



HAPEVILLE DEVELOPMENT AUTHORITY

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June 10, 2024 6:00 PM

AGENDA

James Newton
Chairman

John Stalvey
Vice Chairman

Alan Hallman
Mayor

Cory Ellis
Board member

Matt Morrison
Board member

Joy Rinehart
Board member

J. Allen Poole
Board member

Ricky Clark
Board member

Susan Bailey
Board member

1. CALL TO ORDER:

2. ROLL CALL:

James Newton, Chairman
John Stalvey, Vice-Chairman
Alan Hallman, Mayor
Cory Ellis
Matt Morrison
Joy Rinehart
J. Allen Poole
Ricky Clark
Susan Bailey

3. WELCOME:

4. NEW BUSINESS:

- 4.I. Consideration and Action on request to approve third-party purchase of 3560 and 3572 Perkins Street and to authorize the Chair to execute any necessary documents to evidence approval of same.

Background:

The HDA sold two parcels off Perkins Street consisting of approximately 1.127 acres to CML Hapeville Perkins Sub LLC ("Coro") on January 23, 2023. The property is a part of a total 8.5 +/- acres that were simultaneously transferred to MRCT, which was set to build 300 high-end apartments. The limited warranty deed conveying the property included the typical covenants/restrictions the HDA requires for all of its transactions: (i) right to repurchase; (ii) right of first refusal; and (iii) right of approval for 3rd party buyers. It further requires the development to substantially comply with the site plan approved by the HDA. Due to market changes and other circumstances, MRCT decided not to move forward with the development. MRCT is now seeking HDA's approval to transfer the property to Terwilliger Pappas for development of the 300 apartments using the same architect and a similar site plan.

Documents:

1. Current View
2. Terwilliger Pappas - 2024_0405 Hapeville Site Plan
3. Hapeville Elevation Rendering 24.04.03
4. Solis Hapeville 3 (002)
5. HDA Deed
6. Hapeville Development Authority Meeting - June 10, 2024_Redacted

5. 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).

6. ADJOURN: