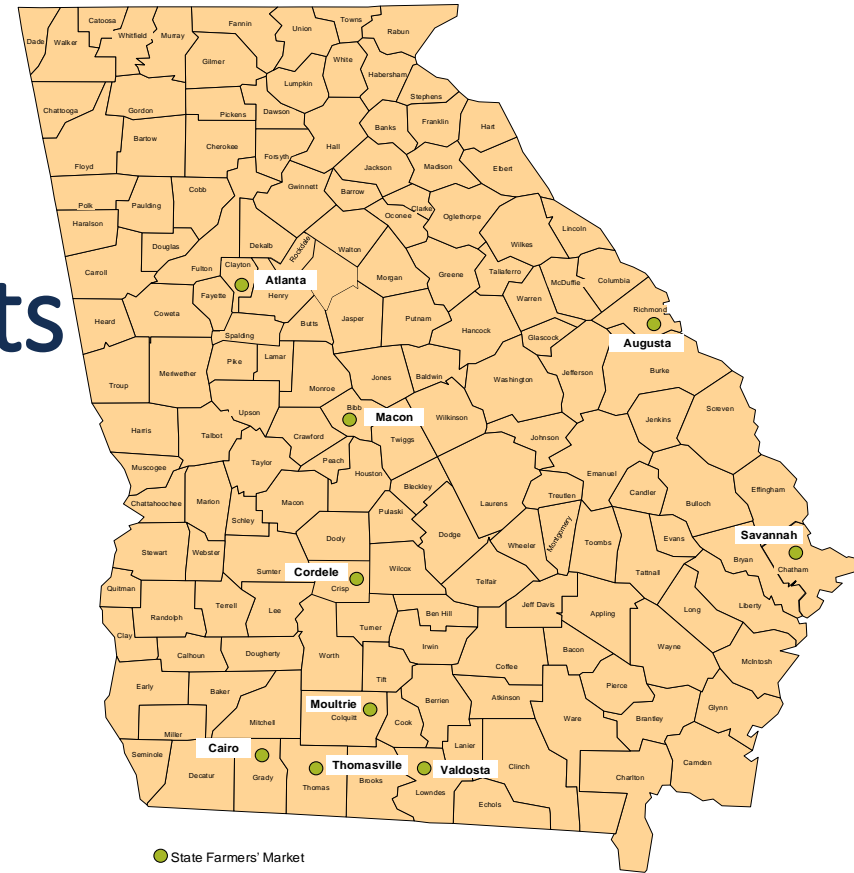




State Farmers' Markets

Performance Audit
January 2018

Christi Owens



Source: Georgia Department of Agriculture Records

Viability of the Markets

While Atlanta is the most viable of the Markets, we did note factors that impact viability on the retail shed side:

- Low utilization of retail shed space
- Low visitation on retail shed side
- Facilities in need of repair
- Funding/do not retain revenue

Maintenance

We identified issues related to maintenance across the markets which stemmed from not having:

- a budget for maintenance and repairs,
- a focus on preventative maintenance,
- a maintenance and repair work plan, and
- funding

Gratuities Clause

We found that GDA may not be in compliance with the gratuities clause.

- APDA Agreement:
 - No reporting requirement
 - No substantial benefit to the state defined
- Lease Rate Setting:
 - No substantial benefit to the state defined in exchange for leasing market space for less than fair market value.

Lease Administration

We found issues related to lease administration that included:

- Leases not renewed in a timely manner,
- Leases not signed before the lease term began,
- Leases missing signatures,
- Late fees were not assessed as required,
- Required liability insurance clauses were not enforced, and
- Leases did not include a security deposit.

Promotion

GDA did not use existing resources to promote the Markets' retail spaces

- GDA's website
- Market Bulletin
- Georgia Grown

Recommendations

- Improve internal budgeting
- Develop a maintenance plan
- Develop a methodology for setting lease rates
- Improve lease administration
- Revise the APDA agreement
- Account for and collect amounts due
- Develop performance indicators
- Pursue additional funding for maintenance

Questions?

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