



HAPEVILLE DEVELOPMENT AUTHORITY

700 Doug Davis Drive
Hapeville, GA 30354

December 7, 2023 6:30 PM

MINUTES

Katrina Bradbury
Chairman

James Newton
Vice Chairman

Alan Hallman
Mayor

J. Allen Poole
Board member

Matt Morrison
Board member

John Stalvey
Board member

Susan Bailey
Board member

1. **CALL TO ORDER:** by Chairman Bradbury at 6:35PM

2. **ROLL CALL:**

- Katrina Bradbury, Chairman
- James Newton, Vice Chairman
- Alan Hallman
- J. Allen Poole
- Matt Morrison
- John Stalvey
- Susan Bailey

3. **WELCOME:** Chairman Bradbury welcomed all to the Hapeville Development Authority December 7, 2023 Meeting.

4. **APPROVAL OF MINUTES:**

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

4.II. Approval of the October 5th meeting minutes.-DEVELOPMENT AUTHORITY OF THE CITY OF HAPEVILLE

MOTION: Board member Stalvey made a motion to approve all presented minutes; Board member Poole provided the second. **Motion carried 4-0**

5. **OLD BUSINESS:** None

6. **NEW BUSINESS:**

6.I. Consideration and Action to Approve the Hapeville Development Authority 2024 Meeting Schedule.

MOTION: Board member Bailey made a motion to approve the Hapeville Development Authority 2024 Meeting Schedule; Board member Newton provided the second. **Motion carried 4-0**

6.II. Consideration and Action to Approve the Development Authority of the City of Hapeville 2024 Meeting Schedule.

MOTION: Board member Bailey made a motion to approve the Development Authority of the City of Hapeville 2024 Meeting Schedule; Vice-Chair Newton provided the second. **Motion carried 4-0**

6.III. Discussion on 889 Virginia Parcel Project Proposal.

Mr. Eugene Moore expressed gratitude to the Board members for the opportunity to present the "landing pad" project. The project aims to transform a corner of Virginia Avenue by combining Lot 889 Virginia, owned by the Development Authority, and Lot 887 Virginia

Apartments into a comprehensive residential green space. This initiative aligns with the city's theme of walkable spaces and green landscaping, reflecting the character of Hapeville. The proposal includes:

- A detailed project description.
- Site plan.
- Photos of the lot.
- Letters of support from residents.

The letter of intent offers to purchase the property for \$62,500, similar to adjacent parcel prices. Combining the lots would provide space for community amenities and green space, enhancing future development opportunities. Mr. Moore stated that the envisioned vibrant space would feature landscaping, amenities, and possibly artifacts from Delta, creating a welcoming atmosphere in line with Hapeville's growth.

Chairman Bradbury conveyed to Mr. Moore that discussions concerning real estate transactions are typically addressed during executive session meetings. She outlined that the board would adjourn the current meeting and transition into an executive session to thoroughly examine his presentation and deliberate on the potential progression of his proposal. Following the deliberations and agreement reached within the executive session, the board would reconvene into an open session to cast a formal vote on his project.

7. **FINANCIAL REPORT:**

- 7.I. August 2023 Financial Reports
- 7.II. September 2023 Financial Reports
- 7.III. October 2023 Financial Reports

DISCUSSION: The Board conducted a thorough review of the reports, during which Chairman Bradbury provided updates on the current payment statuses of several tenants, including Butter Sweets (Hoe Cakes) Bakery, TowerCom, and PrintMaker. **This discussion was solely for informational purposes; no action was taken.**

8. **ECONOMIC DEVELOPMENT UPDATE:**

Economic Consultant David Burt updated the Board on recent developments, noting that the State has issued a "no further action letter" for the printmaker property, indicating that it is considered clean. He expressed satisfaction with this outcome and mentioned the need to communicate with the individuals at Mill Creek regarding budgetary matters for closing. Mr. Burt reassured the Board that the remediation efforts have been successful and that the state authorities are content with the results. He promised to provide a comprehensive report and a copy of the letter during the next meeting.

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

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).*

Board member Stalvey made a motion to recess and go into executive session at 7:08 PM. Board member Poole provided the second. **Motion carried 4-0.**

MOTION: Board member Stalvey made a motion to exit the executive session and enter back into regular meeting at 7:28 PM. Vice-Chair Newton provided the second. **Motion carried 4-0.**

EXECUTIVE ITEM:

Consideration and Action to proceed with the 889 Virginia Parcel Project Proposal.

MOTION: Vice-Chair Newton made a motion to deny the offer from MALU Holdings, LLC for the 889 Virginia Parcel. Board member Poole provided the second. **Motion carried 4-0.**

11. ADJOURN:

Board member Stalvey made a motion to adjourn at 7:29PM, Vice-Chair Newton provided the second. **Motion carried 4-0.**

Respectfully submitted,

Vice-Chairman

Sharee Steed, City Clerk