



# 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, November 9, 2023

Historic City Hall

201 E Solomon St

4:00 pm

### Call to Order

#### 1. Determination of Quorum

Mr. Ballard, Mr. Gilbert, Ms. Beckham, Mr. Galloway were in attendance. A quorum was present. Also in attendance were Ms. Stephanie Windham, Mr. David Penland

#### 2. Approval of Agenda

Mr. Galloway made a motion to amend the agenda to move item 7, public comments to follow Item 3, approval of minutes previous meetings. 2d by Ms. Beckham. The Motion to Amend the agenda was approved unanimously.

#### 3. Approval of Minutes: August 10, 2023; September 14, 2023

Motion to approve the minutes the regular meeting of August 10, 2023 by Mr. Ballard, 2d by Ms. Beckham. There being no discussion, the minutes were approved unanimously.

Motion to approve the minutes of the regular meeting of September 14, 2023 by Ms. Beckham, 2d by Mr. Ballard. There being no discussion, the minutes were approved unanimously.

#### 4. Public Comments

Mr. David Johnson, 14 Hudson Road, Griffin, Georgia. Mr. Johnson inquired about the status of an offer he placed on parcel 13004007 on Macon Road, consisting of nine (9) acres. He reported his contract was approved in 2019 or possibly in 2021. Mr. Johnson stated that a sign was placed on the tract and remained for approximately

five (5) months. Mr. Penland reported that the property was ready to close and that closing could be completed by the end of the year.

## **Regular Agenda**

### **5. BOC Action on LBA Appointment (Galloway)**

Mr. Galloway reported that Commissioner Flowers-Taylor may be appointed to LBA to fill the term of Ms. Copeland. He and Ms. Windham reported that a review of the Intergovernmental Agreement governing LBA members did not prohibit the appointment of an elected Commissioner. Commissioner Flowers-Taylor's appointment by Spalding County is expected in December.

### **6. 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 September, October.**

Mr. Penland reported that no closings were conducted in September or October. The Phelps/House closing are scheduled for November 30, 2023. Ms. Audrey Appling had contacted his office to schedule a closing on 618 E. McIntosh. He reported to her that the right of redemption has not been foreclosed on that property.

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

Mr. Penland reported that a list of sales on LBA properties within the last five (5) years has been completed. He will provide it at the December meeting. Ms. Windham reported that Ms. Hallums, Tax Commissioner, has contacted her regarding tax write-offs on LBA properties that have been transferred.

### **7. 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 for the months of September/October, 2023. As of September 29, 2023, Mr. Ballard reported (and the statements showed) balances in the Operating Account and Project Account of \$31,613.78 and \$17,994.01, respectively. Ms. Beckham moved to approve the financial reports for September, 2023, 2d by Mr. Gilbert. There being no discussion, the motion was approved unanimously.

As of October 31, 2023, Mr. Ballard reported that balances in the Operating Account and Project Account of \$25,607.20 and \$17,994.01, respectively. Ms. Beckham moved to approve the financial reports for October, 2023, 2d by Mr. Gilbert. There being no discussion, the motion was approved unanimously.

### **8. Public Comments**

Public Comments were moved to Item 3 of the agenda.

**9. Discussion on Status of Executive Director (Galloway)**

**A. Report on execution of Lease Agreement for Executive Director**

Mr. Galloway reported that the Lease Agreement for the Executive Director has been fully executed. He presented a copy for review by the Authority members. Mr. Chad Jacobs, City of Griffin, reported that the City has not posted the Executive Director position, but he expected that the position would be posted by mid-November.

**B. Report on execution of IGA between City/County.**

Ms. Windham reported that the IGA between the City and County for the continued operation of the LBA has been fully executed.

**10. Update on Haisten Building status (Penland/Beckham)**

Mr. Penland reported that no response was received from the last letter sent to Mr. Harvey, approximately two (2) weeks prior to the LBA November meeting. He was directed to proceed with appropriate action to foreclose on the property.

**11. Reuven/632 Meriwether Street**

**A. Report on Status of Occupancy (Penland)**

Mr. Penland reported that he was contacted by Mr. John Knight, an occupant of an adjoining property, who expressed interest in purchasing the property. Mr. Knight requested access to the property by his contractor for an inspection. Mr. Penland reported that some trees needed to be removed and a moving company may be required to clear the property.

**12. Report on State Department of Audits (Penland)**

**13. Local Government Authority Registration Act (Penland)**

Mr. Penland received notice of that LBA must file an annual report with the Department of Community Affairs, which provides information on LBA members and finances. He noted that the last audit was conducted in 2022. Mr. Ballard agreed to assist Mr. Penland with the required response to the DCA report.

**14. 2024 Planning Session - December mtg. (Galloway)**

Mr. Galloway requested that the December LBA meeting be devoted to a Planning Session for 2024. The Planning Session will address the necessity of move LBA properties which are the subject of contracts to closing.

**15. Authority Member Comments**

Mr. Ballard reported that he was contacted by Mr. Jonathan Joseph who expressed interest in purchase of the Haisten property.

Mr. Gilbert: no comments

Ms. Beckham: No comments

Mr. Galloway: No comments

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

Motion by Mr. Galloway to move into Executive Session for the purpose of discussion pending or threatened litigation, 2d by Ms. Beckham. There being no discussion, the motion was approved unanimously. The Executive Session commenced at 4:50 p.m.

Motion by Mr. Ballard to conclude the Executive Session and return to the regular meeting, 2d by Ms. Beckham. There being no discussion, the motion was approved unanimously. The Executive Session concluded at 5:35 p.m.

**17. Adjourn**

Motion to adjourn by Mr. Galloway, 2d by Mr. Ballard. There being no discussion, the motion was approved unanimously. The meeting was adjourned at 5:36 p.m.