

# GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

406 North Hill Street, Griffin Georgia 30223

## BOARD OF DIRECTORS

Newton Galloway  
Patty Beckham  
Shirley Gardner  
Jim Smith

## EXECUTIVE DIRECTOR, interim

Virginia S. Church

### MINUTES for

Thursday, November 8, 2018

4:00 PM

- A. Determination of Quorum  
Mr. Galloway determined that there was a quorum, as he, Patty Beckham, and Shirley Gardner were present. Jim Smith was absent.
- B. Approval of minutes  
Sept. 13, 2018  
Motion to approve by Mr. Galloway, second by Ms. Gardner. Motion passed 3-0.
- C. LBA Management
  1. Administrative support update  
Ms. Church reported that Kat Martin has provided some additional assistance, especially in the area of reviewing all documents obtained from John Joiner's office and filling in missing information for the audit. There are still administrative tasks needed, which are estimated to take roughly 20-25 more hours, and consist of setting up files and making sure every piece of paper has a home.
  2. Next Tax Sale  
Ms. Church reported that she has received a list of the items to be sold in December from the tax commissioner's office and stated that this item will be discussed more in closed session. Mr. Galloway noted that closed session is planned for the purpose of discussing acquisition of real property.
  3. Permanent Executive Director  
Ms. Church stated that the Open Records Law requires that any documents which identify persons under consideration for executive head of an agency must be available to the public 14 days prior to the final vote on the appointment. However, if no interviews are conducted and the appointment is not discussed in closed session, the agency can avoid the 14-day waiting period. Mr. Galloway requested that the appointment of a permanent executive director be placed on the agenda for December.

D. Financial information

1. Recent bank statements; review and approval of checks written  
Motion to approve recent bank statements and checks written by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0.
2. Direct deposit by Spalding County  
Ms. Church reported that County is putting its regular vendors on a direct deposit system and she has completed the paperwork for the LBA to participate.
3. Payables list
  - i. Kidei Landscaping – last payment was made after email approval from the Board
  - ii. Beck, Owen & Murray – payment for title work
  - iii. City of Griffin – stormwater bills now averaging \$250-300 per month
4. Status of reimbursement from City for Kidei Landscaping  
Two reimbursements are still outstanding. One is for the month of Aug/Sept, with bills submitted to the City after the last Board meeting. The other is for Sept/Oct, when Kidei was working out the 30-day termination notice from the LBA. Ms. O'Connor had stated that the City would reimburse the Aug/Sept and she would determine if the City will also reimburse Sept/Oct. All bills from Kedei have been forwarded to the City. Mr. Kirk will check on the status.
5. Report on redemptions: 1739 Westminster Drive  
Staff received the redemption amount for this property and will pay the taxes to the tax commissioner and deed the property back to the owner.  
Report on sales - None
6. Status of audit  
Staff reports that additional financial information has been located in the last of the records which were stored at John Joiner's office. A final spreadsheet will be sent to Mauldin & Jenkins next week.

E. Properties – Old Business

1. 632 Meriwether Street  
Sometime in 2017, Ms. Achdah Reuven make an offer prior to the Harbisons. John Joiner told the Board he had not been able to get in touch with her and was asked to send her a letter. He reported that she never responded, and the Board proceeded with the offer from the Harbisons. Now, Ms. Church has not heard from the Harbisons and has gotten conflicting information regarding their interest. Mr. Galloway asked that a letter be sent to the Harbisons requesting that they indicate interest by 11/30/18, or the LBA will proceed with the offer from Ms. Reuven.
2. 1002 Kilgore Road – Title work has been received, foreclosure is progressing
3. 732 E. Chappell Street – (Burkhalter Realty) Title work has been received which shows a large lien on the property. Staff has been informed that this has been cleared and is obtaining proof from Burkhalter prior to accepting a donation.
4. 113 Quail Lane – Title work has been received, foreclosure is progressing
5. 505 Northside Drive – Title work has been received, foreclosure is progressing, but one of the lienholders is defunct and staff is trying to find the successor

- lienholder. Mr. Compton, who is purchasing the property, has located relevant information to assist staff and will share that with Ms. Church.
6. 4717 West McIntosh Road – Title work has been received, foreclosure is progressing
  7. 401 North 16<sup>th</sup> Street – Title work has been received, foreclosure is progressing
  8. 74 Pickens Street – property was on a prior agenda. At that time, there were two people interested and Mr. Joiner was asked to negotiate with both for the highest price. Ms. Church has tried to contact those people and does not find any interest.
  9. 623 Wright Street – *title ordered*
  10. 116 N. 15<sup>th</sup> Street (Habitat donation) – Title work has been received, foreclosure is progressing
  11. 1003 E. McIntosh – Title work has been received. As this property was donated to the LBA, no foreclosure is necessary, and a quit claim deed will be provided to Habitat for Humanity within the next few weeks.
  12. 818 & 820 E. Solomon Street – Title work has been received, foreclosure is progressing on 820. As 818 was donated to the LBA, no foreclosure is necessary, and a quit claim deed will be provided to Habitat for Humanity within the next few weeks.
  13. 824 & 830 E. Solomon Street – Title work has been received, foreclosures are progressing
  14. 519 Lucile Street - Title work has been received, foreclosure is progressing
  15. 1425 ½ Spelman Ave - Title work has been received, foreclosure is progressing
  16. 323 E. Bank Street – *title work has been ordered*

F. Properties – New Business

1. 502, 504, 508 E. Tinsley – abatement orders  
Staff informed the Board that the City is pursuing abatement on these properties rather than having them donated to the LBA.
2. 436 N. 6<sup>th</sup> Street – offer to rent from The Walking Dead  
Approval for staff to sign the contract for use of this property as a filming location had been given by email as the matter was time sensitive; however, Ms. Church is requesting *nunc pro tunc* approval. The contract called for a fee of \$2,000.00 to be paid the Land Bank. Mr. Galloway moved to approved; Ms. Gardner seconded. Motion carried 3-0.
3. 149 Peachtree Street – offer to purchase  
Mr. Jose Ayala has offered to purchase the house for \$1,500.00. He is aware of the owner-occupancy restriction. Mr. Galloway moved to accept the offer with the usual conditions. Second by Ms. Beckham. Motion passed 3-0.
4. 814 Ray Street – offer to purchase  
Christy and Rickey Phelps have offered to purchase this property for \$1,500.00. They want to combine this lot with their own, which is adjacent. Mr. Galloway moved to accept the offer with the usual conditions. Second by Ms. Gardner. Motion passed 3-0.
5. 33 Bleachery Street – offer to purchase

Rocky Flynn has offered to purchase this property for \$2,700.00. He is interested in rehabbing it for occupation by his brother. Mr. Galloway moved to accept the offer with the usual conditions. Second by Ms. Beckham. Motion passed 3-0.

6. 602 Northside Drive – offer to purchase

Keller Williams has sent a contract for one of their clients, offering to purchase this property for \$9,700.00. Ms. Church explained that there are provisions in the offer which the LBA cannot accept and recommended that this item be tabled for 30 days so staff can resolve the issues. Mr. Galloway moved to table for 30 days. Second by Ms. Gardner. Motion passed 3-0.

7. S. 9<sup>th</sup> Street, parcel 031 02021

Offer received from Murray Realtors for \$21,290.00. Gordon Statham has a client putting together tracts to build a medical office building. There are items in the offer to which the LBA cannot agree. Those have been communicated to Mr. Statham. Staff recommends this item be tabled for 30 days so issues can be resolved. Mr. Galloway moved to table for 30 days, with direction to Ms. Church that the LBA can convey subject to a zoning contingency and cooperate to transfer as soon as possible; motion seconded by Ms. Gardner, passed 3-0.

G. Executive session pursuant to O.C.G.A. § 50-14-3(8)(B)(1), to discuss potential acquisition of property.

Mr. Galloway moved that the Board enter into executive session to discuss potential acquisition of property at 6:35 pm, seconded by Ms. Beckham. Motion passed 3-0.

Mr. Galloway moved that the Board return to open session at 7:18 pm, seconded by Ms. Beckham. Motion passed 3-0.

Mr. Galloway moved that the LBA give preliminary support to a study by Artspace for assessment of various structures in and around Griffin as viable spaces for artist work and living arrangements, and for Ms. Church to coordinate development of the core groups necessary for the study; seconded by Ms. Beckham. Motion passed 3-0.

Mr. Galloway moved to direct Ms. Church to discuss transfer of the Haisten Building back to the Land Bank, with an agreement from the Georgia Trust that it will continue to market the property; and for Ms. Church to see that temporary security fencing is placed on the property; second by Ms. Gardner; motion passed 3-0.

Mr. Galloway moved to adjourn at 7:32 pm. Second by Ms. Beckham. Motion passed 3-0.

H. Adjourn

Prepared by:

Approved:

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Virginia S. Church  
Executive Director, interim

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Newton M. Galloway  
Chairman