



GSCCLBA

Griffin-Spalding County Land Bank Authority

Board of Directors

Newton Galloway, Chair
Patty Beckham, Vice-Chair
Bruce Ballard, Treasurer
Cora Flowers
Charles Gilbert

AMENDED MINUTES OF THE REGULAR MEETING

Thursday, January 11, 2024

Historic City Hall

201 E Solomon St

4:00 pm

Call to Order

1. Determination of Quorum

All Authority members were in attendance. In addition thereto, Ms. Stephanie Windham, Mr. David Penland, Ms. Jessica O'Connor, Mr. Chad Jacobs and Ms. Michelle Haynes were present.

2. Approval of Agenda

Motion by Mr. Ballard to approve the agenda, 2d by Ms. Beckham. There being no amendments to the agenda and no discussion on the Motion, the agenda was approved unanimously.

3. Approval of Minutes: December 14, 2023

Mr. Galloway presented the minutes of the Authority's meeting on December 14, 2024. Following review by the Authority members, upon motion to approve by Ms. Beckham, 2d by Mr. Gilbert and there being no discussion thereon, the minutes were approved unanimously.

Regular Agenda

4. BOC Action on LBA Appointment/Welcome new Authority Member (Galloway)

Mr. Galloway introduced Ms. Cora Flowers as the newest member of the Authority, having been appointed by Spalding County. She was welcomed by the Authority members.

5. 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 December.

Mr. Penland reported that 618 E. McIntosh was closed on December 21, 2023 and conveyed to Audrey Appling. He reported that the previous closings scheduled for November have not been completed because the purchasers continue to fail to appear. He was directed to send the no-show purchasers a notice that the contract was terminated for failure to appear and that the fee arrangement would be redrawn should they enter into another contract to purchase the properties.

He reported that three contracts are ready to close.

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

There was no update on the property spreadsheet.

6. Report of Finances, (Ballard)

Treasurer will update the Board on expenses, monies received, and any other pertinent financial information.

A. Presentalism of current financial statements.

Mr. Ballard reported that the balance in the Operating Account as of December 31, 2023 was \$19,885.72. The balance in the Project Account continued at \$17,994.01. Motion by Ms. Beckham to approved the financial statements presented by Mr. Ballard, 2d by Mr. Gilbert. There being no discussion, the financial statements were approved unanimously.

It was estimated that the Operating Account could support the Authority's operation for approximately four (4) months. Mr. Galloway inquired regarding funding in both the City and County budgets.

7. Public Comments

Mr. Eric Tonoco, 3157 Highway 155, Locust Grove: inquired about properties under contract to Nova Terra, as follows:

755 E. Broadway: should be able to be closed, confirmed that foreclosure of the right of redemption has been completed, Mr. Penland was directed to proceed with the closing.

Collier Street: 3 lots, subject to resolution of title issues which have not been resolved.

215 N. 2th Street: contiguous to 201 and 213 N. 2th which were closed in October, 2021; upon closing will be combined with other tracts. Ms. Windham reported that the property title issues related to ownership by Andrew Glen Martin continued. The property cannot be closed until title issues are resolved.

Mr. Donald Wayne Dockery, 225 Seminary Ridge, Griffin: inquired about 223 Seminary Ridge. There is a contract for the sale. Because of the lot size, it does not qualify under the side-lot program. His son, Darrell, desires to purchase. He was directed to contact Mr. Penland,

Ms. Angela Atkins, 1439 E. McIntosh Road, Griffin: inquiry on status of contracts and desire to acquire properties. Her comments were the same as she presented at the December Authority meeting,

8. Macon Road Property (9+ acres) for M/F Development (Penland)

Mr. Penland reported that he met w/Mr. David Johnson on the property. Mr. Johnson remains interested in acquiring the property for multi-family development within the boundaries of sales for owner occupants. There is a significant question regarding how much of the property can be developed due to the presence of flood plain. Mr. Penland will review a contract amendment on the property and report back at the February meeting.

9. Side Lot Closings (Penland)

Mr. Penland asked the Authority to approve a change in closing policy to provide that the Authority will no longer cover closing costs for side lot program purchasers. Ms. Flowers inquiry about the average cost of closings and the economic impact on the Authority. Mr. Galloway directed Mr. Penland to provide an economic analysis of the policy change and present it at the February meeting. He also asked Mr. Penland to provide the specific text for a motion on closing costs.

10. Update on Status of Executive Director (Galloway)

Ms. O'Connor reported that additional resumes were received, but they have not been provided to the Authority for review. She stated that her office will provide them promptly.

11. Update on Haisten Building status (Penland)

This item was deferred to Executive Session.

12. Reuven/632 Meriwether Street - Report on Status of proposed demolition (Penland)

Mr. Penland reported that he determined that the right of redemption on the property was not foreclosed. He will proceed with foreclosure prior to demolition of the property.

13. Reconciliation of Report Data - Recommended Amendments (Ballard)

Mr. Ballard presented bank reconciliation reports from 2020 which showed payment of certain expenses were not reconciled in the Authority's bank statements. Mr. Gilbert will assist Mr. Ballard with reconciliation of these expenses and report back to the Authority in February.

14. Local Government Authority Registration Act (Penland)

Mr. Penland reported that the registration issue can be resolved upon completion of the Authority's 2022 audit. The Authority is caught up on registration for all previous years.

15. 2022 Audit Update (Mauldin & Jenkins) (Ballard)

Mr. Ballard reported that he has provided all requested additional data related to the Authority's 2022 audit to Ms. Tessie Calvert at Mauldin & Jenkins. He reported that Ms. Calvert advised that review would be delayed to after January 24, 2024, and she identified a new contact for the audit at Mauldin & Jenkins.

16. GIRMA Insurance Renewal (Ballard)

Mr. Ballard reported that the GIRMA insurance renewal must comply with a new online process. He provided an amended application in compliance therewith. The Authority must provide a copy of its 2024 Budget, as approved by the local governments. Upon receipt/conveyance of the budget, the Authority will resubmit the application for coverage which is due February 5, 2024. The Authority will be provided a new coverage quote by April 1, 2024, and invoiced by GIRMA for the cost of coverage thereafter.

Ms. Flowers left the meeting at this point.

17. Authority Member Comments

Mr. Ballard:	No comments
Ms. Beckham:	No comments
Mr. Gilbert:	No comments
Mr. Galloway:	No comments

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

Mr. Galloway moved to go into Executive Session to discuss pending/threatened litigation and acquisition/transfer of property, 2d by Ms. Beckham. There being no discussion, the motion was approved 4-0. The Executive Session commenced at 5:25 p.m. On motion of Mr. Galloway, 2d by Mr. Ballard, and approved by a vote of 4-0, the Executive Session concluded at 5:45 p.m.

Upon return to Open Session, Mr. Galloway made a motion to direct Mr. Penland to proceed with filing a breach of contract pertinent to the Halsten property located at 522 Meriwether Street. 2d by Ms. Beckham. There being no discussion, the motion was approved 4-0.

19. Adjourn

Motion by Mr. Galloway to adjourn, 2d by Mr. Gilbert. There being no discussion, the motion was approved 4-0. The meeting was adjourned at 5:50 p.m.



GSCCLBA

Griffin-Spalding County Land Bank Authority

Board of Directors

Newton Galloway, Chair
Patty Beckham, Vice-Chair
Bruce Ballard, Treasurer
Cora Flowers
Charles Gilbert

MINUTES OF THE REGULAR MEETING

Thursday, January 11, 2024

Historic City Hall

201 E Solomon St

4:00 pm

Call to Order

1. Determination of Quorum

All Authority members were in attendance. In addition thereto, Ms. Stephanie Windham, Mr. David Penland, Ms. Jessica O'Connor, Mr. Chad Jacobs and Ms. Michelle Haynes were present.

2. Approval of Agenda

Motion by Mr. Ballard to approve the agenda, 2d by Ms. Beckham. There being no amendments to the agenda and no discussion on the Motion, the agenda was approved unanimously.

3. Approval of Minutes: December 14, 2023

Mr. Galloway presented the minutes of the Authority's meeting on December-14,-2024. Following review by the Authority members, upon motion to approve by Ms. Beckham, 2d by Mr. Gilbert and there being no discussion thereon, the minutes were approved unanimously.

Regular Agenda

4. BOC Action on LBA Appointment/Welcome new Authority Member (Galloway)

Mr. Galloway introduced Ms. Cora Flowers as the newest member of the Authority, having been appointed by Spalding County. She was welcomed by the Authority members.

5. 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 December.

Mr. Penland reported that 618 E. McIntosh was closed on December 21, 2023 and conveyed to Audrey Appling. He reported that the previous closings scheduled for November have not been completed because the purchasers continue to fail to appear. He was directed to send the no-show purchasers a notice that the contract was terminated for failure to appear and that the fee arrangement would be redrawn should they enter into another contract to purchase the properties.

He reported that three contracts are ready to close.

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

There was no update on the property spreadsheet.

6. 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 balance in the Operating Account as of December 31, 2023 was \$19,885.72. The balance in the Project Account continued at \$17,994.01. Motion by Ms. Beckham to approved the financial statements presented by Mr. Ballard, 2d by Mr. Gilbert. There being no discussion, the financial statements were approved unanimously.

It was estimated that the Operating Account could support the Authority's operation for approximately four (4) months. Mr. Galloway inquired regarding funding in both the City and County budgets.

7. Public Comments

Mr. Eric Tonoco, 3157 Highway 155, Locust Grove: inquired about properties under contract to Nova Terra, as follows:

755 E. Broadway: should be able to be closed, confirmed that foreclosure of the right of redemption has been completed. Mr. Penland was directed to proceed with the closing.

Collier Street: 3 lots, subject to resolution of title issues which have not been resolved.

215 N. 8th Street: contiguous to 201 and 213 N. 8th which were closed in October, 2021; upon closing will be combined with other tracts. Ms. Windham reported that the property title issues related to ownership by Andrew Glen Martin continued. The property cannot be closed until title issues are resolved.

Mr. Donald Wayne Dockery, 225 Seminary Ridge, Griffin: inquired about 223 Seminary Ridge. There is a contract for the sale. Because of the lot size, it does not qualify under the side-lot program. His son, Darrell, desires to purchase. He was directed to contact Mr. Penland.

Ms. Angela Atkins, 1439 E. McIntosh Road, Griffin: inquiry on status of contracts and desire to acquire properties. Her comments were the same as she presented at the December Authority meeting.

8. Macon Road Property (9+ acres) for M/F Development (Penland)

Mr. Penland reported that he met w/Mr. David Johnson on the property. Mr. Johnson remains interested in acquiring the property for multi-family development within the boundaries of sales for owner occupants. There **is** a significant question regarding how much of the property can be developed due to the presence of flood plain. Mr. Penland will review a contract amendment on the property and report back at the February meeting.

9. Side Lot Closings (Penland)

Mr. Penland asked the Authority to approve a change in closing policy to provide that the Authority will no longer cover closing costs for side lot program purchasers. Ms. Flowers inquiry about the average cost of closings and the economic impact on the Authority. Mr. Galloway directed Mr. Penland to provide an economic analysis of the policy change and present it at the February meeting. He also asked Mr. Penland to provide the specific text for a motion on closing costs.

10. Update on Status of Executive Director (Galloway)

Ms. O'Connor reported that additional resumes were received, but they have not been provided to the Authority for review. She stated that her office will provide them promptly.

11. Update on Haisten Building status

(Penland) This item was deferred to Executive Session.

12. Reuven/632 Meriwether Street - Report on Status of proposed demolition

(Penland)

Mr. Penland reported that he determined that the right of redemption on the property was not foreclosed. He will proceed with foreclosure prior to demolition of the property.

13. Reconciliation of Report Data - Recommended Amendments (Ballard)

Mr. Ballard presented bank reconciliation reports from 2020 which showed payment of certain expenses were not reconciled in the Authority's bank statements. Mr. Gilbert will assist Mr. Ballard with reconciliation of these expenses and report back to the Authority in February.

14. Local Government Authority Registration Act (Penland)

Mr. Penland reported that the registration issue can be resolved upon completion of the Authority's 2022 audit. The Authority is caught up on registration for all previous years.

15. 2022 Audit Update (Mauldin & Jenkins) (Ballard)

Mr. Ballard reported that he has provided all requested additional data related to the Authority's 2022 audit to Ms. Tessie Calvert at Mauldin & Jenkins. He reported that Ms. Calvert advised that review would be delayed to after January 24, 2024, and she identified a new contact for the audit at Mauldin & Jenkins.

Ms. Flowers left the meeting at this point.

16. GIRMA Insurance Renewal (Ballard)

Mr. Ballard reported that the GIRMA insurance renewal must comply with a new online process. He provided an amended application in compliance therewith. The Authority must provide a copy of its 2024 Budget, as approved by the local governments. Upon receipt/conveyance of the budget, the Authority will resubmit the application for coverage which is due February 5, 2024. The Authority will be provided a new coverage quote by April 1, 2024, and invoiced by GIRMA for the cost of coverage thereafter.

17. Authority Member Comments

Mr. Ballard:	No comments
Ms. Beckham:	No comments
Mr. Gilbert:	No comments
Mr. Galloway:	No comments

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

Mr. Galloway moved to go into Executive Session to discuss pending/threatened litigation and acquisition/transfer of property, 2d by Ms. Beckham. There being no discussion, the motion was approved 4-0. The Executive Session commenced at 5:25 p.m. On motion of Mr. Galloway, 2d by Mr. Ballard, and approved by a vote of 4-0, the Executive Session concluded at 5:45 p.m.

Upon return to Open Session, Mr. Galloway made a motion to direct Mr. Penland to proceed with filing a breach of contract pertinent to the Haisten property located at 522 Meriwether Street. 2d by Ms. Beckham. There being no discussion, the motion was approved 4-0.

19. Adjourn

Motion by Mr. Galloway to adjourn, 2d by Mr. Gilbert. There being no discussion, the motion was approved 4-0. The meeting was adjourned at 5:50 p.m.