



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, December 14, 2023

Historic City Hall

201 E Solomon St

4:00 pm

Call to Order

1. Determination of Quorum

The following members of the Authority were in attendance: Bruce Ballard, Patty Beckham, Charles Gilbert, Newton Galloway. Mr. Galloway announced that a quorum of the Authority members were present and that business could be conducted. Also attending were Mr. David Peoland, Ms. Stephanie Windham, counsel. Ms. Jessica O'Connor, Mr. Chad Jacobs, Dr. Steve Ledbetter from the City of Griffin and Spalding County.

2. Approval of Agenda

At the request of Ms. Windham to amend the agenda, a Motion to Amend the agenda was requested to move Item 8 (Macon Road Property) to appear on the agenda as Item 4 was made. Motion by Mr. Ballard to amend the agenda as stated, 2d by Mr. Gilbert. There being no discussion, the Motion to Amend the agenda was approved unanimously.

3. Approval of Minutes: November 9, 2023

Mr. Ballard moved to approve the minutes of the meeting of the Authority of November 9, 2023, 2d by Ms. Beckham. There being no discussion, the minutes of the meeting on November 9, 2023 were approved unanimously.

Regular Agenda

4. Macon Road Property (9+ acres) for M/F Development (David Johnson)(moved by Motion to Amend the agenda from item 8 to item 4).

Mr. David Johnson discussed property located on Macon Road consisting of approximately 9+ acres in which he is interested in purchasing. He stated that he discussed the property

with Ms. Church, but he did not enter into a contract. He also stated that he was not aware of any restriction prohibiting the rental of property once developed into multi-family dwellings.

Mr. Galloway advised Mr. Johnson that the property could be developed into multi-family dwellings (subject to compliance with Spalding County zoning), however any multi-family dwellings constructed must be owner occupied. The enabling inter-governmental agreement which created the Authority prohibits the lease of any property. Therefore, the lease of units within a multi-family development, either apartments or condominiums is prohibited. It was also noted that a significant portion of the property lies within the flood plain. Ms. Windham noted that the owner restriction was also limited to relatives of the owner.

Ms. Windham stated that authority policies may allow relatives of a purchaser to live in the dwelling.

Mr. Johnson was directed to meet with Mr. Penland to review the contract status of the property, and Mr. Penland was directed to report back to the Authority at its January meeting.

5. BOC Action on LBA Appointment (Galloway)

Ms. Windham reported that she expects the Spalding County BOC to appoint Commissioner Flowers-Taylor to the Authority at its January meeting.

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 November.

Mr. Penland reported that no closings on property sales were completed in November. Two closings were scheduled in November, but they had to be cancelled because the purchasers (House, Phelps) did not appear. The House closing for 618 East McIntosh is rescheduled for December 21, 2023.

Mr. Penland also addressed a request to amend a contract for seven (7) lots and 1 side lot.

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

Discussion on this item was deferred to the workshop portion of the agenda.

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 the Authority's financial statements. As of November 30, 2023, the Operating Account had a balance of \$25,179.21. The Project Account has a balance of \$17,004.01 which is unchanged from the previous report. Mr. Galloway moved to approved the financial statements as presented by Mr. Ballard, 2d by Mr. Gilbert. There being no discussion, the financial statements were approved unanimously.

Mr. Penland reported that there are about 15 missing canceled checks from 2020 that are not in the Authority's files. Mr. Gilbert recommended Mr. Penland contact Truist to secure copies of the checks, and he agreed to work w/Mr. Penland on the account.

Mr. Galloway inquired about the status of the annual audit. Mr. Ballard stated that he had checked with Mauldin & Jenkins, auditors, on the status of the 2022 audit. In his last contact, the auditor requested additional information which Mr. Ballard had provided.

8. Public Comments

Myron Slaughter, 825 Rapid Court, McDonough: requested an updated property list. Mr. Penland advised that there is no updated list, and there are no new contracts. The Authority is waiting for appointment of an Executive Director.

Khalae Amin, 325 S. Pointe Boulevard, McDonough: made_ the same request as Mr. Slaughter, expressing interest in several properties. The difference between the Tax Assessor's data and LBA website was discussed.

Angela Akins, 1439 E. McIntosh, Griffin: same inquiry as above.

Anthony Dickson, 1083 Jackson Road, Griffin: Inquired about restrictions on use of the property for owner occupancy.

Rock Drez Yarbrough, 209 Ella Circle, Griffin: expressed interested in the purchase of 208 Ella Circle. Mr. Penland advised that 208/210 Ella are not Authority properties. He reported that 211 Ella Circle was an Authority property, but it was sold in 2021.

9. Side Lot Closings (Penland)

Mr. Penland reported that the Authority's policy on closing costs for side lot closings is not sustainable. He will provide a proposal for revision of the policies.

10. Discussion on Status of Executive Director (Galloway)

Ms. O'Connor reported that 44 applicants have submitted a resume to be Executive Director. Of those, approximately 15 may be reviewed further.

A. Report on execution of Lease Agreement for Executive Director

Lease Agreement for Executive Director has been executed by all parties.

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

IGA between the City and County is fully executed.

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

This item was deferred to Executive Session

12. Reuven/632 Meriwether Street

A. Report on Status of Occupancy/Knight inquiry (Penland)

Mr. Penland reported that he met with Mr. Knight and viewed the property. Given its current state, the property is not feasible to repair. There are major structural issues. A discussion was conducted on the demolition of the house. Dr. Ledbetter inquired whether demolition could be used for fire training. Ms. O'Connor stated that is no longer an option available. Mr. Jacobs said that the City would demolish the structure, but an asbestos report is required.

13. Report on State Department of Audits (Penland)

Mr. Penland reported that the Immigration report was completed.

13. Local Government Authority Registration Act (Penland)

Mr. Penland reported that the Authority is out of compliance with the Department of Community Affairs report. He has worked to catch the Authority up on the report. He has to input additional financials information.

14. 2024 Workshop/Planning Session (Galloway)

- A. Develop policies and procedures to expedite foreclosure of ROR
- B. Develop policies and procedures to expedite closings
- C. Develop policies and procedures to govern closings at which the purchaser refuses to appear
- D. Training/Education of (hopefully) new Executive Director

Ms. Windham reported that a checklist of properties and procedures to confirm foreclosure of the right of redemption has been created. However, purchasers do not appear at the closings, and Authority has lost contact with many contract purchasers.

There are 7 contracts on which the right of redemption has been foreclosed. Information is based on a spreadsheet previously prepared by Ms. King. Ms. Windham urged that earnest money be used as an incentive to bring properties/contracts to closing. Mr. Gilbert asked when closing costs are identified in the closing process. Ms. Windham stated that they do not provide an estimate of closing costs.

When the ROR has been foreclosed, notice should be sent to the prospective purchaser. When the contract has expired, the contract should be re-executed. The same process should be used when the ROR has not been foreclosed, but when the contract was executed.

A discussion was held on the timeline to close. Ms. Windham explained the timing of the closing process.

If the purchaser does not appear for closing, it was agreed that there will be one notice to the purchaser with the requirement for closing in 30 days.

It was noted that the Executive Director (when hired) must be trained promptly in procedures. To assist, the Authority should develop policies to help foreclosure of the ROR.

Mr. Gilbert noted that the Authority website must be updated. Mr. Ballard discussed the audit process.

15. Authority Member Comments

Mr. Ballard: no comments

Ms. Beckham: Kerry Harris who purchased lots in Pecan Pointe had a tax question. Mr. Penland spoke w/Mr. Harris. His concern was that the property taxes were more than he had expected.

Mr. Gilbert: 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 enter into Executive Session for the purchase of discussion pending or threatened litigation. 2d by Mr. Gilbert. There being no discussion, the motion was approved unanimously. The Authority went into Executive Session at 5:20 pm. Executive Session was concluded at 5:30.

Upon exiting Executive Session, Mr. Galloway made a motion to direct Mr. Penland to proceed with a Breach of Contract Complaint for the Haisten Building. 2d by Mr. Gilbert. There being no discussion, the motion was approved unanimously.

17. Adjourn

Motion to adjourn by Mr. Galloway, 2d by Ms. Beckham. The motion was approved unanimously.