



G S C L B A

Griffin-Spalding County Land Bank Authority

Board of Directors

Newton Galloway, Chair
Patty Beckham, Vice-Chair
Bruce Ballard, Treasurer
Charles Gilbert
Cora Flowers

MINUTES OF THE REGULAR MEETING

Thursday, April 11, 2024
Historic City Hall
201 E Solomon St
4:00 pm

Call to Order

1. Determination of Quorum

Mr. Galloway called the meeting to order at 4:00 p.m. The following Authority members were in attendance: Mr. Ballard, Ms. Flowers, Mr. Gilbert and Mr. Galloway. Mr. Galloway announced that a quorum was present. Ms. Stephanie Windham, Mr. David Penland, counsel were also in attendance.

2. Approval of Agenda

Upon Motion by Ms. Flowers, 2d by Mr. Ballard and there being no discussion, the Agenda was approved unanimously.

3. Approval of Minutes: March 14, 2024

Mr. Galloway presented the minutes of the meeting of March 14, 2024. Upon motion by Mr. Ballard, 2d by Mr. Gilbert and there being no discussion, the Minutes of the March 14, 2024 meeting were approved unanimously.

Regular Agenda

4. Report on Contracts/Closings (Penland)

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

A. Closings in March (Macon Road property)

Mr. Penland reported that a closing was completed to transfer the Authority's property located on Macon Road. The purchase price was \$10,000.00, and the funds were provided to Mr. Ballard.

He reported that a contract for the purchase of 501 Belle Street was received from the purchaser.

He reported that he is about to file an affidavit regarding the foreclosure of the right of redemption for 205 North Brawner Street.

He received an email from Mr. Theodore House, prospective purchaser on 817 Ray Street who failed to appear for a previously scheduled closing. He informed Mr. House that he would need to seek approval from the Board if he wished to schedule another closing.

No closings are scheduled for April.

5. Report of Finances, (Ballard)

Treasurer will update the Board on expenses, monies received, and any other pertinent financial information.

A. Presentation of current financial statements.

Mr. Ballard presented the Authority's financial statements through March 31, 2024. The Operating Account had a balance of \$25,687.90, after deposit from the closing on the Macon Road property. The Project Account's balance continued at \$17,994.01. Upon Motion by Ms. Flowers, 2d by Mr. Gilbert and there being no further discussion, the financial statements presented by Mr. Ballard were approved unanimously.

6. Public Comments

Ms. Rosa Lemmons, 5778 Deerfield Trail, College Park, Georgia 30349

She had a side lot (which she has under contract) surveyed and joined with the adjoining property. She presented a survey to Mr. Penland who, upon review, determined that the survey was sufficient and that the side lot transfer could proceed to closing.

7. Update on Status of Executive Director (Galloway)

Ms. Jessica O'Connor reported that an offer was made to the lead candidate who rejected it due to salary differential.

Ms. O'Connor also asked questions about the Authority's budget request. Mr. Ballard reported that the Authority budget for FY 2024 was set at \$122,350. This was based on City/County contributions of \$41,900 each, plus existing Authority funds of \$38,580.

8. Update on Haisten Building status; request for issuance of RFP redevelopment proposals (Penland)

Mr. Galloway reported that title to the Haisten Building was returned to the Authority following litigation. Mr. Penland was directed to proceed to change locks on the building.

Mr. Penland reported that he will formulate and present a Request for Proposals (RFP) to re-offer the building for sale at the May LBA meeting. Mr. Galloway requested that the Authority proceed somewhat quicker with the RFP process. He requested that the RFP be ready for presentation and approved at a special called meeting of the Authority. Mr. Galloway made a motion for the Authority to conduct a special called meeting on April 25, 2024 at 2:00 p.m. for that purpose. 2d by Mr. Ballard, and without further discussion, the motion was approved unanimously.

9. Squatter Complaint – 446/448 Belle Street (Penland)

Mr. Penland reported that the squatters had been removed from the property. They were in a camper parked on Authority property. Their presence was reported by a neighbor. Identity of the squatters is unknown. The camper was removed from the property.

10. Reuven/632 Meriwether Street – Report on Status of proposed demolition/foreclosure of Right of Redemption (Penland)

No report.

11. Reconciliation of Report Data – Recommended Amendments (Ballard)

Mr. Ballard reported that he and Mr. Gilbert continue to review data related to unrecorded transactions, with comparisons being made to the minutes and account statements. The transactions may have occurred by July, 2020, but they did not appear in the Authority records until March, 2021.

12. Local Government Authority Registration Act (Penland)

No report. The Authority continues to wait for completion of the 2022 audit.

13. 2022 Audit Update (Mauldin & Jenkins) (Ballard)

Mr. Ballard reported that he updated the sale list and provided it to the auditor. He also responded to a request for a list of property acquisitions. Mr. Ballard stated that there were only two (2) donations during FY 2022, and information on both has been already provided to the auditor.

14. GIRMA Insurance Renewal – Receipt of Invoice (Ballard)

Mr. Ballard confirmed receipt of the GIRMA invoice, and he reported that it is already paid.

15. Authority Member Comments

Mr. Ballard: no comments

Ms. Flowers: made an inquiry into the history and status of the Haisten Building

Mr. Gilbert: no comments

Mr. Galloway: This will be the third effort to transfer the Haisten Building. The proposed sale and development must succeed or the building will be lost.

16. Executive session pursuant to O.C.G.A. §§ 50-14-2 and -3 (If needed).

No executive session is required.

17. Adjourn

Motion to adjourn by Mr. Galloway, 2d by Mr. Ballard. There being no discussion, the motion was approved unanimously. The meeting was adjourned at 4:50 p.m.