



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, July 11, 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. Galloway determined that a quorum was present to allow the Authority to conduct business. Ms. Flowers, Mr. Gilbert, Ms. Beckham and Mr. Galloway were present. Mr. Ballard was absent.

2. Approval of Agenda

The agenda for the meeting was presented. Ms. Flowers moved to approve the agenda, 2d by Ms. Beckham. There being no discussion on the motion, the agenda was approved unanimously.

- 3. Approval of Minutes:** Regular Meeting: May 9, 2024
Regular Meeting: June 13, 2024 (June meeting was cancelled due to lack of quorum)

Mr. Galloway presented the minutes of the Authority's meeting on May 9, 2024. Upon motion to approve the minutes by Mr. Gilbert, 2d by Ms. Beckham and there being no discussion, the minutes 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 May/June

Mr. Penland reported that the closing was conducted on 223 Seminary Ridge. The Authority received \$5,000. No closings were conducted in June, 2024.

B. Pending (Anticipated Closings) in July

Mr. Penland stated that no closings are scheduled for July, 2024. There could be two possible closings on side-lot transfers, pending completion of a plat to consolidate lots.

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. Galloway reported that Mr. Ballard could not attend the meeting because he is out of the country. He provided email notification that he was unable to access the LBA bank statements from his current location. Mr. Galloway reported that Mr. Ballard will update the Authority on all financial statements at the August meeting.

6. Public Comments

Mr. Earl Sanders, Henry County, stated that he is attending an LBA meeting for the first time. He works with drug treatment patients and is interested in locating a meeting space.

Mr. Isaiah Robison, 447 N. 9th Street, Griffin. Inquiry on a vacant property located next door.

Ms. Thelma Wilkie, 127B W. Solomon Street, Griffin. Inquiry on the Haisten Building, 522 Meriwether Street. Discussion was deferred to the item later in the agenda.

Mr. Brian Davis, 333 Old Railroad Street, Bloomingdale, Georgia. Stated interest in redevelopment of 522 Meriwether Street, 202 Haskell Ward Road and 528 Clifton Drive.

7. Update on Status of Executive Director; Proposed Modification to Job Description for Executive Director (Galloway/Jessica O'Connor)

Mr. Galloway stated that the Authority has been without an Executive Director for 892 days. He reported on efforts to contact previous applicants in order of priority, stating that none of the initial interviewees accepted the position.

Ms. Jessica O'Connor, Griffin City Manager, recommended that a request for applicants be reissued, with the title of the position revised to be LBA "Manager" rather than Executive Director. Otherwise, there would be no change in duties of the position. Following discussion by Ms. Flowers and Mr. Galloway, Mr. Galloway moved that the Authority authorize the City to reissue a notice of the position styled as "Manager" and request applications from interested persons. Upon 2d by Ms. Flowers and there being no discussion, the motion was approved unanimously.

8. Review of Bids in response to Haisten Building redevelopment RFP (Penland)

Mr. Penland reported that no bids were received in response to the Haisten RFP. Mr. Davis and Ms. Wilkie both expressed interest in viewing the property to assess redevelopment options. Mr. Penland suggested a joint inspection. Mr. Galloway moved to extend the RFP response time to

September 30, 2024 with review of bids in the October meeting. Upon 2d by Ms. Flowers and there being no discussion, the motion was approved unanimously.

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

There was no report on this ongoing item.

10. 2022 Audit Update (Mauldin & Jenkins) (Ballard)

Mr. Galloway reported that Mr. Ballard received an invoice for the 2022 audit from Mauldin & Jenkins in the amount of \$6000.00. Mr. Ballard suggested that he might have questions regarding the invoice. Due to Mr. Ballard's absence, this item was held until the August meeting.

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

Mr. Penland reported on a request for inspection on the Central Lake Dam from the Department of Natural Resources. Mr. Penland reported that the purpose of the inspection relates to classification of the dam. He will report after the inspection is completed.

14. Authority Member Comments

Mr. Gilbert:	None
Ms. Flowers:	None
Ms. Beckham:	None
Mr. Galloway:	None

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

No executive session was conducted.

16. Adjourn

Upon motion to adjourn by Mr. Galloway, 2d by Ms. Flowers and there being no discussion, the meeting was adjourned at 4:45 p.m.