



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

700 Doug Davis Drive
Hapeville, GA 30354

October 9, 2025 6:30 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. APPROVAL OF MINUTES:

4.I. Approval of the April 3rd Joint Meeting with the Hapeville Development Authority & Development Authority of The City Of Hapeville Meeting Minutes.

Supporting Document(s):

1. HDA Minutes 4-3-2025

5. OLD BUSINESS:

6. NEW BUSINESS:

6.I. Consideration and Action to Approve the 2026 Meeting Schedule for the Hapeville Development Authority and the Development Authority of the City of Hapeville.

Background:

Staff has prepared the proposed 2026 meeting schedule for the Board's review and input. The purpose of this item is to allow the Board to review the proposed calendar and provide feedback or direction prior to its finalization and formal adoption.

Supporting Document(s):

1. 2026 HDA and DAOCOH Combined
2. HDA- 2026 MEETING RESOLUTION
3. DACOH- 2026 MEETING RESOLUTION

6.II. Discussion on Future Board Training Opportunities.

Background:

Effective July 1, 2025, new state legislation requires that any member of a development authority board who is not also an elected official must complete a minimum of eight hours of training on development and redevelopment programs within 12 months of appointment.

Additionally, two hours of continuing education annually are required. Members who do not comply for two consecutive years will have their voting rights suspended.

Staff recommend discussion of training options to ensure all members are compliant with the new mandate.

Documents:

1. New Training Requirement Effective July 1, 2025 – Development Authorities

6.III. Discussion on Hapeville Development Authority-Owned Property.

7. FINANCIAL REPORT:

7.I. March-April Financial Reports

Supporting Document(s):

1. HDA 03-2025 Monthly Report

2. HDA 04-2025 Monthly Report⁴

8. PUBLIC COMMENTS:

9. 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).*

10. ADJOURN:



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

700 Doug Davis Drive
Hapeville, GA 30354

April 3, 2025 6:30 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 6:30 PM
2. **ROLL CALL:** All members of the Council were present, with the exception of Chairman Newton, Mayor Hallman, and Board Member Morrison, thereby constituting a quorum.
 - 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:** Vice-Chairman Stalvey welcomed all to the April 3rd meeting.
4. **APPROVAL OF MINUTES:**
 - 4.I. Approval of the November 14th Special-Called Joint Meeting with the Hapeville Development Authority & Development Authority of The City Of Hapeville Meeting Minutes.

MOTION: Board member Poole motioned to approve the November 14th Special-Called Joint Meeting with the Hapeville Development Authority & Development Authority of The City Of Hapeville Meeting Minutes; Board member Ellis provided a second. **The motion carried with a vote of 6-0.**
5. **OLD BUSINESS:** There were no old business items at this meeting.
6. **NEW BUSINESS:**
 - 6.I. **ELECTION OF OFFICERS:**
 - 6.I. i. Approval of Chairman Nominee.

MOTION: Board member Bailey motioned to nominate James Newton as Chairman; Board member Clark provided the second. **The motion carried with a vote of 6-0.**
 - 6.I. ii. Approval of Vice-Chairman Nominee.

MOTION: Board member Bailey motioned to nominate John Stalvey as Vice-Chairman; Board member Ellis provided the second. **The motion carried with a vote of 6-0.**

6.I. iii. Approval of Secretary/Treasurer Nominee.

MOTION: Vice-Chairman Stalvey motioned to nominate Sharee Steed, City Clerk, as Secretary/Treasurer; Board member Clark provided the second. **The motion carried with a vote of 6-0**

7. FINANCIAL REPORT:

7.I. October 2024–February 2025 Financial Reports

DISCUSSION: Finance Director Randy Brewer and Senior Accountant Rolando Hernandez were present to address any questions or concerns from the Board regarding the financial reports for the period of October 2024 through February 2025. **This item was presented solely for informational and review purposes. No formal action was taken.**

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

9. 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).*

MOTION: Board Member Bailey made a motion to recess and into executive session at 6:39 PM; Board Member Poole provided a second. **The motion carried with a vote of 6-0.**

MOTION: Board Member Bailey made a motion to convene back into regular session at 7:23 PM, Board Member Poole second. **The motion carried with a vote of 6-0.**

EXECUTIVE SESSION ITEM(S):

9.I. Consideration and Action to Enter into an Intergovernmental Agreement (IGA) with the City of Hapeville for the Acquisition of Property Located at 3266 Dogwood Drive.

MOTION: Board Member Clark made a motion to Enter into an Intergovernmental Agreement (IGA) with the City of Hapeville for the Acquisition of Property Located at 3266 Dogwood Drive; Board Member Poole provided a second. **The motion carried with a vote of 6-0.**

9.II. Consideration and Action to Approve Lease Purchase Agreement with Dogwood Walk, LLC for 3266 Dogwood Drive and to authorize the Hapeville Development Authority Attorney to finalize the terms and conditions related thereto.

MOTION: Board Member Poole made a motion to Approve Lease Purchase Agreement with Dogwood Walk, LLC for 3266 Dogwood Drive and to authorize the Hapeville Development Authority Attorney to finalize the terms and conditions related thereto.; Board Member Bailey provided a second. **The motion carried with a vote of 6-0.**

10. ADJOURN: With no further business, Vice-Chairman Stalvey called for a motion to adjourn.

Board Member Clark made a motion to adjourn at 7:25 PM, Board member Ellis provided the second. **Motion carried 6-0.**

Respectfully submitted,

Chairman, James Newton

Sharee Steed, City Clerk



2026 Meeting Schedule

Hapeville Development Authority

The Hapeville Development Authority holds its regular meetings on a quarterly basis, typically on the **third Thursday of each quarter at 6:30 p.m.**, unless otherwise specified. Meetings are held at the **Hapeville Municipal Complex, located at 700 Doug Davis Drive**, unless an alternate location is posted in advance.

<u>Month</u>	<u>Meeting Dates</u>	<u>Suggested Date</u>
January	Thursday, January 15, 2026	Suggested change made to delay meeting date this month due to the New Year Holiday.
April	Thursday, April 16, 2026	Suggested change made to delay meeting date this month due to the Good Friday Holiday.
July	Thursday, July 16, 2026	Suggested change made to delay meeting date in this month due to the 4 th of July Holiday.
October	Thursday, October 15, 2026	

2026 Meeting Schedule

Development Authority of the City of Hapeville

The Development Authority of the City of Hapeville holds its regular meetings on a quarterly basis, typically on the **third Thursday of each quarter at 6:30 p.m.**, unless otherwise specified. Meetings are held at the **Hapeville Municipal Complex, located at 700 Doug Davis Drive**, unless an alternate location is posted in advance.

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STATE OF GEORGIA
CITY OF HAPEVILLE

RESOLUTION NO. _____

**A RESOLUTION BY THE BOARD OF DIRECTORS OF THE HAPEVILLE
DEVELOPMENT AUTHORITY ADOPTING ITS REGULAR MEETING SCHEDULE
FOR THE 2026 CALENDAR YEAR.**

WHEREAS, the Hapeville Development Authority (the “Authority”) is a public body corporate and politic activated by an Act of the Georgia General Assembly, Ga. Laws, 1982 p. 2524 and 2618, and by resolution of the Mayor and Council of the City of Hapeville, Georgia duly adopted on April 6, 1982;

WHEREAS, O.C.G.A. § 36-62-1, *et seq.* grants the Authority the power to adopt its own rules of procedure and governance, such as bylaws;

WHEREAS, Section 8.1 in Article VIII (“Meetings”) of the Amended Bylaws of the Hapeville Development Authority provides that there shall be a quarterly meeting of the Board of Directors unless otherwise suspended by action of the Board; and

WHEREAS, the Board of Directors desires to fix the dates of the quarterly meetings for the 2026 calendar year.

NOW THEREFORE, BE IT RESOLVED, that the Hapeville Development Authority hereby adopts the 2026 Meeting Schedule attached hereto and incorporated by reference herein.

BE IT FURTHER RESOLVED, that the first meeting in January shall be the “Annual Meeting” of the Authority as provided in the Bylaws.

BE IT FURTHER RESOLVED, that any resolutions or bylaw provisions in conflict with this Resolution shall be repealed to the extent of such conflict.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon adoption.

SO RESOLVED, this _____ day of _____, 2025.

HAPEVILLE DEVELOPMENT AUTHORITY,

CHAIRMAN

ATTEST:

SECRETARY

APPROVED AS TO FORM:

GENERAL COUNSEL

2026 Meeting Schedule

Hapeville Development Authority

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STATE OF GEORGIA

CITY OF HAPEVILLE

RESOLUTION NO. _____

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE DEVELOPMENT AUTHORITY OF THE CITY OF HAPEVILLE ADOPTING ITS REGULAR MEETING SCHEDULE FOR THE 2026 CALENDAR YEAR.

WHEREAS, the Development Authority of the City of Hapeville (the “Authority”) was established pursuant to Official Code of Georgia § 36-62-1, *et seq.*;

WHEREAS, O.C.G.A. § 36-62-1, *et seq.* grants the Authority the power to adopt its own rules of procedure and governance, such as bylaws;

WHEREAS, Section 8.1 in Article VIII (“Meetings”) of the Amended Bylaws of the Development Authority of the City of Hapeville, there shall be a quarterly meeting of the Board of Directors unless otherwise suspended by action of the Board;

WHEREAS, the Board of Directors desires to fix the dates of the quarterly meetings for the 2026 calendar year.

NOW THEREFORE, BE IT RESOLVED, that the Development Authority of the City of Hapeville hereby adopts the 2026 Meeting Schedule attached hereto and incorporated by reference herein.

BE IT FURTHER RESOLVED, that the first meeting in January shall be the “Annual Meeting” of the Authority as provided in the Bylaws.

BE IT FURTHER RESOLVED, that any resolutions or bylaw provisions in conflict with this Resolution shall be repealed to the extent of such conflict.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon adoption.

SO RESOLVED, this _____ day of _____, 2025.

**DEVELOPMENT AUTHORITY OF THE
CITY OF HAPEVILLE**

CHAIRMAN

ATTEST:

SECRETARY

APPROVED AS TO FORM:

GENERAL COUNSEL

2026 Meeting Schedule

Development Authority of the City of Hapeville

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From: [Georgia Department of Community Affairs](#)
To: [Sharee Steed](#)
Subject: New Training Requirement Effective July 1, 2025 – Development Authorities
Date: Thursday, August 28, 2025 9:06:05 AM

Greetings from the Georgia Department of Community Affairs,

This is a reminder that effective July 1, 2025 each director or member of the governing board of a development authority will be required to complete training on development and redevelopment programs.

GA Code § 36-62A-21 – Required Training on Development and Redevelopment Programs

(a) Except for a director who is also a member of the governing body of a municipal corporation or county, each director or member of the governing board or body of a development authority shall attend and complete at least eight hours of training on development and redevelopment programs within the first 12 months of the director's or member's appointment to the development authority.

(b) After July 1, 2025, directors or members required to complete the training provided for in subsection (a) of this Code section shall also attend and complete at least two hours of continuing training on development and redevelopment programs each year such director or member is a director or member of such authority. Such training can occur either in person or online.

(c) Any director who fails to undertake the continuing training required by subsection (b) of this Code section for two consecutive years shall have his or her voting rights on any authority suspended until the director completes the required continuing training.

Beginning with the 2026 Annual Authority Registration and Financial Reporting (AARF), authorities must certify:

- That each board member has completed the required training for the year
- The provider of the training
- The date the training was completed

Authorities are not required to upload certificates but should retain all documentation related to the training. Please note that any board member who fails to complete the required training for two consecutive years will have their voting rights on any authority suspended. Thank you for your attention to this important requirement. If you have any questions, please reach out to research@dca.ga.gov.

Best,

Office of Planning, Research, and Geoanalytics

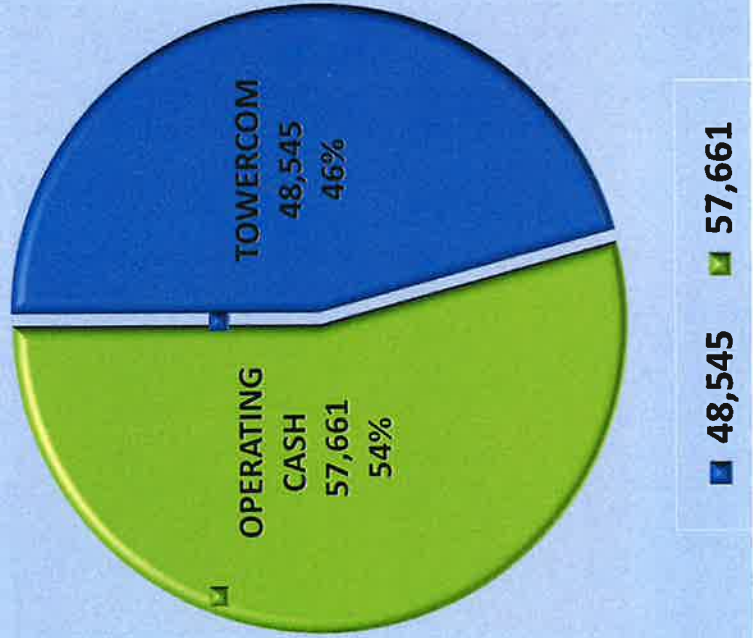
Georgia Department of Community Affairs

**HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT**

**MARCH
2025**

TOWERCOM (Transfer Due to City)	\$ 48,545
OPERATING CASH BALANCE (HDA)	57,661
TOTAL	\$ 106,206

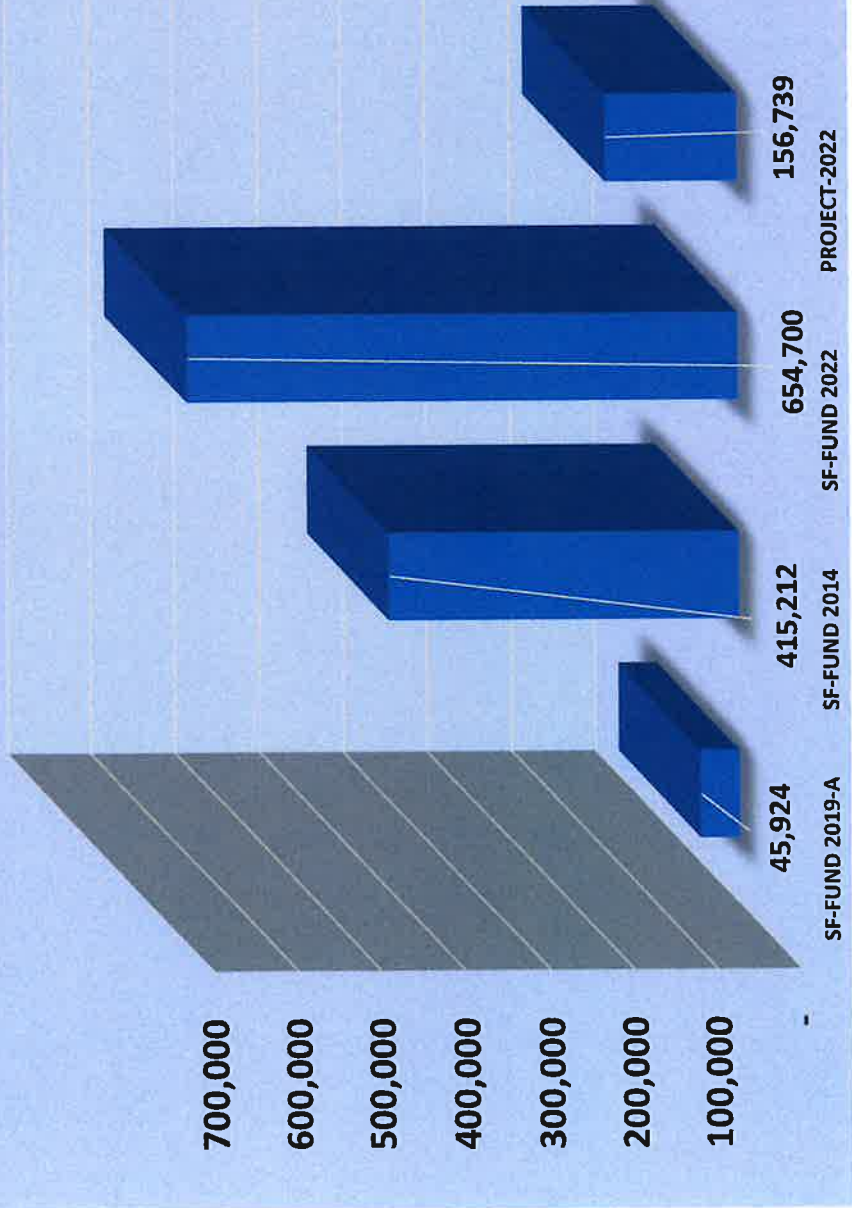
**HDA OPERATING
2024 CASH SUMMARY**



**HAPEVILLE DEVELOPMENT AUTHORITY
SINKING FUNDS
CASH SUMMARY**

	MARCH 2025	
SF-FUND 2019-A	\$	45,924
SF-FUND 2014		415,212
SF-FUND 2022		654,700
PROJECT-2022		156,739
TOTAL	\$	1,272,576

RESTRICTED FUNDS

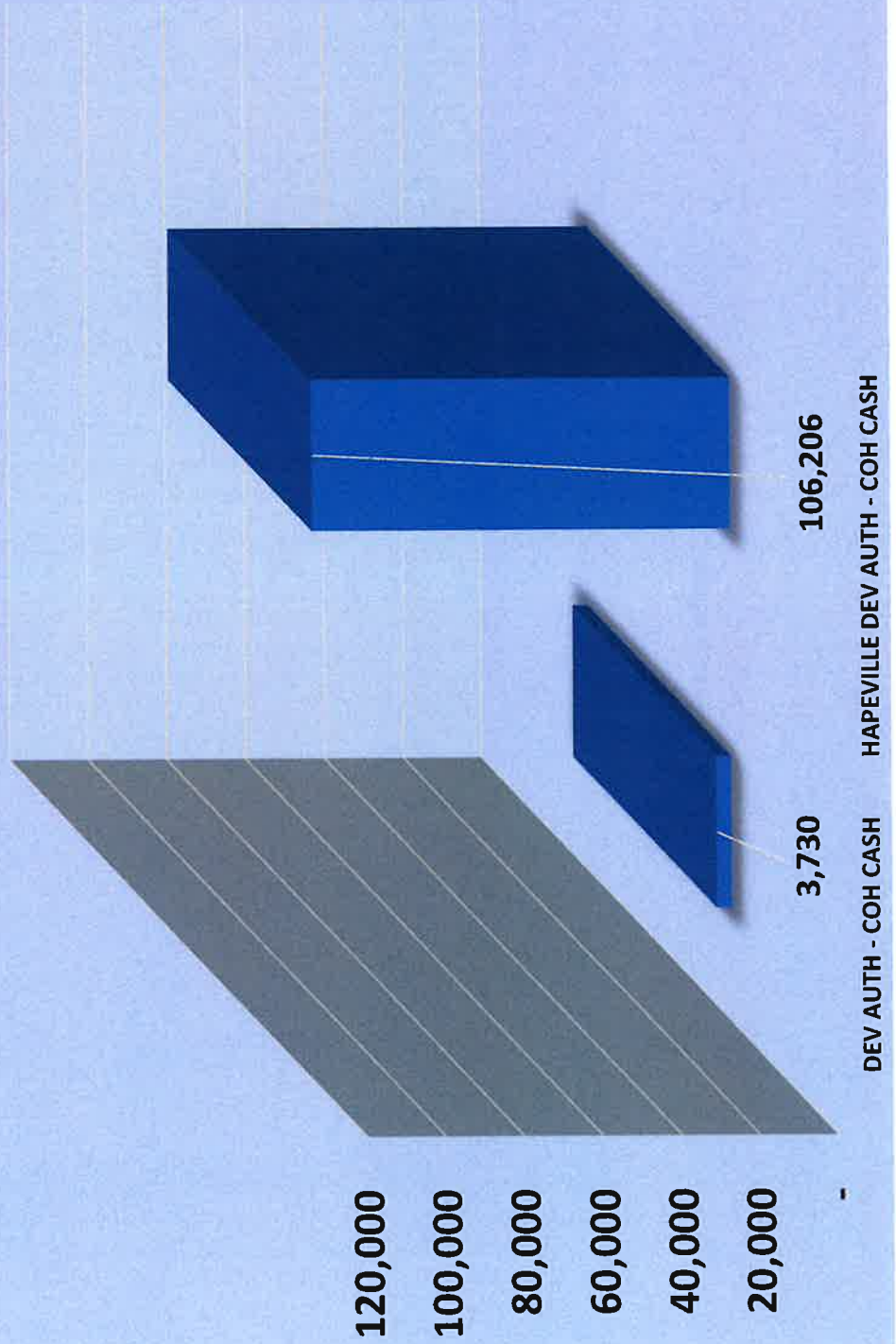


**HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING CASH SUMMARY**

**MARCH
2025**

DEV AUTH - COH CASH	\$ 3,730
HAPEVILLE DEV AUTH - COH CASH	106,206
TOTAL	\$ 109,936

UNRESTRICTED FUNDS



CITY OF HAPEVILLE
BALANCE SHEET
AS OF: MARCH 31ST, 2025

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY (	21,448.63)
295-0-0000-111109	Cash Project-HDA-(2022 Bond)	156,739.25
295-0-0000-111114	Cash - Sinking Fd - 2014	415,212.33
295-0-0000-111118	Cash- Dev Auth-COH	3,730.26
295-0-0000-111120	Cash -- Hapeville Dev Auth	106,206.02
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	654,700.00
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	45,924.36
295-0-0000-111125	Regions - Sinking Fund 2014	57.56
295-0-0000-112800	N/R - 625 N Central - Short	9,017.04
295-0-0000-112801	Note Receivable - 625 N Centra	58,559.74
295-0-0000-112810	Lease Receivable	2,682,074.26
295-0-0000-116201	Property and Land	99,873.00
295-0-0000-116202	Delta Property - Land & Bldg	67,998.00
295-0-0000-116208	Dearborn Plaza Property	406,314.01
295-0-0000-117400	Buildings & Improvements	2,264,641.59
295-0-0000-117410	Accumulated Depreciation (	99,078.07)
295-0-0000-119100	Loss on Issuance 2019 Bond Ser	5,965.83
		<u>6,856,486.55</u>
TOTAL ASSETS		<u>6,856,486.55</u>
LIABILITIES		
=====		
295-0-0000-121101	AP -Other	1,000.00
295-0-0000-122404	Accrued Interest on 2014 Bds	20,873.50
295-0-0000-122407	Accrued Int - 2019 Ser A Bonds	1,671.33
295-0-0000-122409	Accrued Int - 2022 Ser Bond	19,550.00
295-0-0000-125100	Due to General Fund	2,453,398.53
295-0-0000-125599	Bonds Payable - Short term	280,000.00
295-0-0000-125600	Bonds Pay (ST)-Contra (	280,000.00)
295-0-0000-125605	Series 2014 A1 W-S Cap Proj	2,324,950.00
295-0-0000-125606	Series 2014 A1 - Gen Fd Proj	350,050.00
295-0-0000-125607	Bonds Payable 2019 A (City)	600,000.00
295-0-0000-125609	Bonds Payable 2022 Bd (HDA)	3,400,000.00
295-0-0000-125700	Deferred Inflow-TowerCom	2,532,210.28
TOTAL LIABILITIES		<u>11,703,703.64</u>
EQUITY		
=====		
295-0-0000-134200	Fund Balance	(5,098,156.08)
TOTAL BEGINNING EQUITY		(5,098,156.08)
TOTAL REVENUE		496,709.59
TOTAL EXPENSES		<u>245,770.60</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		250,938.99
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(4,847,217.09)
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		<u>6,856,486.55</u>

295-DEVELOPMENT AUTHORITY
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	0	2.23	12.59	0.00 (	12.59)	0.00
MISC REVENUE	0	10,278.41	44,197.00	0.00 (	44,197.00)	0.00
OTHER FINANCING SOURCES	0	117,500.00	452,500.00	0.00 (	452,500.00)	0.00
TOTAL REVENUES	0	127,780.64	496,709.59	0.00 (	496,709.59)	0.00
<u>EXPENDITURE SUMMARY</u>						
Operating Expense	0	59.98	359.59	0.00 (	359.59)	0.00
SUPPLIES & MINOR EQPT	0	0.00	245,411.01	0.00 (	245,411.01)	0.00
DEBT SERVICE	0	59.98	245,770.60	0.00 (	245,770.60)	0.00
TOTAL Operating Expense	0	59.98	245,770.60	0.00 (	245,770.60)	0.00
TOTAL EXPENDITURES	0	127,720.66	250,938.99	0.00 (	250,938.99)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0					

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 50.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>INVESTMENT INCOME</u>						
295-0-0000-361100 Interest on Note	0	2.23	12.59	0.00	12.59	0.00
TOTAL INVESTMENT INCOME	0	2.23	12.59	0.00	12.59	0.00
<u>CONTRIBUTIONS</u>						
<u>MISC REVENUE</u>						
295-0-0000-381001 Rental Income	0	4,000.00	7,000.00	0.00	7,000.00	0.00
295-0-0000-381100 Mortgage Income	0	1,140.00	6,840.00	0.00	6,840.00	0.00
295-0-0000-381101 Cell Tower Lease - MPA	0	3,293.60	19,288.14	0.00	19,288.14	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,844.81	11,068.86	0.00	11,068.86	0.00
TOTAL MISC REVENUE	0	10,278.41	44,197.00	0.00	44,197.00	0.00
<u>OTHER FINANCING SOURCES</u>						
295-0-0000-395108 Trf from GF-2019A	0	12,814.99	64,074.91	0.00	64,074.91	0.00
295-0-0000-395114 Trf from GF-2014	0	11,250.00	39,375.00	0.00	39,375.00	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	14,685.01	73,425.09	0.00	73,425.09	0.00
295-0-0000-395514 Trf fr W&S -2014	0	78,750.00	275,625.00	0.00	275,625.00	0.00
TOTAL OTHER FINANCING SOURCES	0	117,500.00	452,500.00	0.00	452,500.00	0.00
<u>TOTAL REVENUE</u>	0	127,780.64	496,709.59	0.00	496,709.59	0.00

295-DEVELOPMENT AUTHORITY
 DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 50.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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CONTRACTED SERVICES

SUPPLIES & MINOR EQPT

295-5-7520-531200 Bank Charges	0	59.98	359.59	0.00	(359.59)	0.00
TOTAL SUPPLIES & MINOR EQPT	0	59.98	359.59	0.00	(359.59)	0.00

CAPITAL OUTLAYS > \$5000

DEPRECIATION & AMORT

OTHER COSTS (NOC)

DEBT SERVICE

295-5-7520-582208 Int Exp - 2019A Bonds	0	0.00	145,014.01	0.00	(145,014.01)	0.00
295-5-7520-582400 Int Exp - 2014 Bonds	0	0.00	41,747.00	0.00	(41,747.00)	0.00
295-5-7520-583400 Int Exp - 2022 Bond	0	0.00	58,650.00	0.00	(58,650.00)	0.00
TOTAL DEBT SERVICE	0	0.00	245,411.01	0.00	(245,411.01)	0.00

INTERFUND TRANSACTIONS

TOTAL Operating Expense	0	59.98	245,770.60	0.00	(245,770.60)	0.00
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TOTAL EXPENDITURES

	0	59.98	245,770.60	0.00	(245,770.60)	0.00
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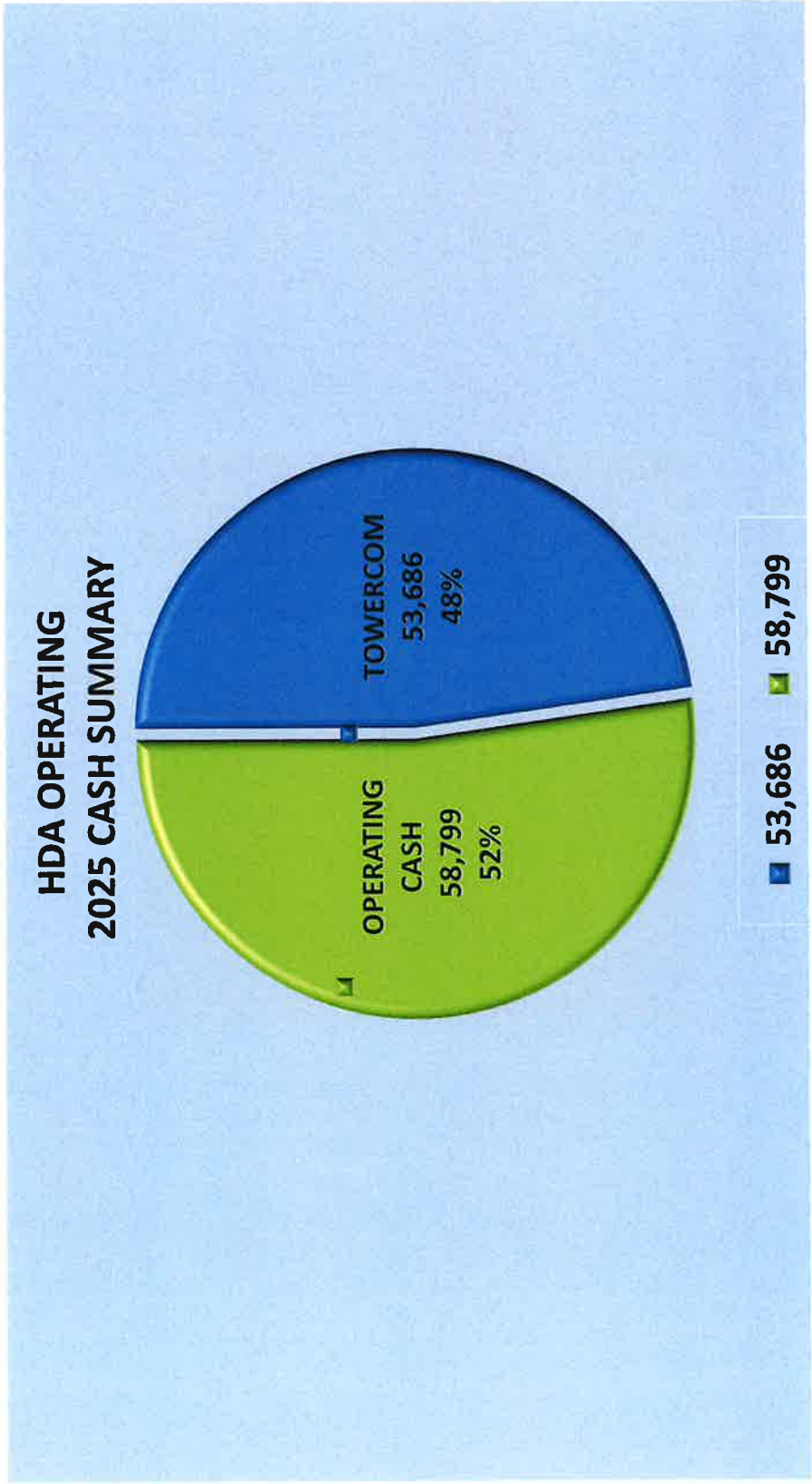
REVENUE OVER/(UNDER) EXPENDITURES

	0	127,720.66	250,938.99	0.00	(250,938.99)	0.00
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**HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT**

**APRIL
2025**

TOWERCOM (Transfer Due to City)	\$ 53,686
OPERATING CASH BALANCE (HDA)	58,799
TOTAL	\$ 112,485

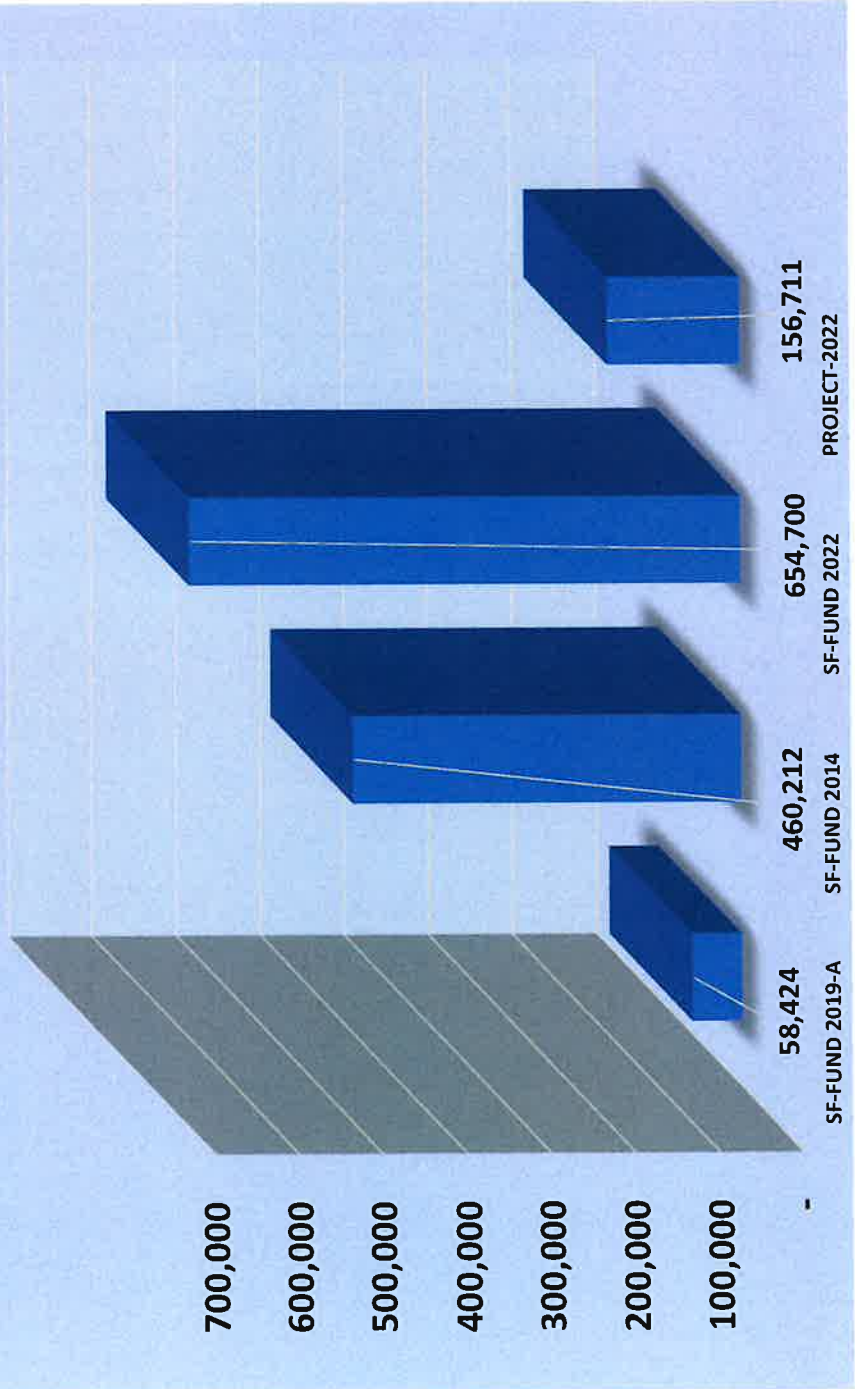


**HAPEVILLE DEVELOPMENT AUTHORITY
SINKING FUNDS
CASH SUMMARY**

**APRIL
2025**

SF-FUND 2019-A	\$ 58,424
SF-FUND 2014	460,212
SF-FUND 2022	654,700
PROJECT-2022	156,711
TOTAL	\$ 1,330,047

RESTRICTED FUNDS

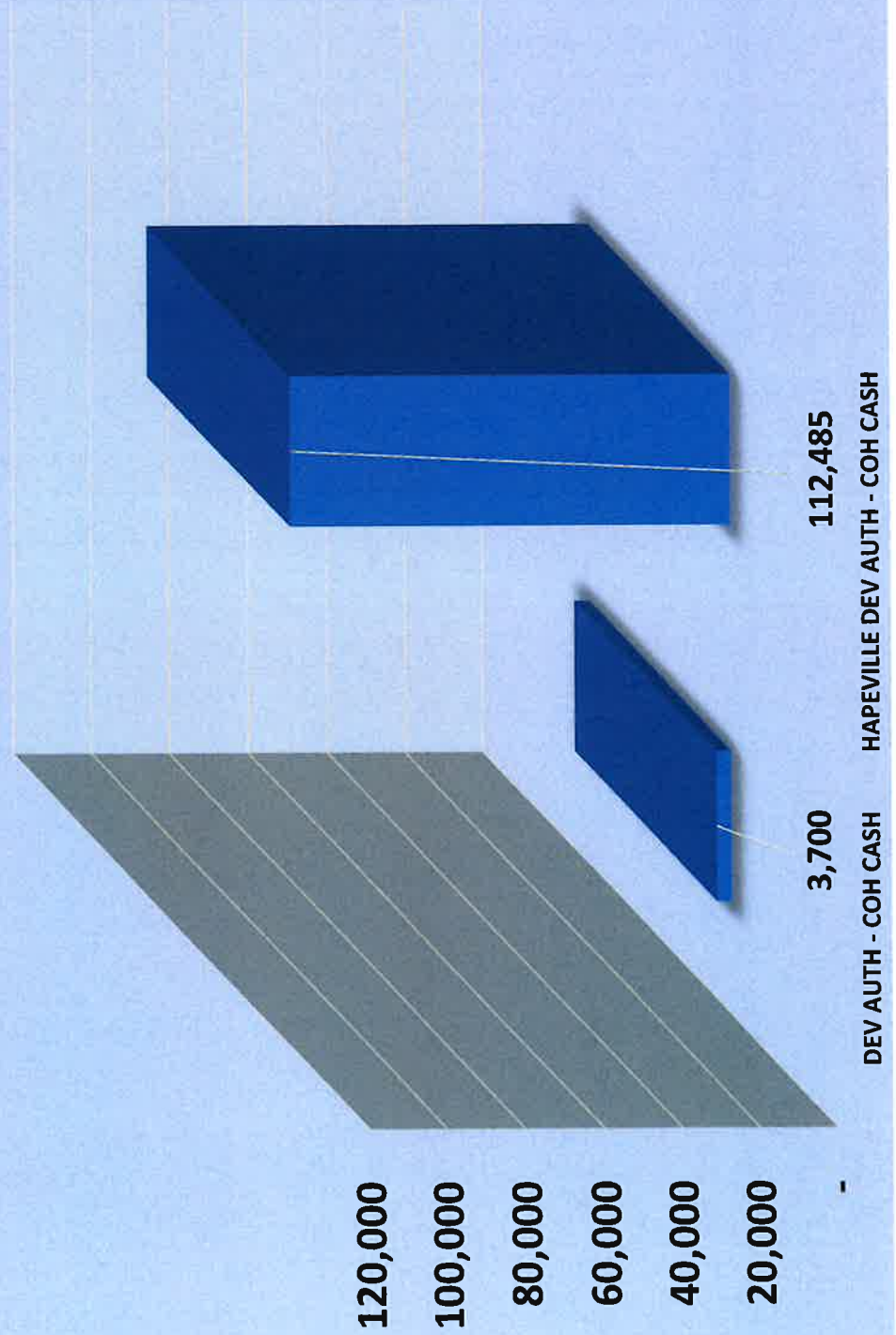


**HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING CASH SUMMARY**

**APRIL
2025**

DEV AUTH - COH CASH	\$ 3,700
HAPEVILLE DEV AUTH - COH CASH	112,485
TOTAL	\$ 116,186

UNRESTRICTED FUNDS



295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY (	21,448.63)
295-0-0000-111109	Cash Project-HDA-(2022 Bond)	156,710.54
295-0-0000-111114	Cash - Sinking Fd - 2014	460,212.33
295-0-0000-111118	Cash- Dev Auth-COH	3,700.35
295-0-0000-111120	Cash -- Hapeville Dev Auth	112,485.32
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	654,700.00
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	58,424.36
295-0-0000-111125	Regions - Sinking Fund 2014	57.56
295-0-0000-112800	N/R - 625 N Central - Short	9,813.04
295-0-0000-112801	Note Receivable - 625 N Centra	57,774.74
295-0-0000-112810	Lease Receivable	2,677,104.00
295-0-0000-116201	Property and Land	99,873.00
295-0-0000-116202	Delta Property - Land & Bldg	67,998.00
295-0-0000-116208	Dearborn Plaza Property	406,314.01
295-0-0000-117400	Buildings & Improvements	2,264,641.59
295-0-0000-117410	Accumulated Depreciation (	99,078.07)
295-0-0000-119100	Loss on Issuance 2019 Bond Ser	5,965.83
		<u>6,915,247.97</u>
TOTAL ASSETS		6,915,247.97
		=====
LIABILITIES		
=====		
295-0-0000-121101	AP -Other	1,000.00
295-0-0000-122404	Accrued Interest on 2014 Bds	20,873.50
295-0-0000-122407	Accrued Int - 2019 Ser A Bonds	1,671.33
295-0-0000-122409	Accrued Int - 2022 Ser Bond	19,550.00
295-0-0000-125100	Due to General Fund	2,453,398.53
295-0-0000-125599	Bonds Payable - Short term	280,000.00
295-0-0000-125600	Bonds Pay (ST)-Contra (	280,000.00)
295-0-0000-125605	Series 2014 Al W-S Cap Proj	1,829,950.00
295-0-0000-125606	Series 2014 Al - Gen Fd Proj	350,050.00
295-0-0000-125607	Bonds Payable 2019 A (City)	460,000.00
295-0-0000-125609	Bonds Payable 2022 Bd (HDA)	3,400,000.00
295-0-0000-125700	Deferred Inflow-TowerCom	2,511,696.00
TOTAL LIABILITIES		<u>11,048,189.36</u>
EQUITY		
=====		
295-0-0000-134200	Fund Balance	(4,447,601.06)
TOTAL BEGINNING EQUITY		(4,447,601.06)
TOTAL REVENUE		560,490.18
TOTAL EXPENSES		<u>245,830.51</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		314,659.67
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(4,132,941.39)
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		6,915,247.97
		=====

CITY OF HAPEVILLE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2025

295-DEVELOPMENT AUTHORITY
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	0	2.18	14.77	0.00 (	14.77)	0.00
MISC REVENUE	0	6,278.41	50,475.41	0.00 (	50,475.41)	0.00
OTHER FINANCING SOURCES	0	57,500.00	510,000.00	0.00 (	510,000.00)	0.00
TOTAL REVENUES	0	63,780.59	560,490.18	0.00 (	560,490.18)	0.00
<u>EXPENDITURE SUMMARY</u>						
Operating Expense	0	59.91	419.50	0.00 (	419.50)	0.00
SUPPLIES & MINOR EQPT	0	0.00	245,411.01	0.00 (	245,411.01)	0.00
DEBT SERVICE	0	59.91	245,830.51	0.00 (	245,830.51)	0.00
TOTAL Operating Expense	0	59.91	245,830.51	0.00 (	245,830.51)	0.00
TOTAL EXPENDITURES	0	63,720.68	314,659.67	0.00 (	314,659.67)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	63,720.68	314,659.67	0.00 (	314,659.67)	0.00

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2025

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
295-0-0000-361100 Interest on Note	0	2.18	14.77	0.00	14.77	0.00
TOTAL INVESTMENT INCOME	0	2.18	14.77	0.00	14.77	0.00
CONTRIBUTIONS						
MISC REVENUE						
295-0-0000-381001 Rental Income	0	0.00	7,000.00	0.00	7,000.00	0.00
295-0-0000-381100 Mortgage Income	0	1,140.00	7,980.00	0.00	7,980.00	0.00
295-0-0000-381101 Cell Tower Lease - MPA	0	3,293.60	22,581.74	0.00	22,581.74	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,844.81	12,913.67	0.00	12,913.67	0.00
TOTAL MISC REVENUE	0	6,278.41	50,475.41	0.00	50,475.41	0.00
OTHER FINANCING SOURCES						
295-0-0000-395108 Trf from GF-2019A	0	5,824.99	69,899.90	0.00	69,899.90	0.00
295-0-0000-395114 Trf from GF-2014	0	5,625.00	45,000.00	0.00	45,000.00	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	6,675.01	80,100.10	0.00	80,100.10	0.00
295-0-0000-395514 Trf fr W&S -2014	0	39,375.00	315,000.00	0.00	315,000.00	0.00
TOTAL OTHER FINANCING SOURCES	0	57,500.00	510,000.00	0.00	510,000.00	0.00
TOTAL REVENUE	0	63,780.59	560,490.18	0.00	560,490.18	0.00

295-DEVELOPMENT AUTHORITY
 DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 58.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>CONTRACTED SERVICES</u>						
<u>SUPPLIES & MINOR EQPT</u>						
295-5-7520-531200 Bank Charges	0	59.91	419.50	0.00	419.50	0.00
TOTAL SUPPLIES & MINOR EQPT	0	59.91	419.50	0.00	419.50	0.00
<u>CAPITAL OUTLAYS > \$5000</u>						
<u>DEPRECIATION & AMORT</u>						
<u>OTHER COSTS (NOC)</u>						
<u>DEBT SERVICE</u>						
295-5-7520-582208 Int Exp - 2019A Bonds	0	0.00	145,014.01	0.00	145,014.01	0.00
295-5-7520-582400 Int Exp - 2014 Bonds	0	0.00	41,747.00	0.00	41,747.00	0.00
295-5-7520-583400 Int Exp - 2022 Bond	0	0.00	58,650.00	0.00	58,650.00	0.00
TOTAL DEBT SERVICE	0	0.00	245,411.01	0.00	245,411.01	0.00
<u>INTERFUND TRANSACTIONS</u>						
TOTAL Operating Expense	0	59.91	245,830.51	0.00	245,830.51	0.00
TOTAL EXPENDITURES	0	59.91	245,830.51	0.00	245,830.51	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	63,720.68	314,659.67	0.00	314,659.67	0.00

