



## HAPEVILLE DEVELOPMENT AUTHORITY

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June 10, 2024 5:30 PM

### MINUTES

**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:** by Vice- Chairman Stalvey at 5:50PM
2. **ROLL CALL:** All Members of Council were present with the exception of Board Member Poole, Ellis and Morrison, which constituted a quorum.
  - James Newton, Chairman- *entered the meeting at 5:57 PM*
  - John Stalvey, Vice-Chairman
  - Alan Hallman, Mayor
  - Cory Ellis
  - Matt Morrison
  - Joy Rinehart
  - J. Allen Poole
  - Ricky Clark
  - Susan Bailey
3. **WELCOME:** Vice-Chairman Stalvey welcomed all to the Special-Called Meeting.
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.

**DISCUSSION:** Coro Realty President & Managing Partner Robert Fransen introduced Derek Hutchinson, representing Terwilliger Pappas. Mr. Hutchinson provided an overview of the proposed changes and presented updated renderings to the Board.

**MOTION:** Mayor Hallman motioned for the Hapeville Development Authority attorney, along with the attorneys involved in the deal, to collaborate on drafting language for the revised changes in a manner that would be agreeable to both parties; Board member Clark provided the second.

**AMEND MOTION:** Mayor Hallman amended his motion to reflect that, subject to final approval, Chairman Newton be granted the authority to sign all necessary documents. Board member Clark provided the second. **The motion carried with a vote of 5-0.**

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

**6. ADJOURN:**

Mayor Hallman made a motion to adjourn at 6:19PM, Board member Clark provided the second.  
**Motion carried 5-0.**

Respectfully submitted,

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Chairman, James Newton

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Sharee Steed, City Clerk