



Hapeville

georgia

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

MAIN STREET BOARD

3468 N Fulton Ave.
Hapeville, GA 30354

September 10, 2025 6:00 PM

AGENDA

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
 - Charlotte Rentz
 - Melanie Rabb
 - Susan Bailey
 - Derrick Booker
 - David Burt
 - Lee Duke
 - Lorenne Fey
 - Ellen Free
- 3. APPROVAL OF MINUTES:**
 - 3.I. August 13, 2025
- 4. APPROVAL OF FINANCIAL STATEMENT:**
 - 4.I. Postpone to October
- 5. OLD BUSINESS:**
 - 5.I. Workplan 2024-2025
 - 5.II. Gallery Crawl
 - 5.III. Sponsorship
- 6. NEW BUSINESS:**
 - 6.I. Artist Artwork Agreement
 - 6.II. 2026 Event Schedule
 - 6.III. Downtown Zoning
- 7. ANNOUNCEMENT(S):**
- 8. NEXT MEETING:**
 - 8.I. October 8, 2025
- 9. PUBLIC COMMENTS:**
- 10. ADJOURN:**

Hapeville Main Street Board of Directors Meeting
August 13, 2025, at 6:00 PM

Present: Charlotte Rentz, Susan Bailey, Lee Duke, Derrick Booker, Lorene Fey, Melanie Rabb, Nikki Cales, Natalie Carner

Absent: David Burt, Ellen Free

Guest: Chase Stell

Call to Order

- Charlotte Rentz called the meeting to order at 6:04 PM and welcomed all Board members and guests.

Roll Call

Charlotte Rentz- *Present*

Susan Bailey- *Present*

Derrick Booker- *Present*

David Burt- *Absent*

Lee Duke- *Present*

Lorene Fey- *Present*

Ellen Free- *Absent*

Melanie Rabb- *Present*

Vacant

Approval of Minutes

- **A motion was made by Susan Bailey to approve the July 9, 2025 meeting minutes. Lee Duke seconded the motion. Carried 5-0 Abstained.**

Approval of Financial Statements

- **The board would like to postpone financial statement approvals until the correct amount is reflected.**

OLD BUSINESS:

2024-2025 Workplan

- The board is \$1587 over budget currently.
- Main Street Manager provided an update on the Artist Residency program, Session 2.

Sponsorship Tiers

- Main Street Manager suggests we create a public art “wish list” that explains different mural/public art projects and their cost. Organizations will be able to sponsor these projects by committing at least half of the cost of the project in exchange for a plaque, social media shout out, newsletter shoutout, etc.

- The board would like the sponsorship details to be expanded on and reviewed at the next meeting.

Arts District Sign Marquee

- Council expressed that the Arts District Sign Marquee should include all City City-sponsored events. The board would like the Main Street Manager to create guidelines of what is allowable on the marquee to share with council.

NEW BUSINESS:

Hapeville Business Network

- The first event was successful with around 25-30 people attending. We received surveys with some insight into how Main Street can continue to support our businesses. There were many comments stating that business owners want to find more ways to get involved with the community. The next date is not scheduled.
- The next Tri-Cities Merchant Mixer will take place on September 25th from 5pm-7pm at the House of Belli.

Downtown Website

- Nikki Cales and Natalie Carner have been working to create a downtown Hapeville website that specifically shows downtown events, the Arts District events, and downtown business events. This is a tourism-centric design with the goal of increasing downtown foot traffic.

Gallery Crawl – October 4

- We are currently solidifying the participating businesses so that we can begin placing artists. We are looking at expanding the route to include House of Belli.
- We discussed the possibility of shutting down N. Central for the event but decided against it.

Next Meeting

- **September 10, 2025**

Announcements

- **None.**

Public Comments

None.

Adjourn

A motion was made by Lee Duke and seconded by Lorene Fey to adjourn August 13, 2025 meeting. All approved. The meeting was adjourned at 8:08 pm.

Charlotte C. Rentz, President

Nikki Cales, Secretary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	2024/2025 Main Street Workplan															
2	As of 5/9/2025															
3																
4																
5	ARTS/EVENTS															
6	Notes:															
7		\$388.12	DI Deposit													
8		\$60.00	Lantern Kits from '24													
9		\$7,275.00	C. Rytter Deposit													
10		\$140.94	flyers													
11		\$388.12	Final payment for DJ													
12		\$7,275.00	final payment C. Rytter													
13		\$330.00	Face painting													
14	2 payments made	\$530.00	Skitt walker (330, then 200)													
15		\$120.95	Creation Station Supplies													
16		\$235.41	Creation station supplies													
17		\$69.90	creation station supplies													
18		\$32	bubbles													
19		\$337.63	posters & banner													
20		\$76.50	vendor credit (Fatima)													
21		\$100.00	vendor credit (brass lap)													
22		\$155.51	comemorative magnets													
23		\$119.99	tent weights													
24		\$69.46	hula hoops													
25		-\$3.58	shipping credit													
26		\$212.49	butterfly photo prop													
27		\$76.50	vendor credit (Jennifer)													
28		\$207.00	parking signs													
29		\$60.00	workshop vouchers													
30		\$987.50	Market Hugs payment													
31		\$2,190.00	freeside butterfly art													
32	Total spent	\$21,434.17														
33	Total Allocated	\$21,434.00														
34																
35																
36	PUBLIC ART /															
37	BEAUFICATION															
38	Notes:															
39	\$400 mollated for restoration of chapman BF	\$500.00	Butterfly Installations													
40		\$50.20	Yard Signs - Launch													
41		\$14.82	Poster - Launch													
42																
43																
44																
45																
46																
47																
48																
49																
50																
51																
52																
53																
54																
55	Total Spent	\$565.02														
56	Total Allocated	\$600.00														
57																
58																
59																

October 4

Gallery Crawl to do:

- Book musicians
 - No musicians are currently booked
 - Rich Russel, a Hapeville resident, would like to volunteer to play the clarinet. I thought he could set up in Sam Hape Plaza.
- Artists / gallery locations
 - Call for artists ending soon.
 - Finalize gallery locations
 - Art Space, Chain Link Fence, Sam Hape Plaza, Corner Tavern (?), LatJohns Pilates & Yoga, Impossible Moon Bookshop (where Intown Focus is), Academy Theatre (5-6:30), Coffeeman, 2000 AD, Goat Farm, Art Container (JLP), Depot Museum, Chapmans, Buttersweet Bakery, Folk Art, Swimmerman School, House of Belli.
 - We would like to include a couple outdoor exhibitions but may need some temporary walls or more sculpture artists.
- Depot Plaza
 - Who do we want as an alcohol vendor?
- WM Events will provide a discount again to offer the umbrellas and tables
- Fire dancers by the fountain next to City Hall, Projectionist??, interactive art mural potentially – need to work out details with Tara Club.

ARTIST AGREEMENT

This Artist Agreement (“Agreement”) is entered into as of **[Date]**, by and between the **Hapeville Main Street** (“Purchaser”) and **[Artist Name]** (“Artist”).

1. PURPOSE

Purchaser is acquiring certain rights to use the Artist’s original artwork for promotional, marketing, and commercial purposes, including but not limited to merchandise, printed materials, and digital media. This Agreement sets forth the terms and conditions of that arrangement.

2. ARTWORK

- Title/Description of Artwork: **[Insert Title/Description]**
- Medium/Format: **[Insert Format]**
- Delivery: Artist agrees to provide Purchaser with the artwork in **[high-resolution digital format/file type, or original physical copy if applicable]** by **[date]**.

3. PAYMENT

Purchaser agrees to pay Artist **[amount in dollars]** as a one-time fee for the rights granted under this Agreement. Payment will be made within **[number]** days of receiving the artwork and invoice.

4. GRANT OF RIGHTS

In consideration of payment, Artist grants Purchaser the following rights:

- The non-exclusive, worldwide, perpetual right to reproduce, adapt, distribute, display, and otherwise use the Artwork on promotional merchandise (e.g., apparel, posters, accessories), marketing materials (e.g., print, digital, social media, advertising), and related purposes.
- The right to sell or give away products and materials featuring the Artwork without further compensation to the Artist.

5. ARTIST RETENTION OF RIGHTS

- Artist retains copyright and ownership of the Artwork.
- Artist may continue to use, reproduce, and license the Artwork, provided such use does not claim endorsement by Purchaser.

6. CREDIT

Where practical, Purchaser will credit the Artist by name (e.g., on websites, press releases, or event materials), but Purchaser is not required to provide credit on every individual product.

7. WARRANTIES

Artist warrants that:

- The Artwork is their original creation.
- They hold all rights necessary to grant this license.
- The Artwork does not infringe upon any third-party rights.

8. INDEMNIFICATION

Artist agrees to indemnify and hold harmless Purchaser from any claims arising from a breach of the warranties above.

9. TERMINATION

This Agreement cannot be revoked once signed and paid, as Purchaser requires perpetual use of the Artwork for its purposes.

10. ENTIRE AGREEMENT

This Agreement constitutes the full understanding between the parties and supersedes all prior discussions. Any changes must be in writing and signed by both parties.

Purchaser (Main Street Program):

Name: _____

Title: _____

Signature: _____

Date: _____

Artist:

Name: _____

Signature: _____

Date: _____

2026 Draft Event Schedule

Main Street Artist Residency

Application Open: December 15-February 2

Artist Interviews: Week of February 16

Session 1: April 6- June 13

Session 2: August 3- October 10

Gallery Crawls

June 6

October 3

Butterfly Lantern Parade

March 21

#FreeArtHapeville

December 5

City of Hapeville Official Zoning Map

February, 21 2023: As Amended from February 1, 2022



- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

C - ZONING WITH CONDITION
 NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessors Office and are not guaranteed by the City of Hapeville to be accurate.

I, Sharee Steed, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the _____ day of _____, 2023, and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

Date	Amendment

Alan Hallman
 Alan Hallman, Mayor
 February 21, 2023
Sharee Steed
 Sharee Steed, City Clerk
Alan Hallman
 City Attorney

