



GSCLBA

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, September 14, 2023

Historic City Hall

201 E Solomon St

4:00 pm

Call to Order

- 1. Determination of Quorum:** Bruce Ballard, Patty Beckham, Newton Galloway and Charles Gilbert were in attendance. Pansy Copeland was absent. Mr. Galloway determined the presence of a quorum. Also attending: Stephanie Windham and David Penland, counsel.
- 2. Approval of Agenda:** Mr. Ballard *moved* to approve the September meeting agenda, 2d by Ms. Beckham. There being no discussion, the motion was approved unanimously.
- 3. Approval of Minutes: August 10, 2023:** Approval of the minutes of the August 10, 2023 LBA meeting was deferred.

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. Closings in August.

Mr. Penland reported that two closing were scheduled in August:

Theodore House: 817 Ray Street
Christy Phelps: 1344 Maples Drive

Mr. Penland stated that neither purchaser appeared for the closings.

work under Mr. Chad Jacobs and will be provided an office in City Hall. The employee Lease Agreement was presented and reviewed by Ms. O'Connor.

Ms. O'Connor presented an updated Intergovernmental Agreement between the City and Spalding County to accommodate modifications required related to hiring an Executive Director.

Motion to approve the Executive Director job description by Mr. Galloway, 2d by Mr. Ballard. There being no discussion, the motion was approved unanimously.

Motion to approved the Lease Agreement for Personnel Services with the City w1th the following two amendments:

- a. Delete from Safety and Training the following text: "Lessee shall be responsible for any safety citations or fines that may be imposed on the Authority during the term of this Agreement; and
- b. Change from Lessee to Lessor the fourth bullet point in Safe Work Environment to read: "Lessor shall provide all personal protection gear..."

Upon 2d by Ms. Beckham and without further discussion, the motion was approved unanimously.

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

This agenda item was moved to the Executive Session.

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

Mr. Penland reported that there were no additional developments on the deed covenant violations.

10. Reuven/632 Meriwether Street

- A. Report on Status of Occupancy (Penland)

Mr. Penland reported that the squatters were removed from the property. He hired a crew to clear and clean the yard. He also secured the house. Interest has been received from prospective buyers. However, the house is in very poor condition and renovation will require stripping the interior to the frame and replacing holes in the roof and floor.

12. Authority Member Comments

Mr. Gilbert asked about Ms. Copeland's status as an Authority member. She has not attended a meeting in 2023. Mr. Ballard made a motion to request that the County replace Ms. Copeland, 2d by Ms. Beckham and without further discussion approved unanimously.

Mr. Ballard notified the Authority that he was contacted by Jonathan Joseph with Rickett Properties to acquired bulk properties. Mr. Penland was also contacted by Mr. Joseph.

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

Motion to go into Executive Session to discuss the acquisition or sale of real estate by Mr. Galloway, 2d by Ms. Beckham. There being no discussion, the motion was approved unanimously. The Executive Session commenced at 5:05 p.m.

Mr. Galloway made a motion to come out of Executive Session, 2d by Ms. Beckham and approved unanimously without further discussion. The Executive Session concluded at 5:30 p.m.

14. Adjourn

Motion to adjourn by Mr. Galloway, 2d by Ms. Beckham and approved unanimously without further discussion.