AGENDA
Main Street Board of Directors Meeting
January 8, 2020 at 6PM
CITY HALL CONFERENCE ROOM
3468 N. Central Avenue, Hapeville, GA 30354

Mission Statement: The mission of the Hapeville Main Street Program is to promote, facilitate, enhance and encourage quality growth and development in Downtown Hapeville while preserving the City's historic character.

I. **Call to Order**

II. **Guest Welcome/Public Comments**

III. **Approval of Minutes**

IV. **Approval of Financial Statements**

V. **Old Business**

- Mural Project, Fund Request (Update)
- Bylaws
- Project Reports
- Election of Officers

VI. **New Business**

- Partnership with Hapeville Arts Alliance
- Creative Crosswalks
- Meet & Greet Event

VII. **Announcements**

VIII. **Next Meeting – Wednesday, February 12, 2020 – 6PM**

IX. **Adjourn – 7:30PM**

Hapeville Main Street Board of Directors Meeting
December 11, 2019 at 6:00 pm
Hapeville City Hall Conference Room

Present: Charlotte Rentz, Alexia Ryan, Ellen Free, Lorenne Fey, Susan Bailey, David Burt, James Newton, Melanie Rabb, and Bianca Howard (City Staff)

Absent: Michael Gibbs

Guests: Natalie Swafford, Nikki Foxx, and Tania Wismer

Call to Order

- Charlotte Rentz called the meeting to order at 6:06PM and welcomed all Board members and City Staff.

Guest Welcome/Public Comments

- Charlotte Rentz welcomed all guests. Board members and staff introduced themselves.

Approval of Minutes

- A motion was made by James Newton to approve November 13, 2019, minutes. Ellen Free seconded and all approved.

Approval of Financial Statement

- A motion was made by David Burt and seconded by James Newton to approve the Financial Statement for the period ending November 30, 2019.

Old Business

- Derr Robinson Exhibit/Agreement – Charlotte Rentz distributed the expenses from this project and the postcards chosen for this project. There was an agreement drafted for the artists, awaiting Exhibit B, which will then be presented to Derr Robinson for signature. The funding for Gorilla Marketing may come from Tourism Product Development.
- Project Reports – Board Members were able to look at the Corner Tavern Facebook posting/pictures of the Christmas Tree at Corner Tavern Tinsel Towne.
- Bylaws – Charlotte Rentz asked Bianca Howard what requests were made for the Legal Team to review, which was the number of Board members, Removal of Board Members, and Conflict of Interest. Bianca Howard also spoke to Jessica Reynolds of Georgia Department of Community Affairs (DCA) to review the conflict of interest, which appropriate changes were made based on her recommendations. There were still many concerns about conflict of interest. David Burt suggested the definition in the bylaws replace personal benefit with direct financial benefit. Alexia Ryan suggested looking at O.C.G.A. for a definition of conflict of interest and to refer readers to the

O.C.G.A. when things are in question. Charlotte Rentz asked Bianca Howard to send the Board an email with the findings. If the Board still needs clarity, David Burt will provide some writing/comments to which Bianca Howard can have the Legal Team clarify. Charlotte Rentz entertained a motion to approve all changes to the Bylaws except for Article IV, Conflict of Interest. Ellen Free motioned to approve all changes except for Conflict of Interest, Article IV and David Burt seconded the motion. All approved.

New Business

- 2020 Meeting Calendar – November 2020 meeting will be cancelled due to it falling on Veteran's Day. The Board decided to wait closer to the time to see if we need to reschedule November 2020 meeting.
- 2019 Board Appointment- James Newton turned in his resignation, effective December 11, 2019. Susan Bailey nominated Vanessa West for the open Board position. Alexia Ryan nominated Tania Wismer. Nominations dissolved and discussion continued. Susan Bailey suggested inviting them to another Board meeting so that the Board can meet them. Susan Bailey stated that the Main Street Board has a big-time commitment and that prospective Board members need to be aware. Melanie Rabb suggested doing a Meet & Greet before the February meeting. Susan Bailey suggested developing a list of commitments to send out to prospective Board members and if they are still interested once informed, they can participate in the Meet & Greet. Susan Bailey motioned to hold applications until February 2020 and Ellen Free seconded that motion. Charlotte Rentz stated that if no one was chosen by February 2020 she will appoint a member to the Board. Tentatively, the Board's Meet & Greet will be either February 3rd or 5th from 6-7PM at the Academy Theatre.
- Mural Project, Fund Request – The City applied for a grant with the National Endowment of Art (NEA) with an original budget of $50,000. We received temporary a $10,000 grant from NEA, pending additional documents that was submitted, making the 1:1 match $20,000. Scaling back the original budget to about $32,000. The mural is planned to be painted on the east wall of Inn City Suites, which is the wall facing opposite of 85S. David Burt asked if there was a rending, which Bianca Howard replied there will be a community listening session which is where the artist will get her inspiration from to design the mural. Lorenne Fey asked how much is the requested fund from Main Street in which Bianca Howard replied $10,000. The building is within the Main Street Boundaries. Susan Bailey expressed concerned about not putting it on the wall facing the highway. Bianca Howard confirmed that the artist is aware the design will go through two City Boards and Council, including the Main Street Board. Bianca Howard stated that Raj Patel has verbally agreed to the easement and the idea of a mural, but the agreement has not been signed. The Main Street Board expressed concerned with spending money and Raj Patel not agreeing to the official design. Bianca Howard stated that Yehimi Cambron, the artist, plans to complete this in March 2020. Susan Bailey asked why Main Street must pay for part of the project instead of the City paying for the additional expenses. Bianca Howard said which side of the wall the mural is on can be discussed with the artist and property owner. Susan Bailey and James Newton also expressed concern about the type of art Ms. Cambron plans to put on the building considering the subject matter of art Ms. Cambron does. There is concerned about spending money and the art is rejected by Raj Patel. Alexia Ryan asked if there were other potential buildings in which Bianca Howard stated there is only one definite

building but because of its location and the restricted view, the artist did not want to use that building. Alexia Ryan asked if we could vote on the mural pending design. David Burt said the Board should have more involvement if that amount of money is going to be taken out of the budget. Bianca Howard said that the listening session was written within the grant and that Ms. Cambron frequently reaches out to the community to create inspiration behind her murals. Therefore, the Main Street Board can and will be involved with the design process. Ellen Free moved to delay action for fund request and Susan Bailey seconded that motion. Alexia Ryan opposed motion.

Announcements

- Merchant Mixer – Hapeville, December 12, 2019 at the Academy Theatre
- Lorenne Fey announced the weekend play at the Academy Theatre; there will be the Mantra band New Years' Eve, which Lorenne is asking for sponsorships for the band

Adjourn

- A motion was made by James Newton and seconded by Susan Bailey to adjourn the meeting. Charlotte Rentz adjourned the meeting at 8:08PM.

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Charlotte C. Rentz, President Secretary

City of Hapeville
Statement of Revenues & Expenditures
With Budget Comparisons
Main Street Department
Six Month Ended December 31, 2020

	Current Month	**6 Month Ended 31-Dec-20**	**Annual Budget**	**Over (Under)**
Revenues:				
MS Donations	70	70	0	0
Expenditures:				
Professional	-	594	-	(594)
Festivals	0	5,193	25,000	19,807
Advertising	0	0	250	250
Printing & binding	0	200	2,650	2,450
Travel	0	0	200	200
Dues & fees	0	98	350	252
Education & training	0	0	1,000	1,000
Contract Labor	90	90	-	(90)
Supplies	0	260	200	(60)
Other supplies	0	0	300	300
Site improvements	0	0	15,050	15,050
	0	0	0	0
Total Expenditures	**$90**	**6,435**	**45,000**	**38,565**

Transactions: (1)
Supply Reimbursement for Ellen Free

100-GENERAL FUND
DEPARTMENT - MAIN STREET

% OF YEAR COMPLETED: 50.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES						
100-5-7550-511400 Vacation	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-511500 Sick	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-511600 Holiday	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTED SERVICES						
100-5-7550-521200 Professional	0	0.00	593.75	0.00	(593.75)	0.00
100-5-7550-521300 LCI Grant Expenses	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-521309 Art Grant-Fulton Count	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-522000 Festivals	25,000	0.00	5,193.09	0.00	19,806.91	20.77
100-5-7550-522100 ARC - Sharing Our Stor	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-523200 Communications	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-523300 Advertising	250	0.00	0.00	0.00	250.00	0.00
100-5-7550-523400 Printing & Binding	2,650	0.00	200.00	0.00	2,450.00	7.55
100-5-7550-523500 Travel	200	0.00	0.00	0.00	200.00	0.00
100-5-7550-523600 Dues & Fees	350	0.00	98.00	0.00	252.00	28.00
100-5-7550-523700 Education & Training	1,000	0.00	0.00	0.00	1,000.00	0.00
100-5-7550-523850 Contract Labor	0	90.35	90.35	0.00	(90.35)	0.00
TOTAL CONTRACTED SERVICES	29,450	90.35	6,175.19	0.00	23,274.81	20.97
SUPPLIES & MINOR EQPT						
100-5-7550-531100 Supplies	200	0.00	260.00	0.00	(60.00)	130.00
100-5-7550-531400 Books & Periodicals	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-531600 Small Equipment<5000	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-531700 Other Supplies	300	0.00	0.00	0.00	300.00	0.00
TOTAL SUPPLIES & MINOR EQPT	500	0.00	260.00	0.00	240.00	52.00
CAPITAL OUTLAYS > $5000						
100-5-7550-541200 Site Improvements	15,050	0.00	0.00	0.00	15,050.00	0.00
100-5-7550-542300 Furniture & Fixtures	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-542400 Computers	0	0.00	0.00	0.00	0.00	0.00
100-5-7550-542410 Technology	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAYS > $5000	15,050	0.00	0.00	0.00	15,050.00	0.00
OTHER COSTS (NOC)						
100-5-7550-579000 Contingencies	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER COSTS (NOC)	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAIN STREET	45,000	90.35	6,435.19	0.00	38,564.81	14.30

CF124

100-5-7550-523850
Christmas Tree Decorations

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770-478-9990
STORE MGR STEVEN_B_MANLOVE@HOMEDEPOT.COM

0114 00062 46375 12/05/19 01:36 PM
SELF CHECKOUT

029944551096 300L REEL <A>
300L LED REEL - MINI CLEAR
2@18.88 37.76
048307010452 TWISTS <A>
8" PLASTIC TWIST
2@3.48 6.96
044882425384 25 FT CORD <A> 30.97
12/3 25' HUSKY EXTENSION CORD

SUBTOTAL 75.69
SALES TAX 6.06
TOTAL $81.75
XXXXXXXXXXXX1240 DEBIT
USD$ 81.75
AUTH CODE 581931
AID A0000000980840 US DEBIT

0114 62 46375 12/05/2019 6425

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/04/2020

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DID WE NAIL IT?

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Opine en español

www.homedepot.com/survey

User ID: H88 93153 93101
PASSWORD: 19605 93039

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

See back of receipt for your chance to win $1000 ID #:7N88B32FS37G

Walmart

SUPERCENTER
404-460-6177 Mgr:RHONDA BROCKINGTON
844 CLEVELAND AVENUE
EASTPOINT GA 30344
ST# 06998 OP# 002207 TE# 06 TR# 02173
RD PLD G EDG 072722347435 7.98 X
FUZZY STICKS 076594018234 ~~0.97 X~~
GV WATER 007874235191 F ~~0.80 R~~
GV WATER 007874235191 F ~~0.80 R~~
RED/GLD BALL 076487823462 7.48 X retnd
SUBTOTAL 18.03
TAX 1 7.750 % 1.27
TAX 2 3.750 % 0.06
TOTAL 19.36
VISA TEND 19.36
**** **** **** 1240 I 0
US DEBIT
APPROVAL # 021733
REF # 1042000314
TRANS ID - 309342622579576
VALIDATION - JTCV
PAYMENT SERVICE - E
AID A0000000980840
TC 7890FF85A72A693A
TERMINAL # SC010364
*NO SIGNATURE REQUIRED
12/08/19 12:17:42
CHANGE DUE 0.00
ITEMS SOLD 5
TC# 7956 5285 7930 1417 4411

12/08/19 12:17:42
CUSTOMER COPY
Scan with Walmart app to save receipts

owed $8.60 incl TAX

MAIN Street expenses: for participation in Corner Tavern Tinsel Town.
EXPENSES for LIGHTS, CORD, DECORATIONS, etc
TO BE REIMBURSED to:

SUBMITTED 12/11/2019

Mural Project, Fund Request (Update)

- An overview of the work of Yehimi Cambron, artist chosen to conduct a community listening session, followed by a mural for InCity Suites

YEHIMI CAMBRÓN

yehimicambron@gmail.com | 678.536.7215 | yehimicambron.com (under construction)

EDUCATION

2014 BA *cum laude*, Studio Art, Agnes Scott College, Decatur, GA

EXPERIENCE

2017-Present Muralist, Atlanta, Georgia

2017-Present Teacher, Art Department, Cross Keys High School, DeKalb County School District, Brookhaven, GA

2017-18 Professional Development Facilitator, Teach for America Summer Institutes, Regional and National

2015-17 Teacher, Unidos Dual Language School, Clayton County Public Schools, Forest Park, GA

2015 Corps Member, Teach for America, Metro Atlanta

HONORS & AWARDS

2018 Selected Artist, *Off the Wall: Atlanta's Civil Rights & Social Justice Journey,* WonderRoot and Atlanta Super Bowl Host Committee, Atlanta, Georgia

2018 Recipient*, Laura Patricia Calle Grant,* Living Walls, The City Speaks, Atlanta, Georgia

2018. Recipient, *The 50 Most Influential Latinos in Georgia*, Georgia Hispanic Chamber of Commerce, Atlanta, Georgia

2018 Recipient, *Seed Capital for Micro-Entrepreneurs*, Latino Community Fund, Atlanta, Georgia

2018 Recipient, *Outstanding Individual Award*, Green Card Voices, Minneapolis, MN

2018 *Author and Advisor*, *Green Card Youth Voices: Immigration Stories from an Atlanta High School*, Atlanta, GA

2014 Recipient, *Art DepARTment Award*, Agnes Scott College, Decatur, GA

2014 Grand Prize Winner, *Portraits with Purpose: Immigrant and Refugee Youth in the U.S. South*, Grantmakers Concerned with Immigrants and Refugees, Sebastopol, CA

2013 Outstanding Individual of the Year, Mundo Hispanico Newspaper, Atlanta, GA

2010 Scholarship Recipient, Goizueta Foundation, Agnes Scott College, Decatur, Georgia

ENGAGEMENT

2018 Participant, *Ni Aquí Ni Allá* Art Exhibit, Atlanta, GA

2018 Organizer, Phone Bank: Calls and Sandwiches for the Dream Act at my *Education is Liberation Monarch* Mural, Atlanta, GA

2018 President, Cross Keys Foundation, Brookhaven, GA

2016-19 Director, DACA Alumni Board, Teach for America, National

2013-17 Director, Cross Keys Foundation, Brookhaven, GA

2013 Co-Organizer, Group Art Exhibit*: Coming Out of the Shadows: Documenting the Undocumented*, Georgia State University, Atlanta, GA

PUBLIC SPEAKING

2019 Panelist, *MLK Day of Leadership & Service Panel*, Agnes Scott College, Decatur, GA

2018 Guest Artist, *Art as Resistance: Workshop and Exhibit*, The Center for Hispanic Excellence: La Casa Latina, University of Pennsylvania, Philadelphia, PA

2018 Panelist, Cultivating Hispanic Leadership Conference, Georgia Hispanic Chamber of Commerce, Atlanta, GA

2018 Panelist, Hosted by Latinas Unidas y Combatiendo la Educacion Secundaria & Black and Optimistic Women, Oglethorpe University for National Women's History Month,

2018 Presenter, *Activism, Art, and Education*, Green Card Youth Voices Immigrant Author Summit, Minneapolis, MN

2017 Presenter, *Creating an Emergency Plan for Yourself*, DACA Immigration and Education Convening, Teach for America, Chicago, IL

2017 Panelist, Coretta Scott King and Dr. Martin Luther King Jr. Alum Panel: *They Tried to Bury Us. They Didn't Know We Were Seeds*, Agnes Scott College, Decatur, GA

2016 Co-Presenter, *Undocumented: The Art of Breaking Silence*, Facing Race: A National Conference, Atlanta, GA

2016 Panelist, *Harnessing the Talent of DACA and Unauthorized Students at the K-12 Level*, Center For American Progress, Washington, DC
2014 Closing Keynote Speaker, Latino Youth Leadership Conference, Latin American Association, Atlanta, GA
2014 Presenter, *Spring Annual Research Conference*, Agnes Scott College, Decatur, GA
2013 Gallery Talk, *Material Witness*, Dalton Art Gallery, Agnes Scott College, Decatur, GA
2012 Panelist, GALEO Institute for Leadership, Georgia Association of Elected Officials, Atlanta, GA
2012 Panelist, Leadership Atlanta, Atlanta, GA

COMISSIONS & COLLABORATIONS

2018-Present Portrait Series for the Gué Pardué Hudson Center for Leadership and Service, Agnes Scott College, Decatur, GA
2018 Illustrator, *Green Card Youth Voices: Stories from an Atlanta High School*
2017 Indoor Mural Collaboration, Steven Tyler's Janie's House, Douglassville, GA
2017 *Change for Good* Mural, Banyan Communications, Clarkston, GA
2017 *Education is Liberation Monarch* Mural, *The BuHi Walk*, Living Walls, The City Speaks and We Love BuHi, Atlanta, GA
2015 Collaboration with Bridget Roosa, Sabbatical, Associate Professor of Dance and Director of Dance Studies

MEDIA APPEARANCES

2019 Sports Illustrated, video featuring murals for *Off the Wall* initiative
2019 ESPN México, video featuring murals for *Off the Wall* initiative
2019 *El Mensaje en Otros* Muros, Nuestro Mundo CNN, CNN en Español, live interview
2019 Despierta America, Edición Digital, and Fusión (Univisión TV programs), live interviews via Skype
2019 Univision Deportes, video featuring murals for *Off the Wall* initiative
2019 *La Mexicana que pinto Atlanta para el Super Bowl*, CNN en Español, video feature
2019 11 Alive News, Untold Atlanta with Matt Pearl, video featuring murals for *Off the Wall* initiative
2019 *These giant murals will share Atlanta's Civil Rights history with Super Bowl visitors*, CNN
2019 *Brookhaven Teacher tackles Civil Rights legacy with Super Bowl murals*, Brookhaven Reporter
2019 *Public Art Initiative Showcases Social Issues Ahead of Super Bowl LIII*, WABE
2019 *Art of Gold: Through her murals around the city, artist Yehimi A. Cambrón Álvarez is bringing Atlantans together,* Jezebel | Modern Luxury Magazine
2018 *For Super Bowl LIII, 30 fresh murals are being painted around Atlanta: Off the Wall exhibit will feature works highlighting the city's civil rights legacy*, Curbed Atlanta
2018 *WonderRoot's Off the Wall mural project calls on local artists to put civil rights front and center*, Atlanta Magazine
2018 *Super Bowl Art Initiative,* CBS 46
2018 Cover Story, *Atlanta Through Artist's Eyes, Series of murals will tell Atlanta's story to those who visit for Super Bowl LIII*, Atlanta Business Chronicle
2018 *The bittersweet stories of Atlanta's DACA recipients*, Atlanta Magazine
2018 *Education is Liberation Monarch: We Are All Immigrants* Mural featured in *Seven Works of Art that Explore Race in America*, Atlanta Magazine
2018 *Immigration debate rages with DeKalb teacher's fate in the balance*, Atlanta Journal Constitution
2018 MLK Video Highlighting Yehimi Cambron's Story, FWD.us
2017 *20,000 DACA teachers at risk—and your kids could feel the fallout, too*, USA Today
2017 *DACA – An Interview with Yehimi Cambron*, Atlanta Journal Constitution
2017 *Monarch mural on Buford Highway a symbol for all immigrants, says artist*, Brookhaven Reporter
2017 *Repeal of Obama-Era Immigration Plan Could Affect Some Atlanta Teachers,* WABE
2016 Author of signature, *Leadership as Service to Others,* Agnes Scott The Magazine
2012 *Undocumented: An art student's difficult path to college and the American Dream*, Cover Story, Agnes Scott The Magazine

Bylaws

- Current Bylaws attached, along with suggested language for Article IV, Conflict of Interest

BYLAWS FOR THE CITY OF HAPEVILLE, GEORGIA MAIN STREET PROGRAM

Adopted July 20, 2004

Amended July 18, 2005, September 19, 2005, January 26, 2009, December 27, 2017, August 22, 2018, December 11, 2019

Hapeville Main Street Board of Directors Mission Statement:

"The mission of the Hapeville Main Street Program is to promote, facilitate, enhance and encourage quality growth and development in Downtown Hapeville while preserving the City's historic character."

Hapeville Main Street Board of Directors Vision Statement:

"To provide an exceptional quality of life for the citizens and guests of Hapeville through a vibrant downtown and cultural district while preserving the community's history."

Hapeville Main Street Board of Directors Goals and Objectives:

1. The Main Street Board of Directors will promote the downtown area.
    a. Increase the number and quality of promotional material and events.
    b. Solicit media coverage for the downtown area.
2. The Main Street Board of Directors will enhance the attractiveness of the downtown area.
    a. Encourage historic building rehabilitations and façade improvements.
    b. Increase downtown signage and landscaping.
3. The Main Street Board of Directors will support the economic restructuring in the downtown.
    a. Launch an effective business recruitment and retention strategy.
    b. Encourage Historic District designation.

ARTICLE I

Formation of Board

Section 1. Creation/Sponsors – These bylaws are instituted for the City of Hapeville's local Main Street Program Board hence referred to as the Hapeville Main Street Board of Directors. These bylaws are the initial instrument in the organization and development of the Hapeville Main Street Program. These bylaws are derived from the Georgia Department of Community Affairs' Office of Downtown Development's Main Street Program suggestions for a local Main Street Board that reports to City Council.

Section 2. Purpose - The purposes for the Program are to stimulate downtown/neighborhood business district revitalization in Hapeville through organization (using the Community Transformative Strategies), economic vitality (encouraging cooperation and building leadership in the business community), promotion (creating a positive downtown image for living, shopping, and investing), and design (improving downtown appearance).

Section 3. Program Area - The Program area shall be that the geographic area indicated on the attached map [Exhibit A].

ARTICLE II

Board of Directors

Section 1. Number, Selection, Term - The Hapeville Main Street Board of Directors shall consist of nine (9) members, with three (3) members serving the following officer positions: President, Vice President, Treasurer and Secretary. Each member shall serve a three (3) year term. The Board shall have a minimum of five (5) members at all times. Upon expiration of the three (3) year term, a member may immediately re-apply and be re-appointed as a member of the Board.

Officers, President, Vice President, and Treasurer and Secretary, shall serve a one-year term in those positions. Terms for all members and officers shall run January to January. All Board officers shall be required to attend Main Street 101 Training within their first year of service as an officer. It is required that all Board members attend training during their first year of service.

It is desirable that any President serve as a Board member for a minimum of one year prior to taking office. However, in the event no candidate can be found with that experience, the Board may elect a President who has served as a Board member for at least six (6) months and who has formal training in at least one Main Street Program seminar, and at least one of the following:

1. At least one year of active service as a Main Street volunteer,
2. At least one year of service as a member of the Hapeville Development Authority, -
3. At least one year of service as an elected City Council member; or
4. Previous fiscal and/or managerial experience.

Section 2. Qualifications of Board Members - Persons selected for appointment to the Board by Board members shall have interests and/or experience in economic revitalization of downtown areas or in historic preservation and be willing to actively participate.

Section 3. Board Authority - The Board's function is to provide leadership, advice and guidance to the City Council, the Development Authority, the local Main Street Manager, his/her staff and designated committee volunteers.

The Board must formulate an annual work plan and budget. Budgetary funding must consist of funding from the City Council, fundraising efforts, in-kind donations and other sources.

Section 4. Removal and Vacancy - If a vacancy occurs in the Board (other than a vacancy resulting from the normal expiration of a term of office) by death, resignation, removal or incapacity, the President of the Board, within six (6) months shall appoint a new member to fill the vacancy pending the approval by a majority of the existing Board. Any officer or Board member may be removed from his or her position by a two-thirds majority vote of the Board. Board members absent for three or more regular Board meetings in a calendar year, without reasonable excuse, shall be removed from the Board, effective the date of the next Regular Board meeting. The validity of the excuses shall be determined by a majority of the Board.

Section 5. Officer Elections - The officers of the Board shall be selected by Board members and appointed at the annual meeting. Officers shall consist of a:

1. President, whose duties include chairing all meetings of the Board, acting as a representative of the Board in functions requiring representation, and acting as a liaison with the Main Street Manager in facilitating the goals of the Program
2. Vice President, who shall assume all duties outlined for the President in his/her absence
3. Treasurer, who shall keep record of all income and expenses for the Main Street budget. Under the City Manager, the current Main Street Manager may serve as Treasurer. The Treasurer can be a non-voting member of the Board and may not be counted towards the presence of a quorum
4. Secretary, whose duties include recording the minutes at meetings of the Board, presenting said minutes to the President for review and acceptance by the Board, and maintaining Program records that result from Board meetings. The current Main Street Manager may serve as Secretary. The Secretary can be a non-voting member of the Board and may not be counted towards the presence of a quorum.

Section 6. Committees - The Board may, from time to time, create such ad hoc committees as are necessary to fulfill its functions in carrying out the purposes of the Program.

ARTICLE III

ADVISORY BOARD MEETINGS

Section 1. Annual Meeting - An annual meeting of the Board shall be held in each calendar year at such time and place as may be determined by the Main Street Manager and the President of the Board, for the purposes of electing officers. An annual meeting shall be considered a regular meeting.

Section 2. Regular Meetings - Regular meetings of the Board shall be held in accordance with State standards.

Section 3. Special Meetings - The Main Street Manager, President of the Board, or at least two members of the Board may call a special meeting of the Board.

Section 4. Quorum - A majority of the members of the Board shall be required in order to transact business. If a quorum is not present at any meeting of the Board, a majority of the members entitled to vote that are present shall adjourn the meeting until a quorum shall be present. The Treasurer shall not be counted towards the presence of a quorum.

Section 5. Notice - Written or electronic notice of every meeting of the Board stating the place, date, and hour of the meeting shall be given either personally or by mail/email to each member not less than seven (7) days before the date of the meeting. Attendance of a member at a meeting shall constitute a waiver of notice of such meeting and of all objections to the place, date, or hour of meeting, except when a member attends the meeting solely for the purpose of stating, at the beginning of the meeting, any such objection to the transaction of any business. Meetings and actions of the Board shall be fully subject to the provisions of the Georgia Open Records Act and public notice of meetings will be issued in a timely manner. Other interested parties shall be given such notice of meetings as the Main Street Manager and the Board shall deem appropriate.

Section 6. Voting - When a quorum is present at any meeting, the vote of a majority of the members present decides any question brought before such meeting, unless the question is one upon which the express provisions of law or these Bylaws require a different vote, in which case such express provisions shall govern and control. Each Board member shall at every meeting of the Board be entitled to one vote, except for the Treasurer who shall serve as a non-voting member of the Board.

ARTICLE IV

Conflict of Interest

Conflict of interest is a situation in which a person is in a position to derive direct financial benefit from actions or decisions made in their official capacity.

Section 1. Board members shall not use their position to influence the Board's decision or discussions where they have financial interest; or where there is an organizational responsibility or personal relationship interest which may result in a real or apparent conflict of interest.

Section 2. Board members shall disclose investments, interest in real property or business, and sources of income or gifts that may present a conflict of interest.

Section 3. The Board's determination of conflict of interest regarding a Board member's financial, organization or personal interest shall be final and not subject to review. All disclosures will be a part of the record.

Section 4. Members shall recuse themselves from any discussion or official action taken by the Board concerning any item in which he or she has a conflict of interest.

Section 5. No Member may vote upon or participate in deliberations of the Board of Directors with regard to any contract made or entered into by Main Street with any other body, agency, board, person or entity of which such Member is a member, officer, director, shareholder, partner, joint venture, employee, or independent contractor.

ARTICLE V

Hapeville Main Street Manager

Section 1. Overview - The Main Street Manager shall provide monthly reports in brief and a full written annual report to the Georgia Department of Community Affairs' Office of Downtown Development, the Board and to all committees. The Main Street Manager will also serve as a liaison between the State office, the Board and the committees.

ARTICLE VI

Amendments

Section 1. These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted by a two-thirds vote of the Board at any regular or special meeting. Written notice of any proposed amendment, alteration, or repeal of Bylaws must be delivered to members not less than seven days before the date of the meeting.

Amendments

1. AMENDMENT 2005-7-18.1

To amend Article II Section I to: "require all Board Officers to attend Main Street 101 Training within their first year of service as an officer and to highly recommend all board members attend training during their first year of service.

2. AMENDMENT 2005-9-19.2

To amend Article II Section 1 to: "It is desirable that any president serve as a board member a minimum of one year prior to taking office. However, in the event no suitable candidate can be found with that experience, the board may elect a president with at least six (6) months Main Street Board membership and formal training in at least one Main Street Program seminar, and at least one of the following:

1. At least one year of active service as a Main Street volunteer, or
2. A year of service as a member of the Hapeville Development Authority, or
3. A year of service as an elected City Council member

3. AMENDMENT 2009-1-26.3

To amend Article II, Section 1 to: "The Hapeville Main Street Board of Directors shall consist of 9 members, with 4 members serving the following officer positions: President, Vice President, Finance Chair and Secretary. Each member shall serve a three-year term. Upon expiration of the three-year term, a member may immediately re-apply and be re-appointed as a member of the Board. Each officer shall serve a one-year term. Terms for all members and officers shall run January to January.

All Board officers shall be required to attend Main Street 101 Training within their first year of service as an officer. It is highly recommended that all Board members attend training during their first year of service.

It is desirable that any President serve as a Board member for a minimum of one year prior to taking office. However, in the event no candidate can be found with that experience, the Board may elect a President who has served as a Board member for at least six (6) months and who has formal training in at least one Main Street Program seminar, and at least one of the following:

1. At least one year of active service as a Main Street volunteer, or
2. At least one year of service as a member of the Hapeville Development Authority, or
3. At least one year of service as an elected City Council member

To amend Article II Section 4 to: "If a vacancy occurs in the Board (other than a vacancy resulting from the normal expiration of a term of office), the President of the Board shall appoint a new member to fill the vacancy pending Board approval. Any officer or Board member may be removed from his or her position by a two-thirds majority vote of the Board. Board members absent for three or more Board meetings, without reasonable excuse, shall be removed from the Board."

To amend Article II Section 5 to: "Officer Elections. The officers of the Board shall be selected by Board members and appointed at the annual meeting." To amend Article II Section 5 C to: "Finance Chair, who shall keep record of all income and expenses for the Main Street budget. The current Main Street Manager, under the guidance of the City Finance Director, shall serve as the Finance Chair. The Finance Chair shall be a nonvoting member of the Board and shall not be counted towards the presence of a quorum." To amend Article III Section 2 to: "Regular Meetings. Regular meetings of the Board shall be held at least quarterly and when deemed necessary by the Main Street Manager, in conjunction with the President of the Board."

To amend Article III Section 4 to: "Quorum. A majority of the members of the Board shall be required in order to transact business. If a quorum is not present at any meeting of the Board, a majority of the members entitled to vote that are present shall adjourn the meeting until a quorum shall be present. The Finance Chair shall not be counted towards the presence of a quorum."

To amend Article III Section 6 to: "Voting. When a quorum is present at any meeting, the vote of a majority of the members present decides any question brought before such meeting, unless the question is one upon which the express provisions of law or these Bylaws require a different vote, in which case such express provisions shall govern and control. Each Board member shall at every meeting of the Board be entitled to one vote, with the exception of the Finance Chair who shall serve as a non-voting member of the Board."

To amend Article IV Section 3 to: "Members shall recuse themselves from any discussion or official action taken by the Board concerning any item in which he or she has a conflict of interest."

Article, VI Section 1.to: "These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted by a majority of the Board at any regular or special meeting. Written notice of any proposed amendment, alteration, or repeal of Bylaws must be delivered to members in advance of the meeting."

4. AMENDMENT 2017-11-29.4

To amend Hapeville Main Street Board of Directors Vision Statement to: "To provide an exceptional quality of life for the citizens and guests of Hapeville through a vibrant downtown and cultural district while preserving the community's history."

To omit, under Hapeville Main Street Board of Directors Goals and Objectives: "4. The Main Street Board of Directors will establish credibility.

a. Maintain an accurate record of the Main Street Program's past, present and future accomplishments.
    i. Submit month-end and annual reports to Department of Community Affairs and City Council.
    ii. Formulate a yearly budget and timeline for project implementation."

To omit the word advisory from Article I.

To omit Article 1, Section 2: "Purpose. The purposes for which this Board is created include:

1. Facilitate and encourage the development, redevelopment, and improvement of downtown areas in Hapeville, Georgia.
2. Support of local Main Street projects in the City by providing economic development, design assistance, business consultation, and monitoring.
3. Advise in selection of a Main Street Manager for the City.
4. Assist in the establishment and selection of local Main Street committees including, but not limited to: Downtown Design, Economic Restructuring, Promotion, Nomination and Parking/Transportation.
5. Promote historic preservation and planning in the downtown.
6. Utilize the Department of Economic Development as a resource center for the City in downtown revitalization techniques and to provide advice and technical assistance whenever possible to downtown property owners and tenants.
7. Attend, conduct and/or sponsor seminars and other educational programs concerning development, redevelopment and improvement of downtown areas.
8. Promote and encourage the implementation of more effective, comprehensive legislative and financing techniques and devices that will further the revitalization of downtown areas."

To insert Article I, Section 2 to: "*Section 2.* The purposes for the Program are to stimulate downtown/neighborhood business district revitalization in Hapeville through organization (using the Community Transformative Strategies), economic vitality (encouraging cooperation and building leadership in the business community), promotion (creating a positive downtown image for living, shopping, and investing), and design (improving downtown appearance).

To amend Article I, Section 3 to: "Program Area - The Program area shall be that the geographic area indicated on the attached map [Exhibit A]."

To amend in Article II, Section 1; Section 5 the title Finance Chair to Treasurer.

To amend in Article II, Section 3 to: "The Board's function is to provide leadership, advice and guidance to the City Council, the Development Authority, the local Main Street Manager, his/her staff and designated committee volunteers."

To amend Article II, Section 4 to: "*Removal* – If vacancy occurs in the Board (other than a vacancy resulting from the normal expiration of a term of office), the President of the Board shall appoint a new member to fill the vacancy pending Board approval. Any officer of Board member may be removed from his or her position by two-thirds majority vote of the Board. Board members absent for three or more Regular Board meetings in a calendar year, without reasonable excuse, shall be removed from the Board, effective the date of the next Regular Board meeting.

To amend in Article II, Section 5 the title Finance Chair to Treasurer.
To amend in Article II, Section 5 to: Secretary, whose duties include recording the minutes at meetings of the Board, presenting said minutes to the President for review and acceptance by the Board, and maintaining Program records that result from Board meetings. The current Main Street Manager may serve as Secretary. The Secretary can be a non-voting member of the Board and may not be counted towards the presence of a quorum

To amend Article III, Section 1 to: "*Annual Meeting* An annual meeting of the Board shall be held in each calendar year at such time and place as may be determined by the Main Street Manager and the President of the Board, for the purpose of electing officers. An annual meeting shall be considered a regular meeting."

To amend Article III, Section 2 to: "*Regular Meetings* - Regular meetings of the Board shall be held in accordance with State standards."

To amend Article III, Section 3 to: "*Special Meetings* – The Main Street Manager, President of the Board, or at least two members of the Board may call a special meeting of the Board."

To amend Article III, Section 4; Section 6 to change the title of Finance Chair to Treasurer.

To amend Article V, Section 1 to: "*Section 1. Overview* - The Main Street Manager shall provide monthly reports in brief and a full written annual report to the Georgia Department of Community Affairs' Office of Downtown Development, the Board and to all committees. The Main Street Manager will also serve as a liaison between the State office, the Board and the committees."

To amend Article VI, Section 1 to: "These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted by a two-thirds vote of the Board at any regular or special meeting. Written notice of any proposed amendment, alteration, or repeal of Bylaws must be delivered to members not less than seven days before the date of the meeting."

There has been a suggestion to review Dahlonega's DDA bylaws provided through georgiamainstreet.org, which reads:

Section 8. Business with a Director. The DDA may purchase from, sell to, borrow from, loan to, contract with, or otherwise do business with a director or any organization or person with which a director has a substantial interest or involvement provided the director: 1) disclose the interest in advance to the DDA and have such recorded in the minutes, 2) not be present at that portion of a DDA meeting during discussion or decision on the matter and 3) not participate in any DDA decision relating to the matter. A "substantial interest or involvement" shall mean any interest or involvement which reasonably may be expected to result in a direct financial benefit to such director, as determined by the DDA, whose determination shall be final and not subject to review.

Hapeville Main Street Board

Meet & Greet

Monday, February 3, 2020
6:00PM – 8:00PM

Academy Theatre

599 North Central Avenue

Hapeville, GA 30354

We want to meet you!

This event is opened to all who have applied or are interested in volunteering or serving on the Board.

For more information, contact Bianca Howard
bhoward@hapeville.org or 404-669-8269

City of Hapeville
www.hapeville.org

Organization

Marketing

Event Planning

Networking

Design