots.

7. FINANCIAL REPORT:

7.I. HDA monthly report for April 2022

Document(s):

1. HDA monthly report for April 2022

7.II. HDA monthly report for May 2022

Document(s):

1. HDA monthly report for May 2022

8. ECONOMIC DEVELOPMENT UPDATE:

9. PUBLIC COMMENTS:

10. EXECUTIVE SESSION: *When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).*

11. ADJOURN:



HAPEVILLE DEVELOPMENT AUTHORITY

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapevillega.civicclerk.com/Web/Player.aspx?id=600&key=-1&mod=-1&mk=-1&nov=0>

March 3, 2022 6:30 PM

MINUTES

Katrina Bradbury
Chairman

James Newton
Vice-Chairman

Alan Hallman
Mayor

Cecilia Reme
Board member

J. Allen Poole
Board member

Matt Morrison
Board member

John Stalvey
Board member

Kayla Fortner
Board member

Susan Bailey
Board member

1. **CALL TO ORDER:** by Chairman Bradbury at 6:33PM
2. **ROLL CALL:**
 - ✓ Katrina Bradbury, Chairman
 - × James Newton, Vice Chairman
 - ✓ Alan Hallman
 - ✓ Cecilia Reme (*Entered the meeting at 6:48PM*)
 - ✓ J. Allen Poole
 - ✓ Matt Morrison
 - ✓ John Stalvey
 - ✓ Kayla Fortner
 - ✓ Susan Bailey
3. **WELCOME:** Chairman Bradbury welcomed all to the Hapeville Development Authority March 3rd Meeting.
4. **APPROVAL OF MINUTES:**
 - 4.I. Approval of the February 3rd Meeting Minutes.
 - 4.II. Approval of the February 3rd Executive Meeting Minutes.

MOTION: Board Member Stalvey made a motion to approve all presented minutes, Mayor Hallman provided the second. **Motion carried 6-0**
5. **OLD BUSINESS:**
 - 5.I. Discussion on Hapeville House Relocation

Economic Development Consultant David Burt informed the Board of the construction consultant's email and bid sent to the City Manager Tim Young. Mr. Burt assured the Board that the consultant could move the house. However, it would have to be moved into sections. He stated that he had several concerns related to this project. The first concern is the cost, which he feels is not worth the investment. He further explained that determining where the revenue would come from to pay for such an expense would be an issue. Mr. Burt indicated that his second concern would be timing, as this would be a lengthy and time-consuming project. He suggested that whatever the Board would like to salvage; would and can be used in restaurants or local businesses as fixtures that hold historical value. Mr. Burt said he would contact the people purchasing the property to see if they would be willing to give away light and other fixtures within the house.

No action was taken- this was a discussion item only.
 - 5.II. Update on Central Park Steps Area.

Board Member John Stalvey gave the Board an update about the discussion with the City Council for the Park Steps. Board Member Stalvey informed the Board that the Council agreed to accept the steps. However, a discussion regarding whether the steps are ADA complied is needed.

No action was taken- this was a discussion item only.

5.III. Update and Discussion on the Central Park residential letter.

Chairman Bradbury indicated that there was no current update for the letter. She said that one offer still stands for the property. The deadline has since passed, and Chairman Bradbury asked the Board if they would like to accept the offer. The Board agreed to accept the offer. Chairman Bradbury stated that will inform the contender to have his attorney initiate the paperwork.

No action was taken- this was a discussion item only.

6. NEW BUSINESS:

6.I. 2022 Comprehensive Plan Update: Steering Committee Representative.

City Manager, Mr. Young explained that city staff asking the Development Authority to nominate one member to be a representative for the steering committee. Board Member Stalvey volunteer to be a part of the committee.

MOTION: Board Member Bailey made a motion to nominate Board member John Stalvey as a Steering Committee Representative., Board Member Morrison provided the second. **Motion carried 7-0**

7. FINANCIAL REPORT: None

8. ECONOMIC DEVELOPMENT UPDATE: Economic Development Consultant David Burt spoke on the following updates.

- Potential lots for development near Central Park. – Mr. Burt stated that the properties are developable, and he hasn't been able to find any particular problem with them. He suggested the development of new homes for those lots. Mr. Burt asked the Board whether he could reach out to at least three builders. He stated that he would set a deadline for the builders to create a plan which would be presented to the Board.

The Board reached a Consensus to allow Mr. David Burt to speak with builders and bring forth plans before the Board.

- Update on Print Maker project- Mr. Burt stated that this project will be completed in April 2023. He said there were delays along the way but nothing that caused significant issues.
- Status of the townhomes located on Willingham Drive- Mr. Burt informed the Board that although trees were cut down. The developers kept the greenery area that they agreed to keep. He indicated that there would be more landscaping as the project was completed.

9. PUBLIC COMMENTS: None

10. EXECUTIVE SESSION: An Executive Session was not conducted at this meeting.

11. ADJOURN:

Mayor Hallman made a motion to adjourn at 7:05 PM, Board Member Stalvey provided the second. **Motion carried 7-0.**

Respectfully submitted,

Katrina Bradbury, Chairman

Sharee Steed, City Clerk



HAPEVILLE DEVELOPMENT AUTHORITY SPECIAL-CALLED MEETING

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, or visit the City's Website for live stream at

<https://hapevillega.civicclerk.com/Web/Player.aspx?id=684&key=-1&mod=-1&mk=-1&nov=0>

June 2, 2022 6:30 PM

AGENDA

Katrina Bradbury
Chairman

James Newton
Vice-Chairman

Alan Hallman
Mayor

Cecilia Reme
Board member

J. Allen Poole
Board member

Matt Morrison
Board member

John Stalvey
Board member

Kayla Fortner
Board member

Susan Bailey
Board member

1. CALL TO ORDER: by Chairman Bradbury at 6:40PM

2. ROLL CALL:

- ✓ Katrina Bradbury, Chairman
- ✓ James Newton, Vice Chairman
- ✓ Alan Hallman
- × Cecilia Reme
- ✓ J. Allen Poole
- × Matt Morrison
- ✓ John Stalvey
- ✓ Kayla Fortner (*Entered the meeting at 6:45PM*)
- ✓ Susan Bailey

AMEND THE AGENDA: An amendment was made to the agenda to add an addition item under New Business.

MOTION: Board Member Stalvey made a motion to approve the amendment to the agenda, Board Member Poole provided the second. **Motion carried 5-0**

3. NEW BUSINESS:

- 3.I Consideration and Action to allow the Chairman to sign any documents that allows the transfer of develop lots to the Willingham parcel to be transfer to Artisan Builders.

Economic Development Consultant David Burt explained that the developer Miller Lowry who purchased the Willingham parcel from the development authority would like to sell the actual pads to another builder to build under the same plan. He noted that Miller's team had completed all the horizontal development and has the alleys and utilities. Mr. Burt informed the Board of the meeting he had with the president of Artisan Builders and ensured that the company could execute the approved plan with no changes and the existing protection would still be in place. Mr. Burt indicated that he wanted to explain the item and give the Board the option to allow Chairman Bradbury the ability to review the documents and approve the amendment to the contract or to allow the builder to present a presentation at the next Authority meeting.

MOTION: Mayor Hallman made a motion to allow the Chairman to sign any documents that allows the transfer of develop lots to the Willingham parcel to be transfer to Artisan Builders., Board Member Poole provided the second. **Motion carried 6-0**

- 3.II. Consideration and Action to approve the Hapeville Development Authority Revenue Bond. Senior Analyst, Ed Wall explained to the Board that the Finance Director Randy Brewer and City Manager Tim Young and Mr. Wall created a term sheet and sent the bid out to about 25 banks. The bond issue was for 15 years and it's for the amount of 3.4million. He confirmed that it would be interest only until the current debit at 5million. Mr. Wall stated that the outstanding debit will mature by 2029. He indicated that this bond issue (3.4 million) will mature between 2030 and 2037. He noted that all 25 banks received the proposals, and the city received three bids back. The three bids were from P&C Bank, Truist Bank, and Regions Bank. Mr. Wall detail each bid to the Board and City Manager, Tim young explained that the Hapeville Development Authority (HDA) will get the titles at the closing of each project (Printmaker Studio, Police Station, the City Hall, and the ball fields).

Mr. Wall advised the Board of staff's recommendations, which is to select Regions Bank at 3-4, 5% for 15 years, HDA will have the ability to prepay the bonds after five years with no prepayment penalty. The resolution before the Board would approve those terms and conditions.

MOTION: Mayor Hallman made a motion to approve the bond resolution subject to the final documents being agreed upon by the attorneys and allowing the Chairman authorization to sign all necessary document pending legal review, Board Member Poole provided the second.
Motion carried 5 Yay -1 Nay

MOTION: Board Member Stalvey made a motion to authorized Tim young and Randy Brewer as authorized issuer representatives. Board Member Newton provided the second.
Motion Carried 5-0, Board Member Bailey abstain her vote.

- 3.III. Consideration and Action to Transfer 3560 and 3572 Perkins Street to the Hapeville Development Authority for the Purpose of Redevelopment.

City Attorney Andy Welch explained that the agreement between the Hapeville Development Authority (HDA) and Mayor and Council memorializes an understanding to convey the property to the HDA. If accepted, the agreement means that the HDA agrees to accept the property and decide to turn around and sell it. He stated that a flat price of a minimum price of 1.8 million of the conditions. Attorney Welch noted that the conditions of the sale are listed within the agreement.

MOTION: Board Member Stalvey made a motion to Transfer 3560 and 3572 Perkins Street to the Hapeville Development Authority for the Purpose of Redevelopment, Board Member Poole provided the second. **Motion carried 6-0**

4. **ADJOURN:**

MOTION: made a motion to adjourn at 7:48 PM, Mayor Hallman provided the second. **Motion carried 6-0.**

Respectfully submitted,

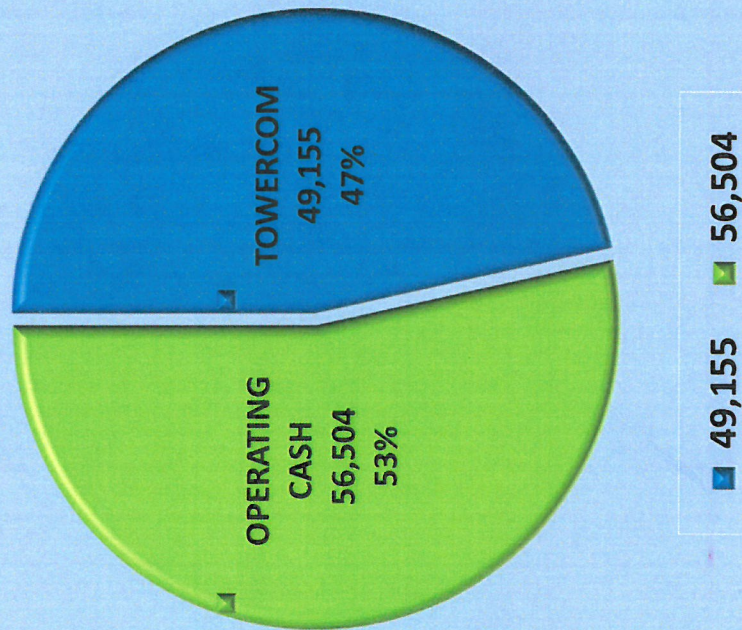
Katrina Bradbury, Chairman

Sharee Steed, City Clerk

HAPEVILLE DEVELOPMENT AUTHORITY OPERATING ACCOUNT

	APRIL 2022
TOWERCOM (Transfer Due to City)	49,155
OPERATING CASH BALANCE (HDA)	56,504
TOTAL	\$ 105,659

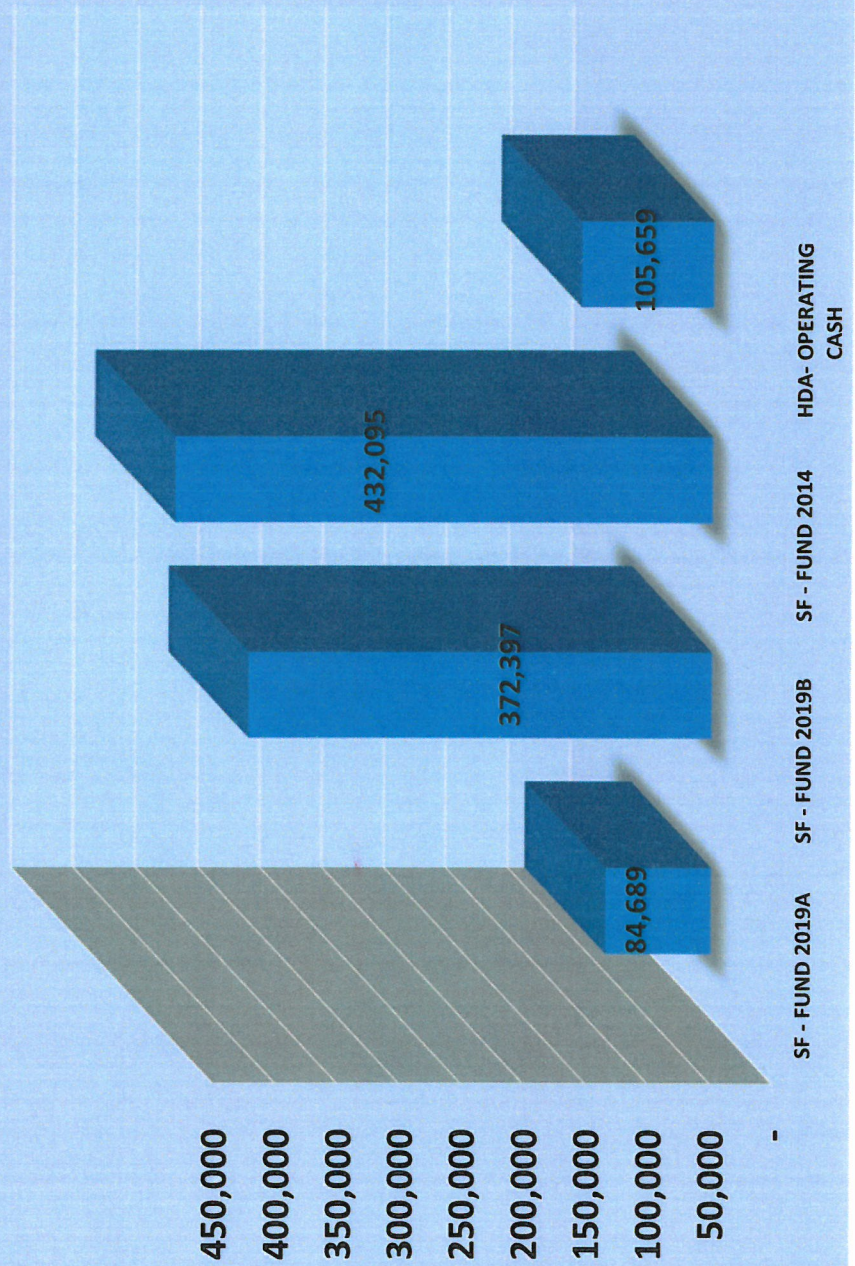
HDA-APRIL 2022 CASH SUMMARY



HAPEVILLE DEVELOPMENT AUTHORITY CASH SUMMARY

	APRIL 2022
SF - FUND 2019A	\$ 84,689
SF - FUND 2019B	372,397
SF - FUND 2014	432,095
HDA- OPERATING CASH	105,659
TOTAL	\$ 994,841

SINKING FUNDS



Deposit Date	POLICE	MASTER PK		Dev Auth Pmts to city		Balance Due City
	381102	381101				
06/28/2021		2,926.32				2,926.32
07/01/2021	1,639.09					1,639.09
07/27/2021		2,926.32				2,926.32
08/02/2021	1,639.09					1,639.09
08/31/2021		2,926.32				2,926.32
09/01/2021	1,688.26					1,688.26
09/29/2021		2,926.32				2,926.32
10/04/2021	1,688.26					1,688.26
10/29/2021		2,926.32				2,926.32
11/02/2021	1,688.26					1,688.26
11/30/2021		2,926.32				2,926.32
12/02/2021	1,688.26					1,688.26
12/30/2021		2,926.32				2,926.32
01/03/2022	1,688.26					1,688.26
01/31/2022		2,926.32				2,926.32
02/01/2022	1,688.26					1,688.26
02/28/2022		2,931.99				2,931.99
03/02/2022	1,688.26					1,688.26
03/30/2022		3,014.11				3,014.11
04/01/2022	1,688.26					1,688.26
04/29/2022		3,014.11				3,014.11
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
TOTAL						49,155.03

BALANCE SHEET

AS OF: APRIL 30TH, 2022

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
-----------	---------------------	---------

ASSETS

=====		
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY	3,039.99
295-0-0000-111114	Cash - Sinking Fd - 2014	432,095.19
295-0-0000-111118	Cash- Dev Auth-COH	4,714.29
295-0-0000-111120	Cash -- Hapeville Dev Auth	105,658.86
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	84,689.43
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	372,397.18
295-0-0000-111125	Regions - Sinking Fund 2014	57.56
295-0-0000-112800	N/R - 625 N Central - Short	7,139.43
295-0-0000-112801	Note Receivable - 625 N Centra	88,416.91
295-0-0000-116201	Property and Land	99,873.00
295-0-0000-116202	Delta Property - Land & Bldg	67,998.00
295-0-0000-116205	Land - 840 S Central Ave	73,733.35
295-0-0000-116208	Dearborn Plaza Property	406,314.01
295-0-0000-119100	Loss on Issuance 2019 Bond Ser	12,864.03
		<u>1,758,991.23</u>

TOTAL ASSETS

1,758,991.23
=====

LIABILITIES

=====		
295-0-0000-122404	Accrued Interest on 2014 Bds	77,557.50
295-0-0000-122407	Accrued Int - 2019 Ser A Bonds	17,848.75
295-0-0000-122408	Accrued Int - 2019 Ser B Bonds	16,070.83
295-0-0000-125100	Due to General Fund	201,914.99
295-0-0000-125599	Bonds Payable - Short term	1,595,000.00
295-0-0000-125600	Bonds Pay (ST)-Contra	(1,595,000.00)
295-0-0000-125605	Series 2014 A1 W-S Cap Proj	3,523,500.00
295-0-0000-125606	Series 2014 A1 - Gen Fd Proj	526,500.00
295-0-0000-125607	Bonds Payable 2019 A (City)	1,965,000.00
295-0-0000-125608	Bonds Payable 2019 B (HDA)	1,450,000.00
		<u>7,778,392.07</u>

EQUITY

=====		
295-0-0000-134200	Fund Balance	(5,347,443.59)
		<u>(5,347,443.59)</u>

TOTAL REVENUE

1,143,635.13
<u>1,815,592.38</u>

TOTAL EXPENSES

(671,957.25)

TOTAL REVENUE OVER/(UNDER) EXPENSES

TOTAL EQUITY & REV. OVER/(UNDER) EXP.

(6,019,400.84)

TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.

1,758,991.23
=====

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2022

PAGE: 1

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 83.33

REVENUE SUMMARY		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME		0	0.81	6.42	0.00 (	6.42)	0.00
MISC REVENUE		0	5,842.37	57,628.71	0.00 (	57,628.71)	0.00
OTHER FINANCING SOURCES		0	80,000.00	1,086,000.00	0.00 (	1,086,000.00)	0.00
TOTAL REVENUES		0	85,843.18	1,143,635.13	0.00 (	1,143,635.13)	0.00
EXPENDITURE SUMMARY							
Operating Expense							
CONTRACTED SERVICES		0	0.00	1,050.00	0.00 (	1,050.00)	0.00
SUPPLIES & MINOR EQPT		0	26.89	437.37	0.00 (	437.37)	0.00
DEBT SERVICE		0	0.00	1,814,105.01	0.00 (	1,814,105.01)	0.00
TOTAL Operating Expense		0	26.89	1,815,592.38	0.00 (	1,815,592.38)	0.00
TOTAL EXPENDITURES		0	26.89	1,815,592.38	0.00 (	1,815,592.38)	0.00
REVENUE OVER/(UNDER) EXPENDITURES		0	85,816.29 (	671,957.25)	0.00	671,957.25	0.00

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2022

PAGE: 2

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 83.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
295-0-0000-361000 Interest Income	0	0.00	4.79	0.00 (	4.79)	0.00
295-0-0000-361100 Interest on Note	0	0.81	1.63	0.00 (	1.63)	0.00
TOTAL INVESTMENT INCOME	0	0.81	6.42	0.00 (	6.42)	0.00
CONTRIBUTIONS						
MISC REVENUE						
295-0-0000-381100 Mortgage Income	0	1,140.00	11,400.00	0.00 (	11,400.00)	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	1,688.26	26,792.75	0.00 (	26,792.75)	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	3,014.11	19,435.96	0.00 (	19,435.96)	0.00
TOTAL MISC REVENUE	0	5,842.37	57,628.71	0.00 (	57,628.71)	0.00
OTHER FINANCING SOURCES						
295-0-0000-395108 Trf from Gen Fd-2019A	0	11,650.00	263,756.00	0.00 (	263,756.00)	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	2,300.00	9,200.00	0.00 (	9,200.00)	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	6,250.01	62,500.10	0.00 (	62,500.10)	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	13,350.00	301,417.47	0.00 (	301,417.47)	0.00
295-0-0000-395509 Trf from W&S - 2019 B	0	2,700.00	10,800.00	0.00 (	10,800.00)	0.00
295-0-0000-395514 Trf fr W&S -2014	0	43,749.99	438,326.43	0.00 (	438,326.43)	0.00
TOTAL OTHER FINANCING SOURCES	0	80,000.00	1,086,000.00	0.00 (	1,086,000.00)	0.00
TOTAL REVENUE	0	85,843.18	1,143,635.13	0.00 (	1,143,635.13)	0.00

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2022

295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 83.33

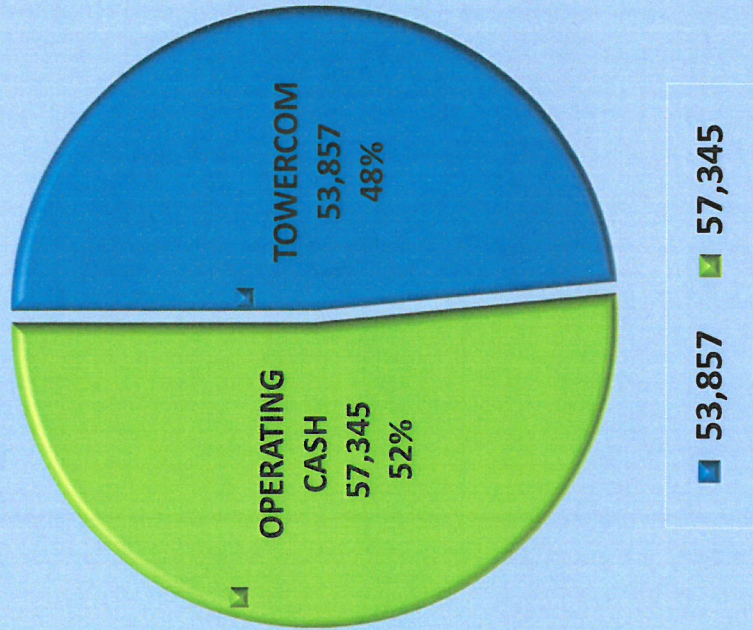
DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>CONTRACTED SERVICES</u>						
295-5-7520-522201 Maintenance Expense	0	0.00	1,050.00	0.00 (	1,050.00)	0.00
TOTAL CONTRACTED SERVICES	0	0.00	1,050.00	0.00 (	1,050.00)	0.00
<u>SUPPLIES & MINOR EQPT</u>						
295-5-7520-531200 Bank Charges	0	26.89	437.37	0.00 (	437.37)	0.00
TOTAL SUPPLIES & MINOR EQPT	0	26.89	437.37	0.00 (	437.37)	0.00
<u>DEPRECIATION & AMORT</u>						
<u>OTHER COSTS (NOC)</u>						
<u>DEBT SERVICE</u>						
295-5-7520-582108 Principal - 2019 B Bon	0	0.00	340,000.00	0.00 (	340,000.00)	0.00
295-5-7520-582109 Interest Exp - 2019 B	0	0.00	34,048.01	0.00 (	34,048.01)	0.00
295-5-7520-582207 Principal - 2019A Bond	0	0.00	815,000.00	0.00 (	815,000.00)	0.00
295-5-7520-582208 Int Exp - 2019A Bonds	0	0.00	38,368.00	0.00 (	38,368.00)	0.00
295-5-7520-582400 Int Exp - 2014 Bonds	0	0.00	146,689.00	0.00 (	146,689.00)	0.00
295-5-7520-582410 Principal - 2014 Bonds	0	0.00	440,000.00	0.00 (	440,000.00)	0.00
TOTAL DEBT SERVICE	0	0.00	1,814,105.01	0.00 (	1,814,105.01)	0.00
<u>INTERFUND TRANSACTIONS</u>						
TOTAL Operating Expense	0	26.89	1,815,592.38	0.00 (	1,815,592.38)	0.00
TOTAL EXPENDITURES	0	26.89	1,815,592.38	0.00 (	1,815,592.38)	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	85,816.29 (	671,957.25)	0.00	671,957.25	0.00

HAPEVILLE DEVELOPMENT AUTHORITY OPERATING ACCOUNT

	MAY
	2022

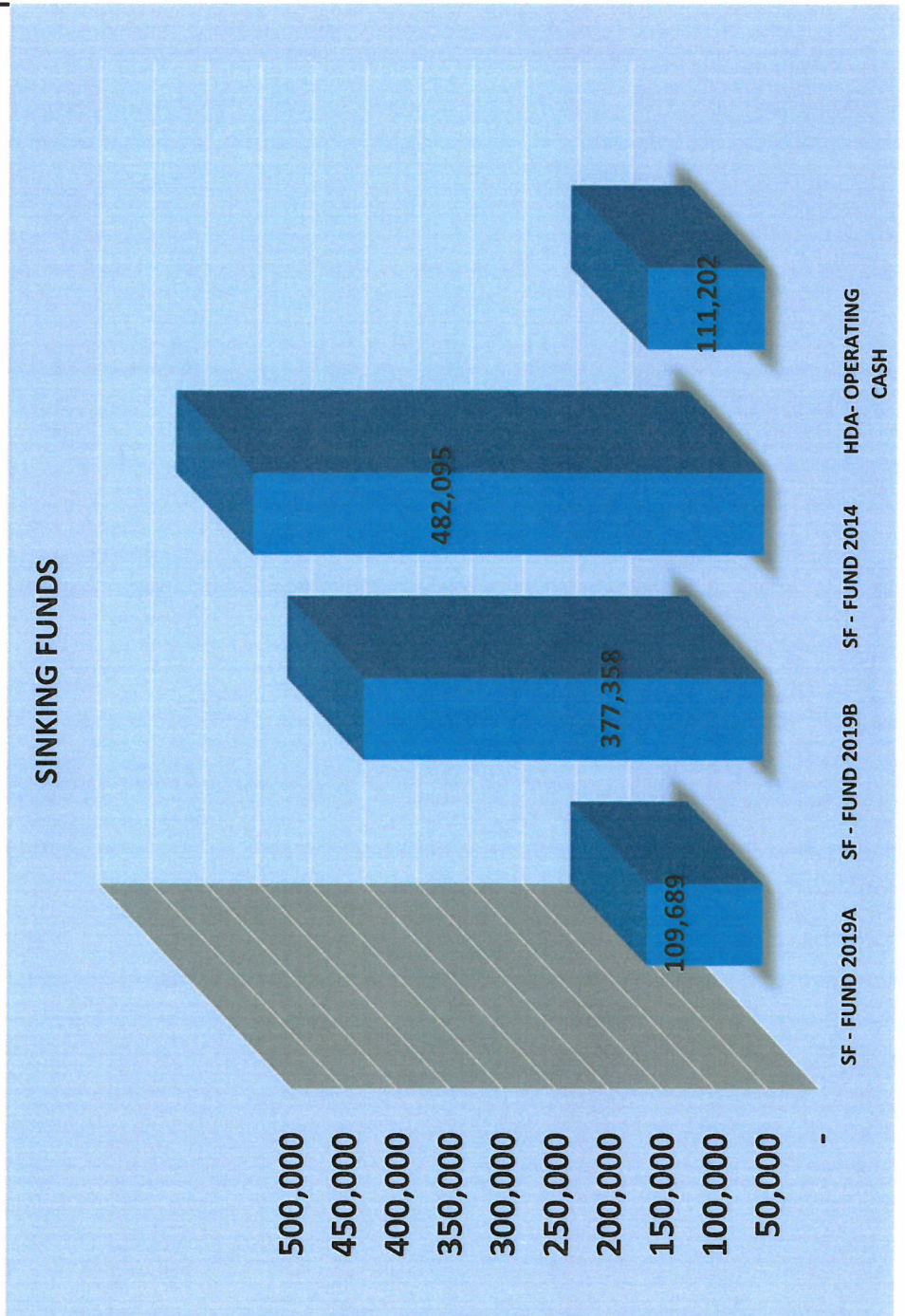
TOWERCOM (Transfer Due to City)	\$	53,857
OPERATING CASH BALANCE (HDA)		57,345
TOTAL	\$	111,202

HDA-MAY 2022 CASH SUMMARY



HAPEVILLE DEVELOPMENT AUTHORITY CASH SUMMARY

		MAY 2022
SF - FUND 2019A	\$	109,689
SF - FUND 2019B		377,358
SF - FUND 2014		482,095
HDA- OPERATING CASH		111,202
TOTAL	\$	<u>1,080,344</u>



Deposit Date	POLICE	MASTER PK		Dev Auth Pmts to city		Balance Due City
	381102	381101				
06/28/2021		2,926.32				2,926.32
07/01/2021	1,639.09					1,639.09
07/27/2021		2,926.32				2,926.32
08/02/2021	1,639.09					1,639.09
08/31/2021		2,926.32				2,926.32
09/01/2021	1,688.26					1,688.26
09/29/2021		2,926.32				2,926.32
10/04/2021	1,688.26					1,688.26
10/29/2021		2,926.32				2,926.32
11/02/2021	1,688.26					1,688.26
11/30/2021		2,926.32				2,926.32
12/02/2021	1,688.26					1,688.26
12/30/2021		2,926.32				2,926.32
01/03/2022	1,688.26					1,688.26
01/31/2022		2,926.32				2,926.32
02/01/2022	1,688.26					1,688.26
02/28/2022		2,931.99				2,931.99
03/02/2022	1,688.26					1,688.26
03/30/2022		3,014.11				3,014.11
04/01/2022	1,688.26					1,688.26
04/29/2022		3,014.11				3,014.11
05/02/2022	1,688.26					1,688.26
05/31/2022		3,014.11				3,014.11
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
TOTAL						53,857.40

BALANCE SHEET

AS OF: MAY 31ST, 2022

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
-----------	---------------------	---------

ASSETS

=====		
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY	3,039.99
295-0-0000-111114	Cash - Sinking Fd - 2014	482,095.19
295-0-0000-111118	Cash - Dev Auth-COH	4,687.37
295-0-0000-111120	Cash -- Hapeville Dev Auth	111,202.17
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	109,689.42
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	377,357.70
295-0-0000-111125	Regions - Sinking Fund 2014	57.56
295-0-0000-112800	N/R - 625 N Central - Short	7,139.43
295-0-0000-112801	Note Receivable - 625 N Centra	88,416.91
295-0-0000-116201	Property and Land	99,873.00
295-0-0000-116202	Delta Property - Land & Bldg	67,998.00
295-0-0000-116205	Land - 840 S Central Ave	73,733.35
295-0-0000-116208	Dearborn Plaza Property	406,314.01
295-0-0000-119100	Loss on Issuance 2019 Bond Ser	12,864.03
		<u>1,844,468.13</u>

TOTAL ASSETS

1,844,468.13
=====

LIABILITIES

=====		
295-0-0000-122404	Accrued Interest on 2014 Bds	77,557.50
295-0-0000-122407	Accrued Int - 2019 Ser A Bonds	17,848.75
295-0-0000-122408	Accrued Int - 2019 Ser B Bonds	16,070.83
295-0-0000-125100	Due to General Fund	201,914.99
295-0-0000-125599	Bonds Payable - Short term	1,595,000.00
295-0-0000-125600	Bonds Pay (ST)-Contra	(1,595,000.00)
295-0-0000-125605	Series 2014 A1 W-S Cap Proj	3,523,500.00
295-0-0000-125606	Series 2014 A1 - Gen Fd Proj	526,500.00
295-0-0000-125607	Bonds Payable 2019 A (City)	1,965,000.00
295-0-0000-125608	Bonds Payable 2019 B (HDA)	1,450,000.00
		<u>7,778,392.07</u>

EQUITY

=====		
295-0-0000-134200	Fund Balance	(5,347,443.59)
		<u>(5,347,443.59)</u>

TOTAL REVENUE

TOTAL EXPENSES

TOTAL REVENUE OVER/(UNDER)	EXPENSES	(586,480.35)
----------------------------	----------	---------------

TOTAL EQUITY & REV. OVER/(UNDER) EXP.

(5,933,923.94)

TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.

1,844,468.13
=====

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	0	0.94	7.36	0.00 (	7.36)	0.00
MISC REVENUE	0	5,842.37	63,471.08	0.00 (	63,471.08)	0.00
OTHER FINANCING SOURCES	0	80,000.00	1,166,000.00	0.00 (	1,166,000.00)	0.00
TOTAL REVENUES	0	85,843.31	1,229,478.44	0.00 (	1,229,478.44)	0.00
<u>EXPENDITURE SUMMARY</u>						
Operating Expense						
CONTRACTED SERVICES	0	300.00	1,350.00	0.00 (	1,350.00)	0.00
SUPPLIES & MINOR EQPT	0	66.41	503.78	0.00 (	503.78)	0.00
DEBT SERVICE	0	0.00	1,814,105.01	0.00 (	1,814,105.01)	0.00
TOTAL Operating Expense	0	366.41	1,815,958.79	0.00 (	1,815,958.79)	0.00
TOTAL EXPENDITURES	0	366.41	1,815,958.79	0.00 (	1,815,958.79)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	85,476.90 (	586,480.35)	0.00	586,480.35	0.00

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2022

PAGE: 2

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
295-0-0000-361000 Interest Income	0	0.00	4.79	0.00 (	4.79)	0.00
295-0-0000-361100 Interest on Note	0	0.94	2.57	0.00 (	2.57)	0.00
TOTAL INVESTMENT INCOME	0	0.94	7.36	0.00 (	7.36)	0.00
CONTRIBUTIONS						
MISC REVENUE						
295-0-0000-381100 Mortgage Income	0	1,140.00	12,540.00	0.00 (	12,540.00)	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	1,688.26	28,481.01	0.00 (	28,481.01)	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	3,014.11	22,450.07	0.00 (	22,450.07)	0.00
TOTAL MISC REVENUE	0	5,842.37	63,471.08	0.00 (	63,471.08)	0.00
OTHER FINANCING SOURCES						
295-0-0000-395108 Trf from Gen Fd-2019A	0	11,650.00	275,406.00	0.00 (	275,406.00)	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	4,928.18	14,128.18	0.00 (	14,128.18)	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	6,250.01	68,750.11	0.00 (	68,750.11)	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	13,350.00	314,767.47	0.00 (	314,767.47)	0.00
295-0-0000-395509 Trf from W&S - 2019 B	0	71.82	10,871.82	0.00 (	10,871.82)	0.00
295-0-0000-395514 Trf fr W&S -2014	0	43,749.99	482,076.42	0.00 (	482,076.42)	0.00
TOTAL OTHER FINANCING SOURCES	0	80,000.00	1,166,000.00	0.00 (	1,166,000.00)	0.00
TOTAL REVENUE	0	85,843.31	1,229,478.44	0.00 (	1,229,478.44)	0.00

295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>CONTRACTED SERVICES</u>						
295-5-7520-522201 Maintenance Expense	0	300.00	1,350.00	0.00 (	1,350.00)	0.00
TOTAL CONTRACTED SERVICES	0	300.00	1,350.00	0.00 (	1,350.00)	0.00
<u>SUPPLIES & MINOR EQPT</u>						
295-5-7520-531200 Bank Charges	0	66.41	503.78	0.00 (	503.78)	0.00
TOTAL SUPPLIES & MINOR EQPT	0	66.41	503.78	0.00 (	503.78)	0.00
<u>DEPRECIATION & AMORT</u>						
<u>OTHER COSTS (NOC)</u>						
<u>DEBT SERVICE</u>						
295-5-7520-582108 Principal - 2019 B Bon	0	0.00	340,000.00	0.00 (	340,000.00)	0.00
295-5-7520-582109 Interest Exp - 2019 B	0	0.00	34,048.01	0.00 (	34,048.01)	0.00
295-5-7520-582207 Principal - 2019A Bond	0	0.00	815,000.00	0.00 (	815,000.00)	0.00
295-5-7520-582208 Int Exp - 2019A Bonds	0	0.00	38,368.00	0.00 (	38,368.00)	0.00
295-5-7520-582400 Int Exp - 2014 Bonds	0	0.00	146,689.00	0.00 (	146,689.00)	0.00
295-5-7520-582410 Principal - 2014 Bonds	0	0.00	440,000.00	0.00 (	440,000.00)	0.00
TOTAL DEBT SERVICE	0	0.00	1,814,105.01	0.00 (	1,814,105.01)	0.00
<u>INTERFUND TRANSACTIONS</u>						
TOTAL Operating Expense	0	366.41	1,815,958.79	0.00 (	1,815,958.79)	0.00
TOTAL EXPENDITURES	0	366.41	1,815,958.79	0.00 (	1,815,958.79)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	85,476.90 (	586,480.35)	0.00	586,480.35	0.00

6-02-2022 11:23 AM
FUND : 295-DEVELOPMENT AUTHORITY
DEPT : N/A
POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # PERIOD TO USE: May-2022 THRU May-2022
ACCOUNTS: 0-0000-381101 THRU 0-0000-381102
NOTE =====AMOUNT=====

0-0000-381101 Cell Tower Lease - MPark
B E G I N N I N G B A L A N C E 26,792.75CR

5/31/22 6/02 B27547 Deposit 000000 05787 Towercome PD 5/02
===== MAY ACTIVITY DB: 0.00 CR: 1,688.26CR 1,688.26CR 28,481.01CR

0-0000-381102 Cell Phone Lease - PD
B E G I N N I N G B A L A N C E 19,435.96CR

5/31/22 6/02 B27547 Deposit 000000 05787 Towercome MPark 5/31
===== MAY ACTIVITY DB: 0.00 CR: 3,014.11CR 3,014.11CR 22,450.07CR

000 ERRORS IN THIS REPORT!

** REPORT TOTALS **
BEGINNING BALANCES: 46,238.71CR
REPORTED ACTIVITY: 4,702.37CR
ENDING BALANCES: 50,931.08CR
TOTAL FUND ENDING BALANCE: 50,931.08CR