

Mayor and Council

And

Hapeville Development Authority
Special Called Meeting
700 Doug Davis Drive, Hapeville, GA 30354

November 5, 2020 6:30PM

Minutes

1. Call to Order: The meeting was called to order by Mayor Hallman at 6:33PM at 700 Doug Davis Drive, Hapeville, GA 30354.

2. Roll Call:

Alan Hallman
Mike Rast
Travis Horsley
Mark Adams
Chloe Alexander – arrived at 7PM

Katrina Bradbury
Matt Morrison
Alan Hallman
J. Allen Poole - absent
Tania Wismer – absent
James Newton
John Stalvey
Susan Bailey
Kayla Fortner

3. Welcome

4. New Business

4.1 Discussion on Use of Development Authority Property to Establish Entrepreneurial Small Business Short Term Rental Spaces

A discussion concerning the rental fee for the spaces took place. Ms. Bailey asked who would assume the debt and is the project doable with the retention pond there. Ms. Bailey added that there is already a parking issue. One of the concerns is that it'll be catering to a specific group and this is City-owned property.

Mr. Stalvey gave an example of using the Super A Mart since there is parking already and the City owns the building.

Ms. Bailey said if we do something like this, we would become landlords. Chairman Bradbury mentioned moving the retention pond and possibly selling the property. Mayor Hallman said the property is problematic. Vice Chair, Matt Morrison asked did we want to look at the land for something more purposeful. Ms. Bailey suggested tabling the item and do the retention pond first, then sell the property to get off hands or turn into a parking lot.

Alderman Rast said he has no position on it. It seems like a lot of obstacles to overcome.

Councilman Adams said Scott Allen was the primary source. Councilman Alexander said her and David Burt had talked about the potential project in 2017 and it came back to mind with WOW Sno. It's a good idea in general for land that is not in use. It could serve as an entry point for small businesses; however, she wouldn't suggest rent this low. She imagines \$600-700 for rent. It would be pedestrian centric and could be a positive impact. Third party company could be hired to handle the leases.

Economic Consultant, David Burt suggested that he do a full development budget where all questions would be answered. It might make since to do less; not remove the retention pond.

Vice Chair, Matt Morrison asked is it possible to use hotel/motel funds in conjunction with some of these ideas. Is there something we can use to draw people from the hotels? What is the best interest for the citizens?

HDA MOTION: John Stalvey made a motion to amend the agenda to take action, Matt Morrison seconded. Motion carried 7-0. John Stalvey made a motion to authorize David Burt to do a full developmental budget for the proposal, Mayor Hallman seconded. Motion carried 7-0.

COUNCIL MOTION: Councilman Alexander made a motion to authorize David Burt to do a full development budget for the proposal, Councilman Horsley seconded. Motion carried 4-0.

5. Public Comment – none

6. Adjourn

HDA MOTION: Susan Bailey made a motion to adjourn at 7:12PM, Vice Chair Matt Morrison seconded. Motion carried 7-0.

COUNCIL MOTION: Councilman Adams made a motion to adjourn, Alderman Rast seconded. Motion carried 4-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk