



GSCLBA

Griffin-SpaldingCounty 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, August 10, 2023

Historic City Hall

201 E Solomon St

4:00 pm

Call to Order

1. Determination of Quoru

Authority members in attendance were: Bruce Ballard, Charles Gilbert, Newton Galloway. Patty Beckham and Pansy Copeland were absent. Mr. Galloway confirmed that a quorum of the Authority members were present.

2. Approval of Agenda

Motion to approve the agenda by Mr. Ballard, 2d by Mr. Gilbert. There being no discussion, the agenda was approved unanimously.

3. Approval of Minutes: July 13, 2023

No changes to the minutes of the July meeting were identified. Motion to approve the minutes by Mr. Ballard, 2d by Mr. Galloway. There being no discussion, the minutes of the July 13, 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. No closings in July.

Mr. Penland reported that no closings were conducted in July. The property owner on Johnson Road paid the past due taxes to redeem the property during July. Affidavits have been completed on 4-5 properties during July and those properties are now ready to close.

B. Closing scheduled for August: 817 Ray Street, 341 North 14th Street.

Mr. Penland reported that closings on these properties are scheduled for August. Both are sales. 817 Ray Street will close for \$1100; 341 North 14th Street will close for \$4000.

C. Report from Mr. Penland to update property spreadsheet.

Mr. Penland reported that he is working with Mr. Gilbert to track the properties' status in order to move closings forward.

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 financial statements. As of the end of July, 2023, the following balances are held in Authority accounts:

Operating Account: \$37,482.20

Project Account: \$17,994.01

Mr. Gilbert inquired about the \$4000 payment shown for Check No. 2857 in the operating account. Mr. Ballard stated that this payment was the insurance premium due to GIRMA. He agreed to provide copies, if required.

Motion to approve the Authority statements presented by Mr. Gilbert, 2d by Mr. Galloway. There being no discussion, the motion was approved unanimously.

6. Public Comments

Makeda Fults, 424 North 13th Street. Ms. Fults spoke w/Ms. Church to obtain a side lot at 428 N. 13th Street. The transaction was approved as a side lot transaction, but a contract was not entered. Mr. Penland agreed to review the transaction privately with Ms. Fults after the meeting.

Anthony Dickson, 1083 Johnson Road, Apt. C: Inquired about property at 312 N. 17th Street and 4 1s^t Street, based on information website.

Bernard Dorelian, 30 Franklin Street: Waiting on demolition by Spalding County, also interested in 321 Moreland Road which has no contract.

7. Discussion on Status of Executive Director (Galloway)

Report on meeting with Ms. O'Connor. Mr. Galloway reported on a telephone conference conducted with Ms. O'Connor on Tuesday, August 11, 2023. Several Executive Director job

descriptions were presented by Ms. O'Connor for use as a template, including Valdosta-Lowndes, Macon-Bibb and Decatur-DeKalb. Based upon review, it was recommended that the Valdosta-Lowndes job description be used. The Executive Director will report to Mr. Jacobs in the City's Planning/Development Office. Ms. O'Connor reported that the City signed the Intergovernmental Agreement and it appears on the Spalding County Board of Commissioners' agenda for September 14, 2023.

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

Mr. Penland reported on a meeting with a party also interested in redevelopment of the Haisten Building. He further reported that Mr. James Harvey had not responded to his messages, and he had attempted to identify another representative of the owner. He also confirmed that the building is not on the National Register of Historic Places.

9. Request for Release of Deed Covenants: 121 E. Chappell, 131 E. Chappell, 315 N. 6th (Mr. Joiner) Follow up on deed covenant violations.

Mr. Penland reported that he had no further contact on this property, and he recommended that the Authority take no further action. Mr. Galloway made a motion to accept Mr. Penland's recommendation, 2d by Mr. Ballard. There being no discussion, the motion was approved unanimously.

10. Reuven/632 Meriwether Street

A Report on Dispossessory Hearing (Penland)

Mr. Penland reported that a dispossessory hearing in the City's Municipal Court was conducted. Ms. Reuven's brother appeared at the hearing, testifying that he lives in the property and is "making repairs." The Court ordered him to vacate the property in seven (7) days. Mr. Penland reported that it was appropriate to apply for a Writ of Possession and proceed with eviction. Motion by Mr. Galloway to direct Mr. Penland to obtain a Writ of Possession, proceed with eviction and authorize him to secure movers, if required, 2d by Mr. Ballard. There being no discussion, the motion was approved unanimously.

11. Equipment/Files in possession of Mr. Ballard

Nothing was presented on this item.

12. Authority Member Comments

None.

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

No Executive Session was conducted.

14. Adjourn

Mr. Galloway made a motion to adjourn, 2d by Mr. Ballard. Approved unanimously.