

AFTER AGENDA
Griffin-Spalding County Land Bank Authority
December 12, 2024
HISTORIC CITY HALL, 201 E. SOLOMON STREET
4:00 PM

Call to Order

Determination of Quorum

Chairman Newton Galloway presided, convening the meeting at 4:01 PM

Board Members attending including Patty Beckham (Vice Chair), Bruce Ballard (Treasurer), Cora Flowers and Charles Gilbert. Also present were Mayor Douglas Hollberg, David Penland, Michelle Haynes Thelma Wilke, Eva Morales, and Christopher Blocker.

Approval of Agenda

Call to Motion to approve agenda made by Newton Galloway

Motion to approve agenda made by Cora Flowers

Second by Patty Beckham

No discussion, no objection, Motion approved. 5-0

Approval of Minutes

Approval of Minutes for the Regular Scheduled Meeting for November 14, 2024

Call to Motion to approve minutes for the Regular Scheduled Meeting for November 14, 2024.

Motion to accept minutes by Patty Beckham

Second by Bruce Ballard

No discussion, no objection, Motion approved 5-0

Report of Finances

Treasurer and Land Bank Authority Manager will update the Board on expenses, monies received and any other pertinent financial information

A. Presentation of current financial statements (Ballard)

Treasurer Bruce Ballard presented current LBA Bank Statements and financial statements from Fiscal Year 2021 and Fiscal Year 2022.

No Board Action required.

B. Presentation of the City of Griffin FY 2025 (Blocker)

Land Bank Authority Manager presented the city of Griffin Land Bank Authority budget from FY 2025.

No Board Action required

C. 2022 Audit Update (Mauldin & Jenkins) and LBA Deficiency under Local Government Registration Act, O.G.C.A § 36-80P-16, et seq.; Relationship to Mauldin & Jenkins Audit (Ballard)

Discussion about the outstanding \$6,000.00 balance for 2022 Audit.

Motion N. Galloway to secure payment for outstanding letter.

Second by Charles Gilbert.

No further discussion, no objection, Motion passed. 5-0.

1. 2023 and 2024 Audits (Blocker)

Discussion about Fiscal Year 2023 and Fiscal Year 2024 Audits; the Land Bank Authority is required to have an audit.

Motion by Newtown Galloway to get Management Representation Agreement from Mauldin & Jenkins and fee schedule for FY 2023 and FY 2024 audits.

The Land Bank Authority needs an audit to qualify for grants and financing from the state.

Second by Patty Beckham

No further discussion and no objection. Motion passed 5-0.

Regular Agenda

A. New meeting date, time and place (Blocker)

- 1. Proposed Date, Time and Location: 4th Monday at 4PM at City Hall, Municipal Courtroom 100 S. Hill St Griffin*

LBA Manager Presented 4th Monday of the month at 4PM for Regular Scheduled Meeting.

Motion to move the Regular Scheduled Meeting to 4th Monday at 4PM by Newton Galloway

Second by Cora Flowers.

No discussion, no objection. Motion passed 5-0

B. Board Workshop (Blocker) Proposed location: UGA Griffin Campus or Southern Crescent Technical College

- 1. Proposed Date/Time: Monday, February 24th, 9am to 2pm.*
- 2. Proposed Date/Time: Wednesday, February 26th, 9am to 2pm*
- 3. Proposed Date/Time: Wednesday, March 6th 9am to 2pm*
- 4. Proposed Date/Time: Monday, March 24th 9am to 2pm*

LBA Manager presented the proposal for the SJT Partners.

Motion to accept the Board Workshop Proposal for SJT Partners on Monday, February 24th.

Second by Patty Beckham

No further discussion. Motion passed 4-1.

C. Consider a contract with Builder's Inc to purchase and redevelop the former Haisten Hospital located at 522 Meriwether St. (Penland)

Discussion regarding the agreement presented by David Penland.

Motion to approve Purchase and Sale Agreement with 80% owner occupancy requirement amendment in Section G and delete 1B from the agreement presented.

Second by Bruce Ballard

No objection and no further discussion.

D. Land Bank Manager Activity Report (Blocker)

Discussion about day-to-day activity of the Land Bank Authority

No Board Action required or taken.

E. Report on Contracts/Closings (Penland and Blocker)

- 1. Update the Board on closings, redeemed property, right of redemption foreclosure status, contracts pending, request for properties awarded but not under contract.*

5778 Deerfield Trail will have a closing in January 2025.

F. Website and Marketing Package (Blocker and Ballard)

LBA Manager and Treasurer discuss the updates to the website.

No further discussion and no board action taken

G. Land Bank Authority Plans for 2025

Item G was not discussed during the meeting

Public Comments

At this time, the Chairman opens the floor to comments from public. Comments should relate to a specific agenda item. Comments related to property availability can be directed to Christopher Blocker, Land Bank Authority Manager at (678) 544-5292 and cblocker@cityofgriffin.com

Authority Member Comments

Chairman Newton Galloway will remain on the Board for a year if he is reappointed by Spalding County in January 2025 to assist with the transition of LBA Manager. There was a request to shift responsibility of the LBA Board from the Chairman to LBA Manager.

Request was made by Cora Flowers to move public comments and action items to the top of the agenda.

Adjourn

Motion to adjourn made by Newton Galloway

Second by Patty Beckham

No further discussion and no objection. Motion passed 5-0.

Meeting adjourned at 5:58PM