



**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, August 8, 2024

Historic City Hall

201 E Solomon St

4:00 pm

**Call to Order**

Mr. Galloway called the meeting to order at 4:00 p.m.

**1. Determination of Quorum**

Mr. Ballard, Ms. Beckham, Mr. Gilbert and Mr. Galloway were in attendance. Ms. Flowers was absent. Mr. Galloway announced that a quorum was present with the result that the Authority was authorized to proceed with its agenda. Also, attending were: Ms. Erica Dye (Spalding County), Ms. Jessica O'Connor (City Manager) and Ms. Michelle Haynes (City of Griffin, Community Development Director).

**2. Approval of Agenda**

Mr. Galloway presented the agenda. Upon motion of Mr. Ballard, 2d by Ms. Beckham and there being no discussion, the agenda was approved unanimously.

**3. Approval of Minutes: Regular Meeting: July 11, 2024**

Mr. Galloway presented the minutes of the Authority's meeting of July 11, 2024 which were provided to the Authority members in advance. Upon motion of Mr. Gilbert, 2d by Ms. Beckham and there being no discussion, the minutes of the July 11, 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 July
- B. Pending (Anticipated Closings) in August

Mr. Penland reported that the anticipated closings in July under the side lot program were delayed. He reported that no closings are scheduled for August.

## **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 financials statements for both June and July, 2024. The Authority's operating account had a balance of \$13,895.27 as of July 31, 2024. The project account balance remained at \$17,994.01.

Mr. Ballard also reported that the reason for the discrepancy in journal entries from July 1, 2020 (previously discussed in several meetings) was resolved. During his reconciliation of the Authority's bank statements, Mr. Ballard attempted to cancel the entries at issue, but was prevented from doing so. However, his effort directed him to the entries at issue, and he was able to determine that the discrepancy simply resulted from an entry error, and he was able to resolve the discrepancy.

Upon Motion by Ms. Beckham, 2d by Mr. Gilbert, and there being no discussion, the June and July financial statements were approved unanimously.

## **6. Public Comments**

Mr. Sayed Akhil, 1643 Summerwoods Circle, Griffin, Georgia 30224 inquired about properties at 1472 Stella Lane and 1211 Lake Avenue. Mr. Penland spoke with him prior to the meeting and advised that no bid was pending on 1472 Stella Lane, but the transaction awaited the selection of a new Authority Manager. After Mr. Akhil stated his desire to construct a residence on the property, Ms. Haynes advised him that the property is zoned for commercial development.

Mr. Rick Roseberry, 57 Waverly Way, NE., Atlanta, Georgia inquired about properties located at 2760 and 2780 Old Atlanta Road.

Mr. Martin Sanchez, 601 Hallyburton Street, Griffin, Georgia inquired about property owned by the Authority located next to his family's residence. Mr. Penland stated that his request could fall under the side lot program, and he explained the requirements of the side lot program to him.

## **7. Update on Status of Administrator Search (Galloway)**

Ms. O'Connor reported that the position for Authority manager was posted on July 15, 2024. To date, eighteen (18) applications have been received. She identified four (4) applicants for interviews. The position will remain posted until August 15, 2024. She recommended that interviews be conducted before the next Authority meeting.

## **8. Review of Development in response to Haisten Building redevelopment 2d RFP (Penland)**

Mr. Penland reported that he provided access to the building to two persons interested in preparing a response to the Request for Proposals (RFP). Both toured the building. Both returned

for another visit to conduct measurements for floor plans for redevelopment. He expects at least one bid will be submitted in response to the RFP.

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

Mr. Penland reported that a party has expressed interest in the property. He provided access to the property for inspection in response to the inquiry. The foreclosure of the right of redemption is still required.

**10. 2022 Audit Update (Mauldin & Jenkins); Request for execution of documents (Ballard)**

Mr. Ballard reported on discussion with Mauldin & Jenkins pertinent to the FY 2022 audit. Mr. Ballard provided copies of a representation agreement received from Mauldin & Jenkins post-audit authorizing the firm to do the audit and a letter to be executed by the Authority confirming the provision of all documentation required by Mauldin & Jenkins to perform the audit. He also reported that the Authority paid Mauldin & Jenkins \$4000 for the FY 2022 audit. The new bill is for \$6000 which appears to be over and above the first payment.

Mr. Ballard stated that he requested an itemized statement and a copy of the completed audit from Mauldin & Jenkins. To date, he has received no response.

Upon motion by Mr. Galloway, 2d by Mr. Ballard and there being no further discussion, the Authority unanimously directed Mr. Penland to write a formal letter to Mauldin & Jenkins to challenge the amount of the 2d bill, provide an itemized statement of the work its performed and request that Mauldin & Jenkins provide the completed audit to the Authority.

**11. EPD Notice of Inspection – Central Lake Dam (Penland)**

Mr. Penland reported that and inspector from the Environmental Protection Division of the Georgia Department of Natural Resources visit the site of the Central Lake Dam for purposes of confirmation of its classification.

**12. Authority Member Comments**

Mr. Ballard – none  
Ms. Beckham – none  
Mr. Gilbert – none  
Mr. Galloway – none

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

No Executive Session was conducted.

**14. Adjourn**

Upon motion to adjourn by Mr. Galloway, 2d by Ms. Beckham and there being no discussion, the meeting was adjourned at 4:50 p.m.