



GSCCLBA

Griffin-Spalding County Land Bank Authority

Board of Directors

Newton Galloway, Chair

Patty Beckham, Vice-Chair

Bruce Ballard, Treasurer

Pansy Copeland

Charles Gilbert

MINUTES OF THE REGULAR MEETING

Thursday, July 13, 2023

Historic City Hall

201 E Solomon St

4:00 pm

Call to Order

- 1. Determination of Quorum** - Newton M. Galloway, Charles Gilbert, Patricia Beckham were in attendance and constituted a quorum.
- 2. Approval of Agenda** - Motion to Approve by Ms. Beckham, 2d by Mr. Gilbert and there being no discussion, the Agenda was approved unanimously.
- 3. Approval of Minutes:** Mr. Galloway presented the Minutes of the Regular Meeting of the Authority for June 8, 2023. Upon Motion of Ms. Beckham, 2d by Mr. Gilbert and there being no discussion, the minutes of the June 8, 2023 meeting were approved unanimously.

Regular Agenda

4. Report on Contracts/Closings (David 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. Redemption of Johnston Road - Mr. Penland reported that the Debtor redeemed the Johnson Road property upon payment of \$2754.76. A Quit-Claim deed was executed to convey title.
- B. Mr. Penland reported that five more affidavits were completed on properties to proceed to closing. He also advised that 402/406 Circus Street were closed, with one lot conveyed under the Side Lot program and the other conveyed for \$1000.

He reported that 20 properties are ready to close. Mr. Jacobs requested notice in advance of anticipated closings.

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 provided the bank statements for the Operating and Project Accounts prior to the meeting. The Operating Account has a balance of \$42,123.43, as of [statement date], and the Project Account has a balance of \$17,994.01, as of the same date. Motion by Ms. Beckham to approve the financial statements provided by Mr. Ballard, 2d by Mr. Gilbert. There being no discussion, the motion was approved unanimously.

6. Public Comments - None

7. Discussion on Status of Executive Director (Galloway/Ballard)

Mr. Jacobs reported that the City has not prepared a job description for the Executive Director position. When it is completed, the position will be advertised.

8. Update on Haisten Building status (Penland/Beckham)

Mr. Penland sent notice to Mr. Harvey of violation of the terms of transfer. Ms. Beckham reported that she attempted to reach Mr. Harvey and Ms. Bouillo (470-752-8384) to review the Preservation Agreement. Mr. Penland discussed the requirements and procedures to purchase the building back from My Brother's Keeper.

9. Request for Release of Deed Covenants: 121 E. Chappell, 131 E. Chappell, 315 N. 6th (Mr. Joiner)

As follow up on deed covenant violations, Mr. Penland reported that he sent two demand letters and received no response. He will check to confirm the accuracy of the address.

10. Reuven/632 Meriwether Street

- A. Discussion of Squatters; Removal of Same (Penland/Beckham)

Mr. Penland reported on required procedures to remove squatters occupying a structure illegally. Removal will require that LBA pursue dispossessory proceeding even though Ms. Reuven does not live there. Motion by Mr. Galloway to authority Mr. Penland to proceed with a dispossessory action, 2d by Ms. Beckham. There being no discussion, the motion was approved unanimously.

11. Status of LBA File transfer

- A. Status of Transfer to Beck, Owen (Penland)

Mr. Penland reported that all files have been physically transferred from the City to Beck, Owen. His office has organized the files.

B. EquipmenUFiles in possession of Mr. Ballard

Mr. Galloway noted that Mr. Ballard identified certain equipment (printer and computer) used by Ms. Church that are within his possession. Mr. Penland reported that he was authorized to take files, but not equipment.

12. Authority Member Comments

None.

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

14. Adjourn

Upon Motion by Mr. Galloway to adjourn, 2d by Ms. Beckham and there being no discussion, the meeting was adjourned at 4:45.