



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, September 12, 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

All Authority members were present. Mr. Galloway determined that a quorum was present to allow the Authority to conduct business. Also in attendance were Mr. John O'Neill (Beck, Owen and Murray for Mr. David Penland), Ms. Michelle Haynes, Dr. Steve Ledbetter, Mr. David Allen (new Spalding County Community Development Director).

2. Approval of Agenda

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

3. Approval of Minutes: Regular Meeting: August 8, 2024

Mr. Galloway presented the minutes of the Authority's meeting on August 8, 2024. Upon motion to approve the minutes by Ms. Beckham, 2d by Mr. Ballard and there being no discussion, the minutes of the August 8, 2024 meeting of the Authority were approved 4-0-1. Ms. Flowers abstained.

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 August

B. Pending (Anticipated Closings) in September

On behalf of Mr. Penland, Mr. O'Neill reported that no closings were conducted in August. Closings on properties anticipated in September await completion of side lot program surveys in which the side lot and principal lot are combined into a single tract.

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 Authority's General Account had a balance of \$10,972.06 as of August 31, 2024. The Project Account continued its balance of \$17,994.01. Upon motion of Mr. Gilbert, 2d by Ms. Flowers and there being no discussion thereon, the Authority's financial statements were approved unanimously.

6. Public Comments

Ms. Kim Avery, 292 Brackin Trace, Griffin, Georgia: reported that she talked w/Mr. Penland about making an application to acquire properties through her business, KMD Operations. She inquired about when the Authority would be able to enter into new contracts and when the Authority's business was expected to no be on further hold.

Mr. Kennard Jones, 250 Georgia Avenue, No. 142, Fayetteville, Georgia: requested an explanation of the side lot program and inquired about property on Lake Drive.

Ms. Edwina Hairston, 4737 Riverwalk, SW, Lilburn, Georgia: expressed interest in property located on Spring Street

Ms. Khaleelah Amin, 325 South Pointe Boulevard, Griffin, Georgia: expressed interest in acquiring Authority properties and inquired when the Authority would be able to accept new contracts to purchase.

Mr. Rich Roseberry, 57 Waverly Way, Atlanta, Georgia: restated his interest expressed at the August meeting on property located at 2780 Old Atlanta Road.

Mr. Martin Sanchez, 601 Hallyburton Street, Griffin, Georgia: expressed interest in acquiring the Authority's property located next door to his family's residence under the side lot program.

7. Update on Status of Administrator Search (Galloway)

Mr. Galloway reported that a 2d round of Authority Management interviews were conducted in August. An offer was presented to one candidate, who gave a deadline of September 12 for a response. In the event the candidate declined the offer, a 2d candidate would be contacted.

8. Review of Development in response to Haisten Building redevelopment 2d RFP (Penland)

Mr. Galloway reported (on behalf of Mr. Penland) that no responses to the Haisten Building RFP were received as of September 12, 2024. While two prospective purchasers had gained access to inspect the structure, no bids have been received. The deadline for bid submission is September 30, 2024.

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

Mr. O'Neill (on behalf of Mr. Penland) reported that the foreclosure of the right of redemption on 632 Meriwether Street was "in process."

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

Mr. Ballard reported that Mauldin & Jenkins presented another new invoice for additional fees related to the 2022 Audit. He reported that Mr. Penland will contact Mauldin & Jenkins and demand the production and conveyance of the completed audit report. Mr. Ballard inquired whether a signed audit engagement letter may have been executed by Ms. Church, as Executive Director, and whether it could be located in order to address billing issues with Mauldin & Jenkins.

11. Authority Member Comments

No authority member presented any comments.

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

No Executive Session was conducted.

13. Adjourn

Upon motion made by Ms. Beckham, 2d by Mr. Ballard and there being no discussion, the meeting was adjourned at 4:45 p.m.