



HAPEVILLE DEVELOPMENT AUTHORITY

3468 N Fulton Ave,
Hapeville, GA 30354
City Hall 2nd Floor, Conference Room

December 16, 2021 6:30 PM

AGENDA

Katrina Bradbury
Chairman

Matt Morrison
Vice Chairman

Alan Hallman
Mayor

Cecilia Reme
Board member

J. Allen Poole
Board member

James Newton
Board member

John Stalvey
Board member

Kayla Fortner
Board member

Susan Bailey
Board member

1. CALL TO ORDER:

2. ROLL CALL:

Katrina Bradbury
Matt Morrison
Alan Hallman
Cecilia Reme
J. Allen Poole
James Newton
John Stalvey
Kayla Fortner
Susan Bailey

3. APPROVAL OF MINUTES:

- 3.I. Approval of Minutes: July 8, 2021, Meeting Minutes
- 3.II. Approval of Minutes: July 8, 2021 Executive Minutes
- 3.III. Approval of Minutes: September 16, 2021, Special Called Meeting Minutes.
- 3.IV. Approval of Minutes: September 16, 2021, Special Called Meeting Minutes Executive Minutes.

4. FINANCIAL REPORT:

5. OLD BUSINESS:

- 5.I. Action and Consideration for a letter to residents regarding Central Park.

6. NEW BUSINESS:

- 6.I. Discussion of New Hapeville Development Authority logo.
- 6.II. Action and Consideration to approve the 2022 meeting Schedule.

7. ECONOMIC DEVELOPMENT UPDATE :

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:

HAPEVILLE DEVELOPMENT AUTHORITY MEETING

700 Doug Davis Drive
Hapeville, GA 30354

July 8, 2021 6:30PM

MINUTES



1. CALL TO ORDER: by Chairman Bradbury at 6:34 PM

2. ROLL CALL:

- ✓ Katrina Bradbury, Chairman
- ✓ Matt Morrison, Vice Chairman
- ✓ Alan Hallman
- ✓ Cecilia Reme
- ✓ J. Allen Poole
- ✓ James Newton (*Entered meeting at 7:09*)
- ✓ John Stalvey
- ✓ Kayla Fortner
- ✓ Susan Bailey

3. WELCOME: Chairman Bradbury welcomed all to the July 8th Meeting.

4. 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 Morrison made a motion to go into recess at 6:36PM, Board member Poole seconded. **Motion carried 7-0.**

Board member Morrison made a motion to go into executive session at 6:37PM. Board member Poole seconded. **Motion carried 7-0.**

Board member Morrison made a motion to exit out of executive session and reconvene into the Council Meeting at 7:54 PM, Board member Poole seconded. **Motion carried 7-0.**

5. NEW BUSINESS:

5.I. Potential Property Discussion

Mr. Robert Fransen, President and Managing Partner for Coro Realty updated the board on the property located on Willingham site. Mr. Fransen stated that they are close to closing the construction phase and will use the same lender from the previous project. He Fransen hope is to close the construction phase by August. Once that is closed Cora will start the site work, which could take up to four months. He stated that all 25 townhomes will not start going up at once and typically they develop a little conservatively.

- **No Action was taken.**

Board member, Susan Bailey asked Chairman Bradbury to revisit the Central Park discussion.

MOTION: Board member Bailey made a motion to amend the agenda and to add Old Business section with agenda item: Discussion on Central Park, Board member Newton seconded. **Motion carried 8-0**

6. OLD BUSINESS:

6.I. Discuss on Central Park

Chairman Bradbury gave a brief synopsis to the Board members on what the concern was with regards to

the residents. Chairman Bradbury stated that there is city land adjacent to the neighborhood. The residents in the Central Park neighborhood are wanting that land to be a city sponsored park. However, the city can deem a park without it being for public use. Chairman Bradbury suggested that documentation be written giving the residents the option to have the land deed to them. A consent was agreed by the Board to have a letter drafted.

7. APPROVAL OF MINUTES: April 8, 2021, Meeting Minutes

MOTION: Board Member Stalvey made a motion to approve the minutes, Vice Chairman Morrison seconded. **Motion carried 8-0**

8. FINANCIAL REPORT: None

9. ECONOMIC DEVELOPMENT UPDATE: David Burt gave an update on the restaurant Paper planes and the property located on Virginia Ave. and S. Central.

10. PUBLIC COMMENT: None

11. ADJOURN:

MOTION: Vice Chairman Morrison made a motion to adjourn at 8:34PM, Board Member Poole provided the seconded. **Motion carried 8-0.**

Respectfully submitted,

Katrina Bradbury, Chairman

Sharee Steed, City Clerk



DEVELOPMENT AUTHORITY MEETING

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at <https://hapevillega.civicclerk.com/Web/Player.aspx?id=508&key=-1&mod=-1&mk=-1&nov=0>

September 16, 2021 6:30 PM

MINUTES

- 1. CALL TO ORDER:** by Chairman Bradbury at 6:32PM.
- 2. ROLL CALL:**
 - ✓ Katrina Bradbury, Chairman
 - ✓ Matt Morrison, Vice Chairman
 - ✓ Alan Hallman
 - ✓ Cecilia Reme (*Entered meeting at 6:45pm*)
 - ✓ J. Allen Poole
 - ✓ James Newton (*Entered meeting at 6:38pm*)
 - ✓ John Stalvey
 - ✓ Kayla Fortner
 - ✓ Susan Bailey
- 3. WELCOME:** Chairman Bradbury welcomed all to the September 16th Special-Called Meeting.
- 4. 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 Hallman made a motion to go into recess at 6:35PM, Board member Poole seconded. **Motion carried 6-0.**

Board member Morrison made a motion to go into executive session at 6:37PM. Board member Poole seconded. **Motion carried 6-0.**

Board member Morrison made a motion to exit out of executive session and reconvene into the Council Meeting at 7:27 PM, Board member Poole seconded. **Motion carried 8-0.**
- 10. ADJOURN:**

MOTION: Board Member Bailey made a motion to adjourn at 7:28PM, Board Member Poole provided the seconded. **Motion carried 8-0.**

Respectfully submitted,

Katrina Bradbury, Chairman

Sharee Steed, City Clerk

[Insert HDA or City Letterhead]

August ___, 2021

Akter Chowdhury
56 Central Park Dr.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

This property in particular consists of approximately 0.84 acres of undeveloped land nestled in between sixteen homes in the Central Park Neighborhood and can be directly accessed from Central Park Drive. Please see the enclosed map for further information about the property. The Authority is reaching out to you specifically to determine your interest in purchasing all or part of the Authority’s land, as your property located at 56 Central Park Drive adjoins the parcel. This is a unique opportunity for you to increase the acreage of your existing property.

We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

The Authority will be open to any reasonable offer, but will select offers that best accomplish: (1) a complete transfer of all remaining property; (2) the most protection from adverse consequence to non-participating land owners; and (3) market price (though this is the least important criteria, especially for those who satisfy the first two).

If you are interested in making an offer or would like to find out more information, please contact _____ at _____.

Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

James Benson
855 Peachtree St., N.E.,
Unit 1813
Atlanta, GA 30308-7413

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

This property in particular consists of approximately 0.84 acres of undeveloped land nestled in between sixteen homes in the Central Park Neighborhood and can be directly accessed from Central Park Drive. Please see the enclosed map for further information about the property. The Authority is reaching out to you specifically to determine your interest in purchasing all or part of the Authority’s land, as your property located at 54 Central Park Drive adjoins the parcel. This is a unique opportunity for you to increase the acreage of your existing property.

We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

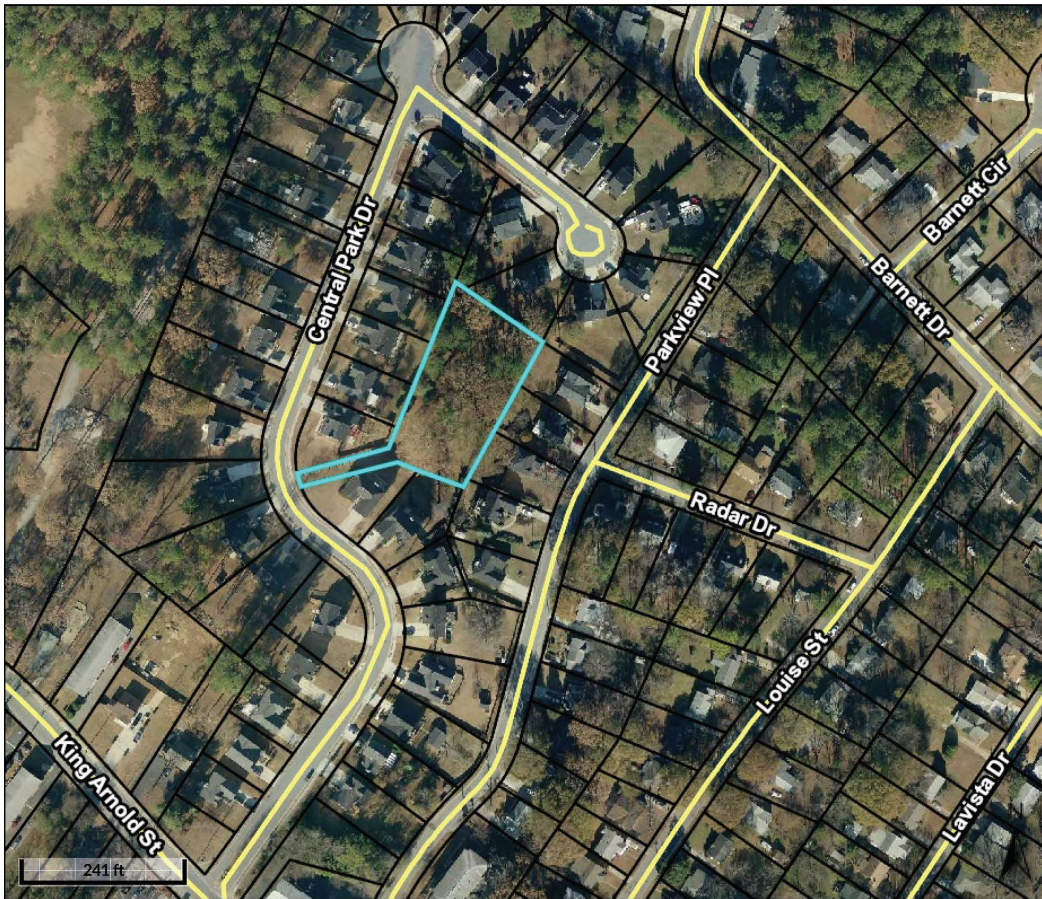
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Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

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- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Nhuha Huynh
6119 Crossbow Dr.
Columbus, GA 31907

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

This property in particular consists of approximately 0.84 acres of undeveloped land nestled in between sixteen homes in the Central Park Neighborhood and can be directly accessed from Central Park Drive. Please see the enclosed map for further information about the property. The Authority is reaching out to you specifically to determine your interest in purchasing all or part of the Authority’s land, as your property located at 52 Central Park Drive adjoins the parcel. This is a unique opportunity for you to increase the acreage of your existing property.

We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

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If you are interested in making an offer or would like to find out more information, please contact _____ at _____.

Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Kim Hang Huynh
50 Central Park Dr.
Atlanta, GA 30354-4132

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

This property in particular consists of approximately 0.84 acres of undeveloped land nestled in between sixteen homes in the Central Park Neighborhood and can be directly accessed from Central Park Drive. Please see the enclosed map for further information about the property. The Authority is reaching out to you specifically to determine your interest in purchasing all or part of the Authority’s land, as your property located at 50 Central Park Drive adjoins the parcel. This is a unique opportunity for you to increase the acreage of your existing property.

We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

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Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Michael Carie
48 Central Park Dr.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

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We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

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If you are interested in making an offer or would like to find out more information, please contact _____ at _____.

Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Leann Lovas
46 Central Park Dr.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

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We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

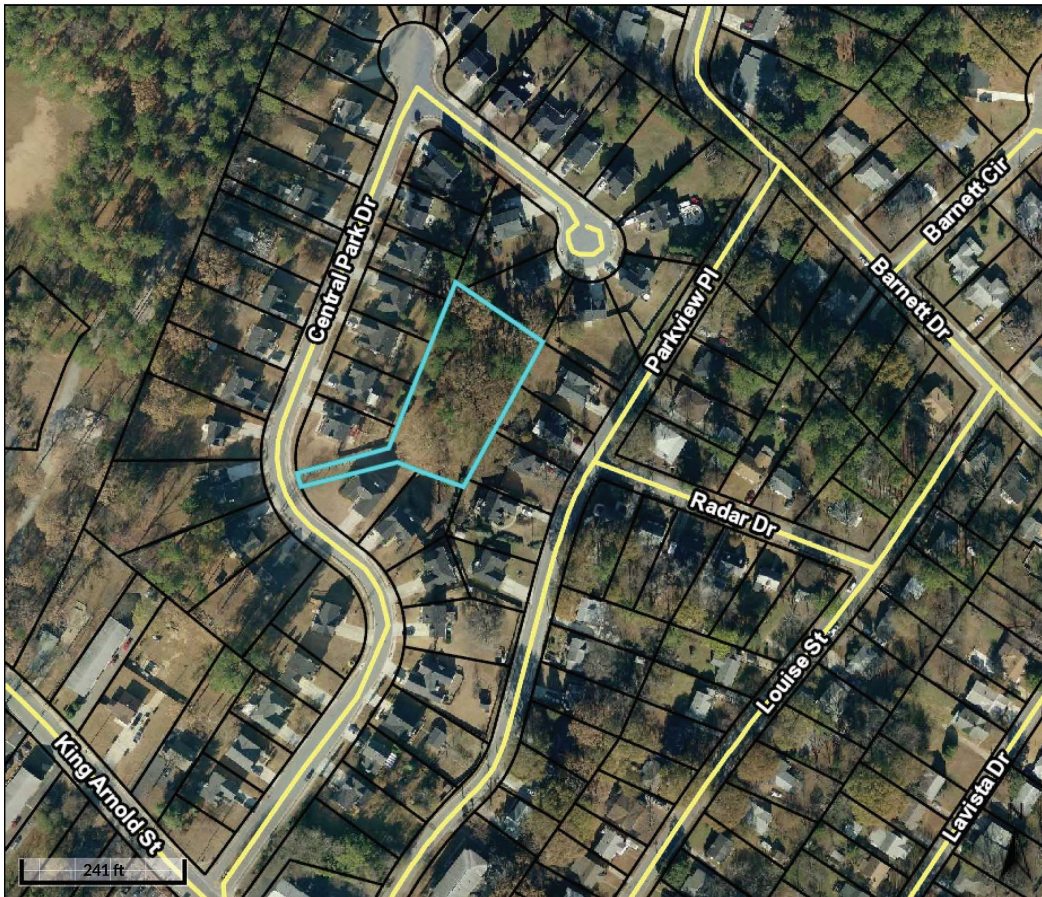
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If you are interested in making an offer or would like to find out more information, please contact _____ at _____.

Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Hyun Sun Yim
44 Central Park Dr.
Atlanta, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

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If you are interested in making an offer or would like to find out more information, please contact _____ at _____.

Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID	140095 LL0669	Physical Address	CENTRAL PARK DR	Last 2 Sales			
Class Code	E1	Owner	HAPEVILLE DEV AUTHORITY	Date	Price	Reason	Qual
Taxing District	30		3468 NORTH FULTON AVE	n/a	0	n/a	n/a
Acres	0.8375		HAPEVILLE, GA 30354	n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Nicholas Kulesa
42 Central Park Dr.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

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We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

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Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
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Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Tay T. Nguyen and Huong Thi Vu
40 Central Park Dr.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

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Sincerely,

[Officer or Employee]

Hapeville Development Authority



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- Roads

Parcel ID 140095 LL0669
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Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Carl Christiansen
38 Central Park Dr.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

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Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
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Acres 0.8375

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Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Clay Register
36 Central Park Dr.
Atlanta, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

This property in particular consists of approximately 0.84 acres of undeveloped land nestled in between sixteen homes in the Central Park Neighborhood and can be directly accessed from Central Park Drive. Please see the enclosed map for further information about the property. The Authority is reaching out to you specifically to determine your interest in purchasing all or part of the Authority’s land, as your property located at 36 Central Park Drive adjoins the parcel. This is a unique opportunity for you to increase the acreage of your existing property.

We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

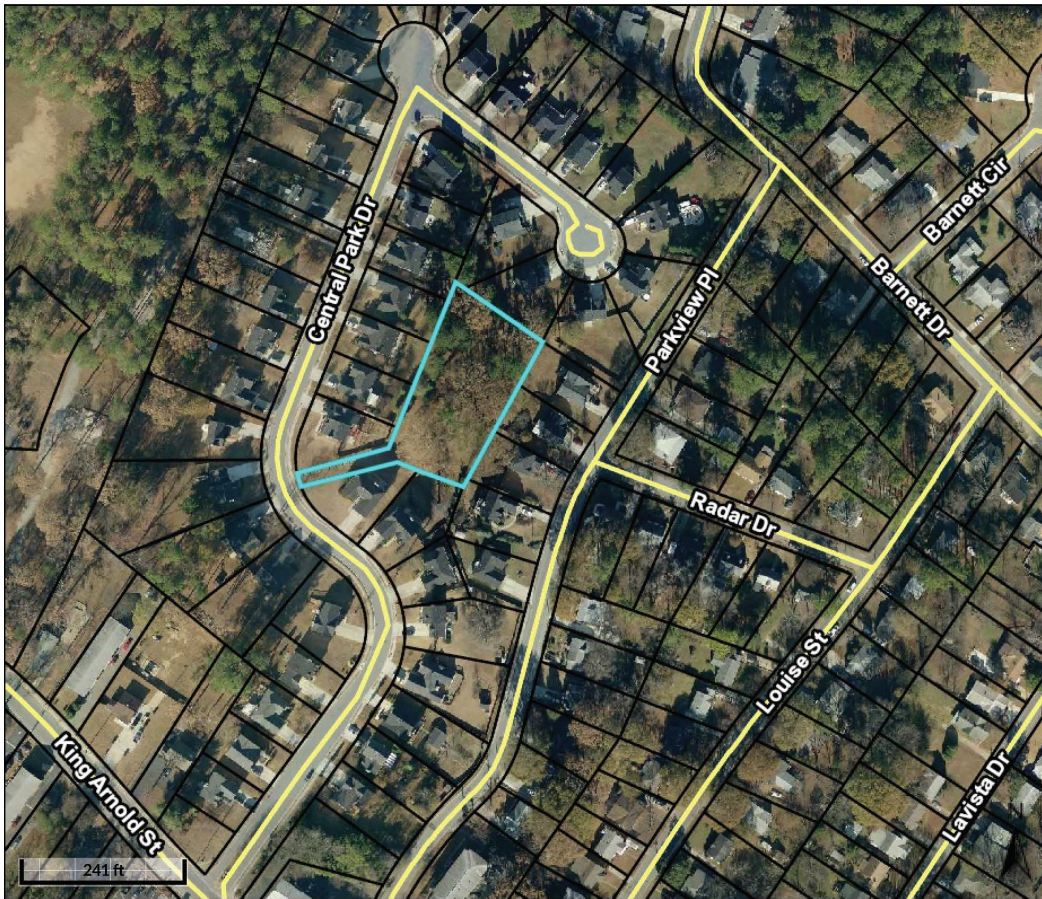
The Authority will be open to any reasonable offer, but will select offers that best accomplish: (1) a complete transfer of all remaining property; (2) the most protection from adverse consequence to non-participating land owners; and (3) market price (though this is the least important criteria, especially for those who satisfy the first two).

If you are interested in making an offer or would like to find out more information, please contact _____ at _____.

Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Thomas Bussey
58 Central Park Dr.
Atlanta, GA 30329

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

This property in particular consists of approximately 0.84 acres of undeveloped land nestled in between sixteen homes in the Central Park Neighborhood and can be directly accessed from Central Park Drive. Please see the enclosed map for further information about the property. The Authority is reaching out to you specifically to determine your interest in purchasing all or part of the Authority’s land, as your property located at 58 Central Park Drive adjoins the parcel. This is a unique opportunity for you to increase the acreage of your existing property.

We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

The Authority will be open to any reasonable offer, but will select offers that best accomplish: (1) a complete transfer of all remaining property; (2) the most protection from adverse consequence to non-participating land owners; and (3) market price (though this is the least important criteria, especially for those who satisfy the first two).

If you are interested in making an offer or would like to find out more information, please contact _____ at _____.

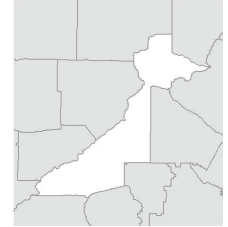
Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Harold Dawkins Blackwell, Jr.;
Deborah A. Blackwell
3425 Parkview Pl.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

This property in particular consists of approximately 0.84 acres of undeveloped land nestled in between sixteen homes in the Central Park Neighborhood and can be directly accessed from Central Park Drive. Please see the enclosed map for further information about the property. The Authority is reaching out to you specifically to determine your interest in purchasing all or part of the Authority’s land, as your property located at 3425 Parkview Place adjoins the parcel. This is a unique opportunity for you to increase the acreage of your existing property.

We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

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If you are interested in making an offer or would like to find out more information, please contact _____ at _____.

Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



Legend

- Parcels
- Roads

Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Anthony A. Owens;
Amy S. Owens
3427 Parkview Pl.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

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We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

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Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



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Parcel ID 140095 LL0669
Class Code E1
Taxing District 30
Acres 0.8375

Physical Address CENTRAL PARK DR
Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Jackson Mowery
3429 Parkview Pl.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

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We judge this parcel to have nominal value in the open market. Accordingly, it would be acceptable for an adjoining property owner or organized group of owners to make a reasonable offer to the Authority. This would prevent non-owner from acquiring this land and putting it to their own use, which may be inconsistent with its current status.

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Sincerely,

[Officer or Employee]

Hapeville Development Authority



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- Parcels
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Owner HAPEVILLE DEV AUTHORITY
3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

Last 2 Sales		Reason	Qual
Date	Price		
n/a	0	n/a	n/a
n/a	0	n/a	n/a



[Insert HDA or City Letterhead]

August __, 2021

Ellen Free
3431 Parkview Pl.
Hapeville, GA 30354

RE: Seeking Offers for Purchase of 0.84+/- Acres Located off Central Park Drive; Parcel No. 14 0095 LL0669

Dear Property Owner(s):

The Hapeville Development Authority (the “Authority”) intends to liquidate its unneeded holdings within the Central Park Neighborhood in the near future. To that end, we ultimately intend to offer them for sale in the open market. Prior to such listing, we first want to offer them to any adjoining property owner, either individually or to an organized group.

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Sincerely,

[Officer or Employee]

Hapeville Development Authority



Overview



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Acres 0.8375

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3468 NORTH FULTON AVE
HAPEVILLE, GA 30354

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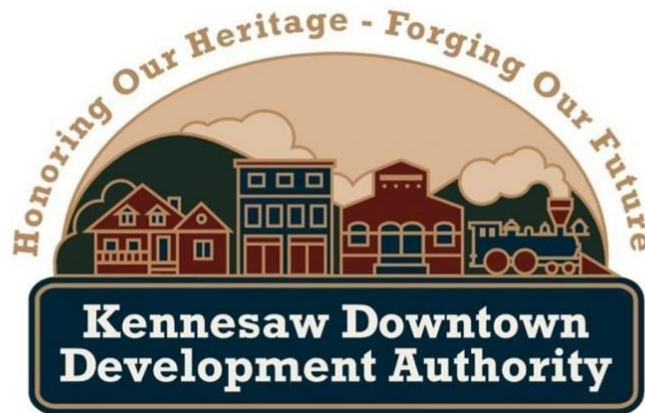
Examples of GA City's Development Authority logos



Current City
Logo



Current H.D.A
Logo





2022 Meeting Schedule

Hapeville Development Authority

The Development Authority meets the first Thursday after the first Tuesday of every month at 6:30 p.m. unless otherwise posted. All meetings are held at City Hall located at 3468 North Fulton Ave unless otherwise posted.

Meeting Dates	
January	Thursday, January 6, 2022
February	Thursday, February 3, 2022
March	Thursday, March 3, 2022
April	Thursday, April 7, 2022
May	Thursday, May 5, 2022
June	Thursday, June 3, 2022
July	Thursday, July 2, 2022
August	Thursday, August 4, 2022
September	Thursday, September 8, 2022
October	Thursday, October 7, 2022
November	Thursday, November 3, 2022
December	Thursday, December 8, 2022