



**JOINT MEETING WITH HAPEVILLE DEVELOPMENT
AUTHORITY & DEVELOPMENT AUTHORITY OF THE
CITY OF HAPEVILLE**

700 Doug Davis Drive
Hapeville, GA 30354

April 4, 2024 6:30 PM

MINUTES

James Newton
Vice Chairman

Alan Hallman
Mayor

Matt Morrison
Board member

Joy Rinehart
Board member

J. Allen Poole
Board member

Ricky Clark
Board member

John Stalvey
Board member

Cory Ellis
Board member

Susan Bailey
Board member

- 1. CALL TO ORDER:** by Vice-Chairman Newton at 6:32PM
- 2. ROLL CALL:** All Members of Council were present with the exception of Board Member Poole, which constituted a quorum.

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

- 3. WELCOME:** Vice-Chairman Newton welcomed all to the Hapeville Development Authority April 4, 2024 Meeting.

AMEND AGENDA:

MOTION: Mayor Hallman motioned to amend the agenda with three significant changes **1- add Oath of Office as item 3. II. 2- move section 5 and place before section 8 Financial Reports,** and **3- Consideration and Action to Approve the Hapeville Development Authority and the Development Authority of the City of Hapeville revised 2024 Meeting Resolutions;** Board member Stalvey provided a second. **The motion carried with a vote of 7-0.**

- 3.I.** Introduction to the Newly Appointed Board Members.

Board Members Mr. Rickey Clark, Ms. Joy Rinehart, and Mr. Cory Ellis introduced themselves to the fellow board members and expressed their enthusiasm for serving the Hapeville community and being a part of the Development Boards.

- 3.II.** Oath of Office - Administered by Hapeville Development Attorney Danielle M. Matricardi.

Attorney Danielle M. Matricardi administered the oath of office to Board Members: Rickey Clark, Joy Rinehart, and Cory Ellis officially inaugurating them into their respective roles.

- 4. APPROVAL OF MINUTES:**

- 4.I.** Approval of the December 7th meeting minutes.-HAPEVILLE DEVELOPMENT AUTHORITY.

MOTION: Mayor Hallman made a motion to approve all presented minutes, Board member Stalvey provided a second. **The motion carried with a vote of 6-0. Board member Clark abstained his vote.**

~~5. ELECTION OF OFFICERS: - moved to Section 7 on the agenda.~~

~~5.I. Approval of Chairman Nominee~~

~~5.II. Approval of Vice-Chairman Nominee.~~

~~5.III. Approval of Secretary/Treasurer Nominee.~~

~~6. 5. OLD BUSINESS: There were no old business items at this meeting.~~

~~7. 6. NEW BUSINESS:~~

~~7.I. 6.I. Discussion to amend the Bylaws regarding the required meetings schedule.~~

DISCUSSION: Attorney Danielle M. Matricardi informed the board that last year's decision to hold quarterly meetings could continue if members still preferred it. Alternatively, the board could opt to meet more frequently by amending the current bylaws. Attorney Matricardi provided copies of the 2023 amendments and the current bylaws for review, inviting board members to suggest any additional changes, which could then be discussed and formalized at the next meeting. Attorney Matricardi also noted a recent change in Georgia law allowing development authority meetings to be held virtually, which could impact scheduling considerations. She invited feedback on the meeting time, suggesting that the 6:30 PM slot could remain or be adjusted based on members' preferences.

The Board reached a consensus to maintain the current meeting schedule for now, with the option to amend it as needed.

- **This was a discussion item only, and no action was taken.**

~~7.II. 6.II. Discussion on the comparison between the Hapeville Development Authority and the Development Authority of the City of Hapeville.~~

DISCUSSION: Attorney Danielle M. Matricardi explained the distinctions between the two development boards in Hapeville for the benefit of new members. She noted that the *City of Hapeville Development Authority* is a statutory board, primarily formed to facilitate bond deals and provide tax abatements. In contrast, the *Hapeville Development Authority*, created by a constitutional amendment, holds broader powers. This authority can engage in public projects, including the acquisition of land for parks, and can potentially use SPLOST funds for such public purposes. This expanded scope offers the Hapeville Development Authority unique opportunities not typically available to standard development authorities.

- **This was a discussion item only, and no action was taken.**

6.III. Consideration and Action to Approve the Hapeville Development Authority and the Development Authority of the City of Hapeville revised 2024 Meeting Resolutions.

MOTION: Mayor Hallman motioned to approve the Hapeville Development Authority 2024 Meeting Resolutions; Board member Clark provided the second. **The motion carried with a vote of 7-0.**

7. **ELECTION OF OFFICERS:**

7.I. Approval of Chairman Nominee

MOTION: Board member Bailey motioned to nominate James Newton as Chairman; Mayor Hallman provided the second. **The motion carried with a vote of 7-0.**

7.II. Approval of Vice-Chairman Nominee.

MOTION: Board member Bailey motioned to nominate John Stalvey as Vice-Chairman; Board member Morrison provided the second. **The motion carried with a vote of 7-0**

7.III. Approval of Secretary/Treasurer Nominee.

MOTION: Board member Bailey motioned to nominate Sharee Steed, City Clerk as Secretary/Treasurer; Board member Morrison provided the second. **The motion carried with a vote of 7-0**

8. FINANCIAL REPORT:

8.I. November 2023 - February 2024 Financial Reports

DISCUSSION: The Board conducted a thorough review of the reports, during which Chairman Newton requested the presence of the Finance Director at the next meeting to discuss the reports in detail. **This discussion was solely for informational purposes; no action was taken.**

9. ECONOMIC DEVELOPMENT UPDATE: there was no economic development updates item at this meeting.

10. PUBLIC COMMENTS: There were no public comments made during this meeting.

11. EXECUTIVE SESSION: There was no executive session held during this meeting.

12. ADJOURN:

Mayor Hallman made a motion to adjourn at 7:12PM, Board member Bailey provided the second.
Motion carried 4-0.

Respectfully submitted,

Chairman, James Newton

Sharee Steed, City Clerk