

Hapeville Development Authority
3468 North Fulton Ave.
Hapeville, GA 30354
September 5, 2019 6:30PM

Minutes

1. Call to Order: The meeting was called to order by Chairman Bradbury at 6:51PM at 3468 N. Fulton Avenue, Hapeville, GA 30354.

2. Roll Call:

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

3. Approval of Minutes

MOTION: Susan Bailey made a motion to approve the August 8, 2019 minutes, John Stalvey seconded. Motion carried 6-0.

4. Financial Report – Chairman Bradbury said that money needed to be transferred to the City. She said that Tim had updated the numbers on the bond schedule. It's a lot better; a quick look at bonds and what we owe.

5. Old Business

5.I Consideration and Action on Willingham Contract Renewal and to Authorize the Chairman to Sign all Necessary Documents

David Burt stated that the developer had experienced staff turn over and will be ready to close pretty soon. It's basically the same contract. Scott Johnson (Broker) said that it's been a learning curve. All the engineering has been done; however, they want the land disturbance permit before they close. Mr. Burt said he will talk to Mr. Johnson and Lee Sudduth regularly to make sure nothing falls through the cracks. He said that the City of Hapeville makes the developer do things earlier in the process than other places do.

MOTION: Mayor Hallman made a motion to extend the agreement of renewal for 90 days, J Allen Poole seconded. Motion carried 6-0. Mayor Hallman amended his motion to authorize the Chairman to sign documents.

5.II Update on Mill Creek Environmental Change Order

Mr. Burt said he talked to Steve Johnson from Mill Creek and he stated that it wasn't laid out very clear. Chairman Bradbury said her interpretation of it was the one report was required and not four. The Chairman wanted to just give everyone an update as this was not a voting action.

6. New Business

6.I Consideration and Action to Re-Appoint Financial Advisor, Ed Wall of Piper Jaffray and to Authorize the Chairman to Sign all Necessary Documents

MOTION: Mayor Hallman made a motion to re-appoint Financial Advisor, Ed Wall of Piper Jaffray, Susan Bailey seconded. Motion carried 6-0.

6.II Discussion on 2004A and 2004B Bond Review for Refinancing

Chairman Bradbury said she had been talking to Ed Wall about refinancing. The pre-payment clause has expired and can now look at refinancing the last three bonds on the schedule. A substantial amount could be saved if refinanced. However, someone would need to be found to refinance it. Chairman Bradbury said she doesn't have enough information to vote on this now. She said to look for a Called Meeting if need to. She added that this is a great opportunity.

7. Economic Development Update

Mr. Burt gave an update on the Printmakers stating that the Authority's attorney had made changes to the lease and now the Printmakers need to take it back to their Board. He said he'll make sure that the lease is ready to bring back to the next Authority meeting. Mr. Burt gave an update on David Hewitt's project stating that he's waiting on something from the Health Department. He is still working to get parcel pulled out of the flood plain; hopefully construction will start soon.

8. Public Comment – none

9. Executive Session - none

10. Adjourn

MOTION: Mayor Hallman made a motion to adjourn at 7:20PM, John Stalvey seconded. Motion carried 6-0.

Respectfully submitted,

Katrina Bradbury, Chairman

Crystal Griggs-Epps, City Clerk