



**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, March 14, 2024  
Historic City Hall  
201 E Solomon St  
4:00 pm

**Call to Order**

**1. Determination of Quorum**

Mr. Galloway, Chairman, called the meeting to order at 4:00 p.m. Mr. Ballard, Ms. Beckham and Mr. Galloway were present. Mr. Galloway declared that a quorum of the LBA was in attendance. Ms. Stephanie Windham, Mr. David Penland were also in attendance.

**2. Approval of Agenda**

Mr. Galloway presented the agenda for the meeting. On Motion by Mr. Ballard to approve, 2d by Ms. Beckham and there being no discussion, the agenda was approved unanimously.

Mr. Gilbert arrived for the meeting.

**3. Approval of Minutes: February 8, 2024**

Mr. Galloway presented the minutes of the LBA meeting of February 8, 2024. He noted that the minutes were provided prior to the meeting to the Authority members. On Motion by Mr. Ballard, 2d by Ms. Beckham and there being no discussion, the minutes of the February 8, 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 February**

Mr. Penland reported that two closings were conducted in February, 2024: 755 East Broadway and 802 Pamela Drive. The cumulative sale receipts were \$700.00.

B. Proposal for Purchase 223 Seminary Ridge

Mr. Penland reported that work on details for the payment with the purchaser continue.

**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 financials statements for February, 2024. As of February 29, 2024, the General Account had a balance of \$16,388.83. The Project Account balance continued at \$17,994.01. On Motion to approve the financial statements for February, 2024 by Ms. Beckham, 2d by Mr. Gilbert and there being no discussion thereon, the financial statements were approved unanimously.

**6. Public Comments**

Mr. Makita Folts, 424 North 13<sup>th</sup> Street, Griffin, Georgia

Mr. Folts entered into a contract for the purchase of 428 N. 13<sup>th</sup> Street, a property which was donated to LBA. He expressed interest in acquiring three (3) surrounding lots: 432 N. 13<sup>th</sup> Street, 632 Ellis Street, 436 N. 13<sup>th</sup> Street. If combined, the four (4) lots would constitute approximately a ½ acre tract. He stated his intent to build a house on the lots once they could be combined. He stated that he was willing to agree to covenants to require that the house be owner occupied.

Ms. Khaleelah Amin, 325 S. Pointe Boulevard, Locust Grove, Georgia

Ms. Amin asked when the LBA website would be updated and if a list of current properties is available.

Mr. Yatim Chanham, 1125 Lake Haven Parkway, McDonough, Georgia; Mr. Anthony (Tony) Blackburn, 4090 O'Henry Court, McDonough, Georgia wanted to make a presentation of possible plans for redevelopment of the Haisten Building. Discussion was deferred to agenda item 10.

**7. Report on conveyance of revised contract for sale of Macon Road Property (9+ acres) for M/F Development (Penland)**

Mr. Penland reported that the contract for the sale of Macon Road property was scheduled for closing on March 15, 2024. The property (located on the southwest corner of Macon Road and Hudson Road) is zoned R-3 in unincorporated Spalding County. A development plan is required for the property, but no plan has been prepared. Mr. Penland will update the Authority at the April, 2024 meeting.

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

Mr. Penland reviewed the procedures/requirements for acquiring property through the side lot program. Upon Motion to approve by Mr. Galloway, 2d by Ms. Beckham and without further discussion the procedures for the side lot program were approved unanimously.

**9. Update on Status of Executive Director (Galloway)**

Mr. Galloway reported on the interviews conducted by Ms. O'Connor, Mr. Jacobs, Dr. Ledbetter and himself on five (5) applicants. Mr. Galloway noted that one applicant did not appear for the interview. The applicants were ranked, and Ms. O'Connor will make an offer to the top candidate.

**10. Update on Haisten Building status (Penland)**

Mr. Penland requested that the discussion on the status of the Haisten Building be deferred to Executive Session.

Mr. Chanham and Mr. Blackburn made a presentation for re-use of the Haisten Building by Dream Center of Henry County. Dream Center is a faith-based nonprofit organization that provide continuing education and low-income housing to qualified individuals in Henry County. It desires to expand into Griffin. Dream Center's programs are all volunteer based, and they include Virtuous Women Life Academy, Furthering Fathers and Food Connection. Dream Center also provides housing. It is a preferred vendor for the Atlanta Community Food Bank. Its participants perform monthly community service obligations. Mr. Blackburn gave a video presentation on Dream Center. They expressed interest in acquiring the Haisten Building to use as a based for its services in Griffin.

Mr. Gilbert inquired about the ability of Dream Center to redevelop the Haisten Building, given the costs of construction. Mr. Galloway stated that any redevelopment of the Haisten Building must comply with the historical architectural/structural requirements for the building.

Mr. Galloway advised that the Authority would notify Dream Center if redevelopment opportunities for the Haisten Building should arise.

Ms. Beckham left the meeting

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

No report.

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

No report.

**13. Local Government Authority Registration Act (Penland)**

Mr. Ballard reported that we continue waiting for completion of the 2022 audit.

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

In response to a request from Mauldin & Jenkins, Mr. Ballard reported that he provided a consolidated list of Authority properties for 2022.

**15. GIRMA Insurance Renewal (Ballard)**

Mr. Ballard reported that receipt of the GIRMA invoice for 2024 coverage during the first week of April.

**16. Authority Member Comments**

Mr. Ballard – no comments  
Mr. Gilbert – no comments  
Mr. Galloway – no comments

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

Mr. Galloway moved to go into Executive Session to discuss pending/threatened litigation, 2d by Mr. Gilbert and approved unanimously without discussion. The Authority moved into Executive Session at 5:15 p.m.

Mr. Penland presented information on pending litigation.

Motion by Mr. Galloway to conclude the Executive Session, 2d by Mr. Ballard and approved unanimously without discussion. The Authority returned to open session at 5:20 p.m.

**18. Adjourn**

Motion to adjourn by Mr. Galloway, 2d by Mr. Gilbert. Without discussion, the motion to adjourn was approved unanimously.