

**AFTER AGENDA REGULAR SCHEDULED MEETING**

**Griffin-Spalding County Land Bank Authority**

**January 27, 2025**

**One Griffin Center Municipal Courtroom**

**100 S. Hill St, Griffin, GA**

**4:00 PM**

**Call to Order**

Determination of Quorum

*Chairman Newton Galloway presided, convening the meeting at 4:01 PM*

Board Members present were Patty Beckham (Vice Chair), Bruce Ballard (Treasurer) and Pamela Sutton. Cora Flowers joined the meeting at 4:15 PM. Also present were Mayor Doug Hollberg, David Penland (Counsel), David Allen, Michelle Haynes, Eva Morales and Christopher Blocker (Land Bank Authority Manager)

**Approval of Agenda**

*Call to Motion to approve agenda made by Newton Galloway*

*Motion to approve agenda made by Bruce Ballard*

*Second by Patty Beckham*

*No discussion, no objection. Motion approved 4-0*

**Approval of Minutes**

Approval of Minutes for the Regular Scheduled Meeting for December 12, 2024

*Call to Motion to approve minutes made by Newton Galloway*

*Motion to approve minutes for the Regular Scheduled Meeting for December 12, 2024*

*Second by Patty Beckham*

*No discussion, no objection. Motion approved 3-0. Pamela Sutton abstained.*

**Public Comments**

*At this time, the Chairman opens the floor to comments from public. Comments should relate to a specific agenda item. Comments related to property availability can be directed to Christopher Blocker, Land Bank Authority Manager at (678) 544-5292 and [cblocker@cityofgriffin.com](mailto:cblocker@cityofgriffin.com)*

Kim Avery addressed the board regarding applications to purchase property from the Land Bank Authority.

Jonathan Joseph addressed the board to inform the board about new developments that Griffin Modern has under construction in Griffin. The homes will be owner occupied homes. Griffin Modern is looking to acquire properties from the Land Bank Authority.

## Regular Agenda

### 1. Welcome to the new Griffin-Spalding Land Bank Authority Board Members

City Appointees Patty Beckham and Pamela Sutton were welcomed by the Land Bank Authority Board Members.

### 2. Conduct Board Elections for new Griffin-Land Bank Authority Officers

*Patty Beckham nominated as Vice Chairwoman by Newton Galloway. Second by Cora Flowers*

*Motion to close nominations by Bruce Ballard. Second by Cora Flowers.*

*No discussion, no objection. Motion passed 5-0*

Patty Beckham elected as Vice Chairwoman of the Griffin-Spalding Land Bank Authority

Call to motion for Board Election for the Chairman by Newton Galloway.

*Newton Galloway nominated as Chairman by Bruce Ballard. Second by Patty Beckham*

*Motion to close nomination by Bruce Ballard. Second by Patty Beckham.*

*No discussion, no objection. Motion passed 5-0*

Newton Galloway elected as Chairman of the Griffin-Spalding Land Bank Authority

### 3. Consider retainer agreement for David Penland, Attorney at Beck, Owen & Murray, to serve as general counsel for Griffin-Spalding Land Bank Authority in the amount of \$35,000.00 (Blocker)

Discussion regarding David Penland to serve as the legal counsel for the Land Bank Authority.

David Penland to provide comprehensive legal services and general legal oversight.

*Motion to approve retainer agreement for David Penland, Attorney at Beck, Owen & Murray, to serve as general counsel for Griffin-Spalding Land Bank Authority in the amount of \$35,000.00 with the following amendments: Strike "Advise you on such legal issues as you may specifically request" and replace with "advise you on such legal matters as needed" and Strike "Nor shall we have any duty to update you as to any matter in which we may have previously advised or represented you." by Cora Flowers.*

*Second by Newton Galloway.*

*No further discussion, no objection. Motion is approved as amended. 5-0*

### 4. Discussion regarding Griffin-Spalding Land Bank Authority Property Inventory (Blocker)

Discussion about Land Bank Authority Master Property Inventory List as prepared and presented by Land Bank Authority Manager Christopher Blocker.

Christopher Blocker presented the inventory list as of December 2021 and the list of sales from January 2022.

*Recommendation by Christopher Blocker to release a Request for Qualifications to appraise 100 parcels in the amount of \$40,000.00*

Recommendation by Cora Flowers for a property schedule and timeline for appraisal and we need to revise policies for bid structure that is independent. The board needs a plan for property disposition.

The Land Bank Authority will adhere to the existing price under contract. These contracts will need to be amended.

Prioritize the properties that can be sold the quickest. The tax assessed value may be sufficient to determine the price.

Christopher to work with Planning & Development (City of Griffin) and Community Development (Spalding County) as a factor in priority.

Christopher has been directed to bring back the list of priorities to the Land Bank Authority such as nuisance, central business district and “foreclosure of right of redemption properties”

*No board action taken*

#### **5. Presentation to the Land Bank Authority Board regarding Land Bank Manager Activity (Blocker)**

Christopher presented Land Bank Manager Activity Report.

*No board action taken*

#### **6. Discussion about Land Bank Authority Board Workshop scheduled for Monday, February 24<sup>th</sup> with SJT Partners (Blocker and Flowers)**

Christopher updated the board on Land Bank Authority Board Workshop.

*No board action taken*

#### **7. Update the Board on closings, redeemed property, right of redemption foreclosure status, contracts pending, request for properties awarded but not under contract (Penland and Blocker)**

There is 1 Side-Lot Closing scheduled. David has not heard a response from the purchases regarding that property

- a. Consider redraft closing fee in the amount of \$250.00 for the purchase of 817 Ray St, Griffin and 341 N. 14<sup>th</sup> St, Griffin.**

Motion to approve *redraft closing fee in the amount of \$250.00 for the purchase of 817 Ray St, Griffin and 341 N. 14th St, Griffin made by Patty Beckham.*

*Second by Bruce Ballard*

*Motion passed by 5-0.*

## **8. Consider approval and adoption of new logo for Griffin -Spalding Land Bank Authority (Blocker)**

The logo needs to be condensed and “Griffin Spalding” needs a hyphen.

*No board action taken*

### **Report of Finances**

*Treasurer and Land Bank Authority will update the Board on expenses, monies received and any other pertinent financial information*

#### **1. Presentation of current financial statements (Ballard)**

Treasurer Bruce Ballard presented LBA Bank Statements for Month ending December 2024.

*Call to motion to approve financial statements as presented by Bruce Ballard by Newton Galloway*

*Motion to approve financial statements as presented by Patty Beckham.*

*Second by Cora Flowers.*

*No further discussion and no objection. Motion is approved 5-0*

*Motion to elect Bruce Ballard as the Land Bank Authority Board Treasurer made by Patty Beckham.*

*Second by Cora Flowers*

*No further discussion and no objection. Motion is approved 5-0*

*Motion to appoint Christopher Blocker as Board Secretary made by Newton Galloway.*

*Second by Patty Beckham*

*No further discussion and no objection. Motion is approved 5-0.*

#### **2. Presentation of the City of Griffin FY Budget 2025 (Blocker)**

Christopher Blocker presented LBA City of Griffin FY 2025

The LBA approved the budget in FY 2025.

*Motion to approve Land Bank Authority Budget with the amendment of moving \$18,000.00 from Disposal Services to Professional Services for audit service for FY 2023 and 2024.*

*Second by Bruce Ballard*

*No further discussion and no objection. Motion passed 5-0*

**3. Consider engagement letters with Mauldin & Jenkins for audit services for FY 2023 and FY 2024 (Blocker)**

Christopher Blocker presented the engagements letters for FY 2022, FY 2023 and FY2024

*Motion to approve engagement letters with Mauldin & Jenkins for audit services for FY 2023 and FY 2024 made by Cora Flowers*

*Second by Newton Galloway.*

*No further discussion and no objection. Motion passed 5-0*

**4. Discussion regarding Georgia Interlocal Risk Management Agency Renewal GIRMA 2025-2026 (Blocker and Penland)**

Christopher and David are investigating if the Land Bank Authority may qualify under the City of Griffin's existing coverage as an Authority, Board or Commission.

*Motion to table discussion Georgia Interlocal Risk Management Agency Renewal GIRMA 2025-2026 until more information is discovered by Cora Flowers*

*Second by Newtown Galloway.*

The Land Bank is covered by the existing GIRMA policy until April 2025.

*No further discussion and no objection. Motion passed 5-0*

**Authority Member Comments**

Bruce Ballard: Our finances are monitored through Quicken to track data with bank accounts and for the auditors. Now the Land Bank Authority has varied accounts which can be concerning and convoluted. The Land Bank Authority needs to be mindful of the accounting.

**Adjourn**

*Motion to adjourn by Patty Beckham*

*Second by Patty Beckham*

*Meeting adjourned at 5:58 pm*