



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 9, 2026 6:00 PM

AGENDA

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
 - Charlotte Rentz
 - Derrick Booker
 - David Burt
 - Lee Duke
 - Lorenne Fey
 - Ellen Free
 - Christine Reid
 - Thomas Schaefer
 - Charlita Varner
- 3. PUBLIC COMMENTS:**
- 4. APPROVAL OF MINUTES:**
 - 4.I. August 12, 2026
- 5. APPROVAL OF FINANCIAL STATEMENT:**
- 6. OLD BUSINESS:**
 - 6.I. 2025-2026 Workplan
 - 6.II. Fall Gallery Crawl
- 7. NEW BUSINESS:**
 - 7.I. Board Retreat
 - 7.II. Fundraising Ideas
- 8. ANNOUNCEMENT(S):**
- 9. NEXT MEETING:**
 - 9.I. October 7, 2026
- 10. ADJOURN:**

Hapeville Main Street Board of Directors Meeting
August 12, 2026, at 6:00 PM

Present: Charlotte Rentz, Lorene Fey, Ellen Free, David Burt, Christine Reid, Charlita Varner, Thomas Schaefer, Nikki Cales, Natalie Carner

Absent: Lee Duke, Derrick Booker

Guest: Todd Mack, Trey Carlisle

Call to Order

- Charlotte Rentz called the meeting to order at 6:12 PM and welcomed all Board members and guests.

Roll Call

Charlotte Rentz- *Present*

Derrick Booker- *Present*

David Burt- *Present*

Lee Duke- *Absent*

Lorene Fey- *Present*

Ellen Free- *Present*

Christine Reid- *Present*

Thomas Schaefer- *Absent*

Charlita Varner- *Absent*

Approval of Minutes

- A motion was made by Ellen Free to approve July 8, 2026 minutes. Christine Reid seconded the motion. Carried 5; 0 Abstained.

Approval of Financial Statements

- The Board will wait to approve financial statements until further notice.

OLD BUSINESS:

2025-2026 Workplan

- Nikki Cales gave a brief update of the financials that are reported on the 2025-2026 Workplan to include amount spent and the remaining budget. The next fiscal year begins October 1, 2026.

Board Committees & Goals

- The board agreed to table this discussion and discuss at the retreat.

Arts Proposals

- Following the review of Artsy Elaine's proposal for mural work on the Glasswing Studio, the board would like to move forward and pay the design fee. We will be applying for the Cultural Facilities Grant to assist in funding.
- For the Glasswing Studio, we would like to move forward with commissioning and installing a mosaic sign showcasing the new studio name and branding.
- Following the review of Lola Okunola's proposal, the board would like to move forward with working with her for a public art piece. There will be an interactive art activity during the Gallery Crawl and Corner Tavern fundraising will help fund the piece.
- Following the review of Dashboard's proposal, the board would like to inquire about T.W. Pilar and Lillian Blades for the October Gallery Crawl.
- Natalie Carner presented the proposal for the Hapeville Art Circuit which is a rotating sculpture program that will be presented to council.

David Burt motioned to allocate \$2500 to fund Lola Okunola's public art project. Ellen Free seconded. All approved.

NEW BUSINESS:

Fall Gallery Crawl

- Christine Reid will reach out to Yay Beignet to see if they would be interested in participating in the Gallery Crawl as a food vendor.
- We will be moving forward with booking musicians ourselves for the event.
- The board is interested in having a hotdog cart as well.

Board Retreat

- The board would like to host the 2026-2027 retreat in Chatanooga, TN on September 11. Nikki Cales will send an email to all board members to confirm that this date and location works for everyone.

Next Meeting –

- **September 9th at 6:00 PM**

Announcements

None.

Public Comments

Todd Mack and Trey Carlisle presented the idea to collaborate to the board. Their organization, Music in Common, hosts FODfest annually and was interested in hosting it in conjunction with the Fall Gallery Crawl.

Ellen Free motioned to table the offer from Music in Common. Seconded by Derrick Booker. All Approved.

Adjourn

A motion was made by David Burt and seconded by Derrick Booker to adjourn August 12, 2026 meeting. All approved. The meeting was adjourned at 8:10 pm.

Charlotte C. Rentz, President

Nikki Cales, Secretary

Gallery Crawl, October 10

TASKS:

- Exhibition locations
 - Corner Tavern
 - Impossible Moon Bookshop
 - Lat Johns?
 - Academy Theatre
 - 2000 AD
 - Beer Girl
 - Coffeeman?
 - Folk Art
 - Buttersweet Bakery
 - Cranford Realty?
 - ATL Glassworks
 - Martino White
 - Methodist Church Gallery
 - Arts Alley container
 - Jess lucas park container
 - Christ church and carriage house (depot)
 - MNX parking lot
 - Hapeville Depot Museum
- Book music
 - No music has been booked yet
 - Corner Tavern will have music in their beer garden
 - Folk Art?
 - Academy Theatre?
- Book artists for exhibitions
 - Angie Hamilton
 - Adam Su Sole
 - Kandus Johnson
 - K. Ross
 - Michele Busby
- Book alcohol vendor for depot plaza
 - Will reach out to Brass Tap
- WM Events: waiting for quote
- Interactive Art Activities
 - Lola Okunola in Corner Tavern Beer Garden
 - Freeside in sam hape plaza?

- Iron Pour in MNX Parking lot
 - Selling scratch blocks. Presales online and sales during the event
 - ATL Metal Works will have a speaker to play music
- Coordinate with Goat Farm Satellite.
 - Waiting to hear back to see if any artists are interested in hosting open studios
- Dashboard Installation: this may not be a possibility for this event
- Artist for the Fauxto Booth
 -
- Yay beinget's?
- Prizes for passport?
- Booking entertainment from Read Twins
- Move photobooth

HAPEVILLE HALF-IRON CHALLENGE

A Signature Multi-Sport Fundraising Event — Hapeville, Georgia

Hapeville is uniquely positioned to host a world-class, Iron Man-style triathlon fundraiser — built entirely on partnerships with three exceptional local venues already in our backyard. This one-day event combines swimming, cycling, and motorsport-inspired racing into a signature community fundraiser that showcases Hapeville as a premier Atlanta-area destination.

THE COURSE: THREE ICONIC HAPEVILLE VENUES

LEG	VENUE	EXPERIENCE
SWIM	Swimmerman Swim School	Open-water-style timed swim leg in Swimmerman's brand-new Hapeville facility, with certified instructors on deck for safety and wave-start coordination.
BIKE	Outback Bikes – Hapeville Hub (Kate Rockett)	Community cycling leg staged from the Hapeville Hub, with rental and demo bikes available so every participant — owner or not — can ride.
RACE	Porsche Experience Center Atlanta	Finale lap on the 1.6-mile South Track or 1.3-mile West Track — a true once-in-a-lifetime finish line for a fundraising event.

WHY THIS WORKS FOR HAPEVILLE

- All three venues are within Hapeville city limits — a genuine 'hometown' story, not a rented location.
- Built-in brand appeal: Porsche, a growing swim brand, and a beloved local bike shop each bring their own following.
- Media-friendly finish line: crossing onto a professional race track is a strong visual hook for press and social coverage.
- Scalable formats: full relay teams, solo entrants, or a shorter 'Sprint' version for first-time participants.

FUNDRAISING MODEL

- Entry fees: individual and 3-person relay team registration.
- Title & leg sponsorships: separate sponsor packages for Swim, Bike, and Race legs.
- Local business sponsor tiers with signage, vendor booths, and finish-line branding.
- Optional spectator ticket / VIP track-side viewing package at the PEC finish.

BUDGET SNAPSHOT & ASKS OF THE BOARD

LINE ITEM	COST	BOARD ASK
Venue coordination & booking (all 3 sites)	TBD — pending outreach	Board approval to begin venue conversations
Event insurance & safety staffing (lifeguards, EMS, marshals)	Est. required	Confirm liability coverage & waivers
Timing, registration platform & swag	Est. required	Approve vendor selection
Marketing & sponsor package design	Est. required	Approve sponsorship tier structure
Net proceeds to mission	Goal: majority of net revenue	Set fundraising target for board approval

Prepared for Board Review | Next Step: Approve venue outreach & set target event date