



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, October 10, 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 announced that Mr. Ballard, Ms. Beckham, Ms. Flowers were present. Mr. Gilbert was not present. Mr. Galloway determined that a quorum was present and that the Authority could conduct business. Also in attendance were Mr. David Penland (Counsel), Ms. Michelle Haynes (City of Griffin)

2. Approval of Agenda

The agenda for meeting was presented. Ms. Beckham moved to approve the agenda, 2d by Mr. Ballard. There being no discussion, the agenda was approved 4-0.

3. Approval of Minutes: Regular Meeting: September 12, 2024

Mr. Galloway presented the minutes of the Authority's meeting on September 12, 2024. Mr. Ballard noted that the Authority's General Account balance was misstated in the minutes, as shown in Section 5(A). The correct balance should be \$10,972.00. Mr. Ballard moved to approved the Minutes, as amended, 2d by Ms. Beckham. There being no discussion, the minutes of the Authority's meeting on September 12, 2024 were approved, as amended 4-0.

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 September
- B. Pending (Anticipated Closings) in October

Mr. Penland reported that no closings were conducted in September and no properties were transferred. No closings are expected in October. The Authority is waiting for the completion of a side lot survey to and that upon completion the closing can be conducted.

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 monthly financial statements. He reported that the Authority's General Account balance as of September 30, 2024 is \$9340.07. The Project Account balance continued unchanged at \$17,994.01. Upon motion by Ms. Flowers, 2d by Ms. Beckham, to approve the Authority's monthly financial statement, and there being no discussion, the motion was approved 4-0.

6. Public Comments

Rosa Lemons, 5778 Deerfield Trail, College Park 30349 discussed side lot survey to consolidate lots, separated tracts and tax bills

Alwarna Pasteur, Tyra Pasteur, 1419 Hyde Court, Hampton, Georgia 30228 inquired about properties identified on website, specifically 48 Bleachery Street, 143 Callie Road, 313 E. Chappel Street

Virginia Sanchez, 601 Hallyburton Street, Griffin, Georgia 30223 inquired about her ongoing request to acquire the side lot next to her property

Rick Roseberry, 57 Waverly Way, Atlanta, Georgia 30307 inquired about 2780 Old Atlanta Road

Makita Fultz, 10592 Redbud Lane, Jonesboro, Georgia 30236 stated her interest in land bank property

Kim Avery, 292 Brackin Trace, Grayson, Georgia inquired about LBA properties available for sale

7. Announcement of Acceptance of Officer for LBA Manager – Christopher Blocker (Galloway)(1,017 days)

- A. Review of Work Experience
- B. Start Date: October 14, 2024
- C. Transition Plan/Goals

Mr. Galloway announced that Mr. Christopher Blocker accepted an offer to become the Authority's manager. His employment will start on October 14, 2024. He comes to the Authority from the Clayton County Department of Economic Development. Mr. Galloway reported that he will meet with Mr. Blocker and City Staff shortly after his employment starts. Mr. Galloway also recommended that the Authority create a transition plan and goals for 2025 to be implemented

by Mr. Blocker. He asked Authority members to prepare and provide suggestions on a transition plan and goals

8. Review of Redevelopment Proposal Received in response to Haisten Building 2d RFP (Penland)

Mr. Penland reported that one proposal was received for redevelopment of the Haisten Building. Mr. Penland opened the bid during the meeting and identified the developer as Metro Hotel, Inc. Ms. Haynes stated that if the proposal is accepted, rezoning will be required.

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

Mr. Penland reported that no developments have occurred, though interest in the property continues.

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

11. LBA Deficiency under Local Government Registration Act, O.C.G.A. § 36-80-16, et seq.; Relationship to Mauldin & Jenkins Audit (Penland)

For purposes of discussion, the Authority consolidated items 10 and 11 for purposes of discussion. Mr. Ballard reported on continued discussions with Mauldin & Jenkins for requests for data supporting their invoices for conducted the 2022 audit. He confirmed that the final audit is still held by Mauldin & Jenkins. He provided documents from Mauldin & Jenkins for execution which secure representation of Mauldin & Jenkins to perform the audit post-fact. Mr. Ballard reported that he researched prior audit charges for preceding years. The invoices for the 2022 audit are approximately double the amount charged for preceding years, and they lack description of the work performed.

Mr. Penland reported that the audit issues resulted in a deficiency in the Authority's compliance with reporting to the Department of Community Affairs. This deficiency could cause issues with lending and program support. It also impacts compliance for 2023 and 2024.

Ms. Flowers asked whether the Authority has any recourse against Mauldin & Jenkins.

Mr. Galloway moved that Mr. Penland and Mr. Ballard contact Mauldin & Jenkins and request a meeting to review remaining 2022 audit issues, 2d by Ms. Flowers. There being no discussion, the motion was approved 4-0.

12. Authority Member Comments

Ms. Flowers recommended that Authority members email suggestions for planning and transition. She urged that (with Mr. Blocker's employment) priority be given to updating the Authority's website and list of properties. She also suggested that a workshop be requested with City/County to identify their respective goals to coordinate with the Authority.

Mr. Ballard suggested that properties be grouped for redevelopment and that the Authority revisit its property inventory.

Ms. Beckham had no comments.

Mr. Galloway stated that his term would conclude on December 31, 2024 and that he had advised Spalding County that he would not seek reappointment.

Mr. Penland inquired whether the Authority desired to conduct a workshop to review the Haisten redevelopment proposal.

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 by Ms. Flowers to adjourn, 2d by Mr. Ballard, and there being no discussion, the meeting was adjourned at 5:05 p.m.