

Hapeville Development Authority  
3468 North Fulton Ave.  
Hapeville, GA 30354  
February 7, 2019 6:30PM

MINUTES

1. Call to Order: The meeting was called to order at 6:40PM at 3468 N. Fulton Avenue, Hapeville, GA 30354.

2. Roll Call:

Katrina Bradbury  
Matt Morrison  
Alan Hallman  
J. Allen Poole  
Tania Wismer – Absent  
James Newton  
John Stalvey  
Susan Bailey

3. Approval of Minutes

**MOTION: Susan Bailey made a motion to approve the minutes, Mayor Hallman seconded. Motion carried 7-0.**

4. Financial Report – Chairman Bradbury went over the financial report stating that the Authority had some unexpected revenue from the Solis Hotel. Acron had a change on their loan so they agreed to pay fees to the Authority and City. The Authority paid the Millcreek bill and maintenance on properties.

5. Old Business – none

6. New Business

6.I Consideration and Action to Approve the 2019 Meeting Schedule

**MOTION: Mayor Hallman made a motion to move July 4 date to July 11, Susan Bailey seconded. Motion carried 7-0. Mayor Hallman made a motion to adopt the meeting schedule with change to July 11, Vice Chairman Morrison seconded. Motion carried 7-0.**

6.II Update on Remediation Status of 748 Virginia Avenue

David Burt gave an update stating that the state has a new risk assessment that they want to run through. This is a good thing. It looks like the its not contaminating water and not spreading out, and it might be fine to just leave it alone. A new proposal has been created to add one more well across the street and monitor quarterly for a year. Mr. Burt handed out the proposal to the members in attendance. Over the next year, to do the work it'll cost \$49,225. Mr. Burt said that we know we can't sell it because we're on the hook for this until the state finally signs off stating we're good. However, if the building is renovated it can be used during this period. It is recommended to do a soil vapor study under the slab and then put a barrier down which is an additional cost of \$4,800.

Mr. Burt stated that the Atlanta Printmakers still need to move. They would like to come to Hapeville. They have the museum and classes. It'll be something active that would bring a lot of people in. Some of their board members aren't sold, so they're coming to see the location on Saturday. Mr. Burt said that hotel/motel tax could possibly be used to renovate the building; however, this would need to be confirmed.

Chairman Bradberry stated that the reason this was brought up is to see whether the Authority would even consider it. It was discussed at the TPD Committee meeting.

The Authority discussed the issue of semi-trucks parking at the location. Chairman Bradberry said she would talk to Lee Sudduth about the situation to see what could be done. Mayor Hallman said "no parking" signs need to be posted.

6.III Consideration and Action on Expenditure for Cap-B Template and Corrective Actions and Sub-Slab Vapor Sampling for 748 Virginia Avenue

**MOTION: J. Allen Poole made a motion to authorize the expenditure as proposed for \$49,225 and authorize \$4,800 for the soil vapor study for 748 Virginia Avenue, John Stalvey seconded. Motion carried 7-0.**

6.IV Consideration and Action on Renovation of Gas Station Building at 748 Virginia Avenue Using Potential TPD Funds

**MOTION: J. Allen Poole made a motion to ask the City for TPD funding to renovate the building to lease to the Atlanta Printmakers pending TPD eligibility, John Stalvey seconded. Motion carried 7-0.**

**MOTION: Susan Bailey made a motion to spend funds to secure property so no one can get on it to park stop parking and to place "no parking" signs, John Stalvey seconded. Motion carried 7-0.**

7. Economic Development Update

David Burt stated that Willingham had to extend the closing because they are still going through the City process to get their permit. The contract allowed for one extension. Mr. Burt said that they'll break ground as soon as they close.

8. Election of Officers

**MOTION: Susan Bailey made a motion to nominate Katrina Bradberry as the Chairman, Matt Morrison seconded. Vote 6-0.**

**MOTION: Susan Bailey made a motion to nominate Matt Morrison as Vice Chairman, James Newton seconded. Motion carried 6-0. Mayor Hallman made a motion to close nominations, John Stalvey seconded. Motion carried 7-0.**

**MOTION: Susan Bailey made a motion to nominate Crystal Griggs-Epps as Secretary/Treasurer, James Newton seconded. Motion carried 7-0.**

9. Public Comment – Charlotte Rentz stated she’s excited about the corner at Virginia Avenue.

10. Executive Session

**MOTION: Mayor Hallman made a motion to go into executive session at 7:28PM to discuss acquisition of Real Estate, Vice Chairman Morrison seconded. Motion carried 7-0.**

No action taken

**MOTION: Mayor Hallman made a motion to go into open session, Susan Bailey seconded. Motion carried 7-0.**

11. Adjourn

**MOTION: Mayor Hallman made a motion to adjourn at 7:44PM, Susan Bailey seconded. Motion carried 7-0.**

Respectfully submitted,

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Katrina Bradbury, Chairman

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Crystal Griggs-Epps, City Clerk