



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, May 9, 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

The following Authority members were present: Mr. Ballard, Ms. Flowers, Mr. Gilbert and Mr. Galloway. Ms. Beckham was absent. Mr. Galloway declared that a quorum was present. Ms. Stephanie Windham, Mr. David Penland, counsel were also in attendance.

2. Approval of Agenda

Upon motion made by Mr. Ballard, 2d by Ms. Flowers, the Agenda was approved unanimously.

3. Approval of Minutes: Regular Meeting: April 11, 2024

Mr. Galloway stated that the minutes of the Authority's meeting on April 11, 2024 erroneously stated the date as April 14, 2024. He noted that the minutes should be amended to reflect the accurate date of the meeting.

Upon motion of Mr. Ballard, 2d by Mr. Gilbert, the minutes of the Authority's Regular Meeting on April 11, 2024, as amended were approved unanimously.

Special Called Meeting: April 25, 2024

Upon motion of Mr. Galloway, 2d by Mr. Ballard, the minutes of the Authority's Special Called Meeting on April 25, 2024 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 April

Mr. Penland reported that no closings were conducted in April.

B. Pending (Anticipated Closings) in May

Mr. Penland stated that two closings are expected in May: 223 Seminary Ridge on My 21, 2024 and a side lot conveyance to Mr. Lemore could close as well.

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. As of April 30, 2024, the Operating Account a balance of \$18,732.07. The Project Account's balance continued at \$17,994.01. Upon motion of Mr. Gilbert, 2d by Mr. Galloway, and there being no discussion, the financial report was approved unanimously.

6. Public Comments

Mr. Jerome Garland, 1217 East McIntosh Road, Griffin, inquired about how to proceed to purchase property pending continued delay in selection of the Executive Director. Mr. Garland was advised that contracts for the sale of Authority properties remained on hold pending employment of an Executive Director.

7. Update on Status of Executive Director (Galloway)

Mr. Chad Jacobs, City of Griffin reported that there were no developments on hiring an Executive Director for the Authority.

Mr. Galloway noted that the Authority had been without an Executive Director since January 31, 2022 – a total of 858 days with no prospect of selection in sight.

8. Review of Revised Haisten Building redevelopment RFP based on preliminary review conducted at Special Called Meeting on April 25, 2024 (Penland)

Mr. Penland presented the draft RFP for redevelopment of the Haisten Building. He reported that the RFP documents include the changes directed by the Authority at its Special Called Meeting on April 25, 2024. He noted that proposals are due by July 10, 2024 for consideration by the Authority at its Regular Meeting on July 11, 2024.

Mr. Ballard made a motion to approve the terms and conditions of the RFP and to authority Mr. Penland to proceed with publication, 2d by Mr. Gilbert. 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)

No report

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

No Report

11. Local Government Authority Registration Act (Penland)

Mr. Penland reported that the Authority is waiting for completion of the 2022 audit from Mauldin & Jenkins.

12. 2022 Audit Update (Mauldin & Jenkins) (Ballard)

Mr. Ballard reported that he received initial contact from “Lucas” at Mauldin & Jenkins that audit was nearing completion. Afterward, he received a subsequent contact inquiring about properties that were sold or redeemed in 2022. Mr. Ballard and Mr. Penland are looking back through the documents to ensure there were no items missed from what was previously provided and will report back to Lucas.

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

No report. Payment of the insurance premium was identified in the financial statements.

14. Authority Member Comments

Mr. Ballard:	None
Ms. Flowers:	None
Mr. Gilbert:	None
Mr. Galloway:	Restated his concern regarding the number of days in which the Authority has been required to function without an Executive Director

Mr. Penland asked to recognize Mr. Jacobs. Mr. Jacobs will leave employment of the City of Griffin on May 10, 2024 to move into a non-governmental position. The Authority expressed appreciation for his work. Mr. Jacobs confirms that Ms. Michelle Haynes will continue to serve as the City’s liaison to the Authority.

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

No Executive Session was required.

16. Adjourn

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