



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, February 8, 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. The following Authority members were present: Ms. Flowers, Mr. Ballard, Ms. Beckham, Mr. Galloway. Mr. Galloway announced that a quorum was present.

Also attending were Ms. Stephanie Windham, Mr. David Penland, Ms. Jessica O'Connor, Mr. Chad Jacobs.

2. Approval of Agenda

The agenda for the February meeting was presented. Upon motion to approve by Mr. Ballard, 2d by Ms. Beckham, and without discussion, the February meeting agenda was approved unanimously.

3. Approval of Minutes: January 10, 2024

The minutes of the meeting of January 10, 2024 were presented. Ms. Flowers noted that the minutes did not accurately reflect the point at which she had to leave the meeting. Upon motion by Ms. Beckham to approve the minutes as amended by Ms. Flowers, 2d by Mr. Ballard, and there being no discussion, the Minutes of the January 10, 2024 meeting were approved, as amended, 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 January

Mr. Penland reported that no closings were conducted in January. Two scheduled closing were moved to February: 755 E. Broadway and 802 Pamela Drive.

B. Proposal for Purchase 223 Seminary Ridge

Mr. Penland reported that Mr. Darrell Dockery, the contract purchaser of the property, wants to reduce the bid price for the property from \$5,000 down to \$1,000 based on his maintenance of the property since 2007. He also contends that trees located on the property fell onto his house causing damage to siding on his house. He made a damage claim to his insurance company and was paid \$3000. Mr. Penland reported that the tax value of the property, as shown on qpublic, is \$24,840. The matter was deferred to the March LBA meeting.

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 reported that the LBA operating account has a balance of \$19,347.30 as of January 31, 2024. The NSP account remains unchanged from the December reports with a balance of \$17,994.01.

6. Public Comments

Mr. Isaac Lott, 207 Laurel Street, Griffin, Georgia. He attended to obtain information on LBA operations.

7. Macon Road Property (9+ acres) for M/F Development – Proposed Amendment to Contract (Penland)

Mr. Penland presented a contract amendment for the purchase of the Macon Road property. The property is in unincorporated Spalding County, and it is zoned R-3 for multi-family development. Mr. Penland recommended approval of a contract amendment to convey the property for \$10,000. Motion by Mr. Ballard to approve amended contract for the purchase price of \$10,000, 2d by Ms. Beckham. There being no discussion, the motion was approved unanimously.

8. Report on Updated Side Lot Contracts and Closing Policies (Penland)

Mr. Penland discussed the economic analysis of the side lot program. He reported that there are no side lot closings scheduled.

9. Update on Status of Executive Director (Galloway)

Mr. Galloway reported that six (6) applicants for Executive Director have been identified for in person interviews.

10. Update on Haisten Building status (Penland)

Mr. Penland reported that the suit to foreclose on the Haisten Building was filed in January, with service perfected on the Defendant on January 26, 2024. To date, he has no response from the Defendant. The Defendant's answer is due within thirty (30) days.

11. Reuven/632 Meriwether Street – Report on Status of proposed demolition (Penland)

Mr. Penland reported that he is proceeding with foreclosure of the right of redemption.

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

Mr. Ballard reported that additional information was provided to Mauldin & Jenkins. He provided the data to Mr. Gilbert for accounting analysis. His preliminary opinion is that there was an error on the reconciliation report. The item was continued to the LBA March agenda for discussion.

13. Local Government Authority Registration Act (Penland)

Mr. Penland reported that compliance with the Authority Registration Act awaits audit completion.

14. 2022 Audit Update (Mauldin & Jenkins) (Ballard)

Mr. Ballard reported that he has contacted the auditor several times. He reviewed audit documentation. The auditor reported that they do not have data on some FY 2022 sales. Mr. Penland stated that he would pull the required sales files. Mr. Ballard reported that Mr. Lucas Hand is the person now assigned to the LBA audit.

15. GIRMA Insurance Renewal (Ballard)

Mr. Ballard reported the GIRMA has increased its insurance rates. He submitted data on the LBA budget on February

16. Authority Member Comments

Mr. Ballard: The Authority needs to continue its work, holding steady until selection of a new Executive Director.

Ms. Flowers: No comments

Ms. Beckham: No comments

Mr. Galloway: No comments

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

Motion by Mr. Galloway to move into Executive Session to discuss pending or threatened litigation, 2d by Mr. Ballard. There being no discussion, the motion was approved unanimously. The Authority moved into executive session at 4:55 p.m.

Motion by Mr. Galloway to return to open session, 2d by Mr. Ballard. There being no discussion, Executive Session was concluded at 5:10 p.m.

18. Adjourn

Motion to Adjourn by Mr. Galloway, 2d by Ms. Beckham. The meeting was adjourned at 5:11 p.m.