

Hapeville Development Authority
3444 N. Fulton Avenue
Hapeville, GA 30354
June 4, 2020
6:30PM

Minutes

1. Call to Order: The meeting was called to order by Chairman Bradbury at 6:32PM at 3444 N. Fulton Avenue, Hapeville, GA 30354.
2. Roll Call:
 - Katrina Bradbury
 - Matt Morrison
 - Alan Hallman – absent
 - J. Allen Poole
 - Tania Wismer - absent
 - James Newton
 - John Stalvey
 - Kayla Fortner – videoconferenced in
 - Susan Bailey – videoconferenced in
3. Approval of Minutes – February 6, 2020
MOTION: J. Allen Poole made a motion to approve the minutes as published, Matt Morrison seconded. Motion carried 7-0.
4. Financial Report – Chairman Bradbury went over the financial report stating the mortgage income and cell tower payments had been received. Miscellaneous revenue in the amount of \$1373.26 was in question. Chairman Bradbury said she would find out about it. Also, the report showed the property maintenance fee and bank charge. Mr. Poole recommended since the fiscal year ends on June 30, after collecting the June payments that HDA writes the check to the City and get it done by June 30th. Chairman Bradberry said she would get with the City Manager to schedule this.
5. Old Business - none
6. New Business
 - 6.I Update on Design for 748 Virginia Avenue
David Burt said items 6.I, 6. II, and 6.III are all together. He said they didn't want to wait and do nothing with the project. So, they received proposals from architects and interviewed the five most qualified. The least expensive architect was selected. He said he had met with the City Manager and the HDA Chairman to discuss. First phase is about \$8,000; second phase would be design and development at \$20,100, and then the third phase is the construction document. The architects did a lot of research and found that it was most likely an art deco gas station in the 1950s. In the 70s, it had a new prototype. We need to figure out how to make the decision, do we go back to the original or do we rebuild the 1970's version and add on to it. Mr. Burt is trying to get a consensus from HDA and will then present at the Council meeting for their consensus. Consensus of the HDA is to go with the art deco version. Mr. Burt said the architects said, it will save money going with the art deco version.

6.II Update on Environmental Remediation for 748 Virginia Avenue

Mr. Burt said if we tell the state we are working on it, they'll be ok with that. Now that we know about it, we cannot tear it down and we can't get brownfield money.

6.III Consideration and Action on Design Development and Construction for 748 Virginia Avenue not to Exceed \$20,100

MOTION: J. Allen Poole made a motion to approve the design development and construction for 748 Virginia Avenue not to exceed \$20,100, John Stalvey seconded. Motion carried 7-0.

7. Economic Development Update

David Burt gave an update on the Willingham property saying the project is amazing and great. They will close in July. He said the City Planner doesn't see a problem. The contract was extended via an amendment and they have no plans of not doing it. The way the contract is written, we should be protected if the economy gets worse.

Mr. Burt said that David Hewitt had started construction and his budget is higher than he had planned it to be.

8. Public Comments – none

9. Executive Session – none

10. Adjourn -

MOTION: John Stalvey made a motion to adjourn at 7:24PM, J. Allen Poole seconded. Motion carried 7-0.

Respectfully submitted,

Katrina Bradbury, Chairman

Crystal Griggs-Epps, City Clerk