

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

Thursday, December 13, 2018

- A. Determination of Quorum
Mr. Galloway determined that there was a quorum as all board members were present.
- B. Approval of minutes
Nov. 8, 2018
Motion to approve minutes as written by Ms. Beckham, second by Ms. Gardner.
Motion passed 4-0.
- C. LBA Management
 1. Interim director report
 - i. Admin assistance update
Ms. Church reported that all tasks related to the audit have been completed, but that there are a few more administrative items to be done.
 - ii. Next tax sale
The next sale is in January, and Ms. Church has obtained a list from the tax commissioner's office.
 2. Appointment of permanent executive director
Mr. Galloway requested that this item be held until the end of the meeting.
- D. Financial information
 1. Recent bank statements; review and approval of checks written
After review, Ms. Gardner moved to approve statements and all checks written, second by Mr. Smith. Motion passed 4-0.
 2. Payables list
Ms. Church provided copies of all bills from Beck, Owen & Murray which are currently due for title examinations. The only other payables currently due are stormwater bills from the City, which are less than \$250 total, per month.
 3. Status of reimbursement from City for Kidei Landscaping

There is some discussion about what the bills have been submitted to the City, and how much, if any, the City will reimburse. Ms. Church is working with Jessica O'Connor and Toussiant Kirk to resolve this issue.

4. Report on redemptions - none
5. Report on sales - none
6. Status of audit

All information that is findable has been found and added to the spreadsheet, which has been forwarded to Mauldin & Jenkins. They will begin work on it and notify the Land Bank as they progress.

E. Properties – Old Business

1. Haisten Building

This item was held until the end of the meeting. At that time, Ms. Church presented documentation from Georgia Trust, demonstrating that they had recovered the property from Justin Flynn, but that the Trust had not been able to challenge the assessed value. Since Mr. Flynn owned the property on January 1, the taxes are due and payable. The Georgia Trust would like to transfer the property back to the Land Bank.

After discussion, Mr. Galloway made the following motion: 1) That the Land Bank Authority accept the transfer; 2) that the Land Bank and Georgia Trust re-establish the marketing agreement; 3) that Ms. Church pursue and secure temporary fencing around the property; and 4) that the Griffin Spalding Historical Society continue to provide maintenance in the form of cutting the grass.

Ms. Beckham seconded the motion, which passed 4-0.

2. 1309 Ridgeview – report on status

Ms. Church stated that the facts surrounding this property have become very convoluted, as the last owner informed Chad Jacobs that he had forfeited it in bankruptcy; thus, it should not be quit claimed back to him. Ms. Church asked for and received permission to refer this file to Stephanie Windham for assistance.

3. 632 Meriwether Street – report on status

There has been no contact between the Land Bank and the Harbisons. Ms. Reuven is anxious to proceed with her offer. Mr. Galloway instructed Ms. Church to try one last-ditch effort to contact the Harbisons. If they do not respond by Dec. 31, 2018, the Board will proceed with Ms. Reuven's offer.

4. 1002 Kilgore Road – Title work has been received, foreclosure is progressing

5. 732 E. Chappell Street – (Burkhalter Realty) report on status

6. 113 Quail Lane – Title work has been received, foreclosure is progressing

7. 505 Northside Drive – Title work has been received, foreclosure is progressing

8. 4717 West McIntosh Road – Title work has been received, foreclosure is progressing

9. 401 North 16th Street – Title work has been received, foreclosure is progressing

10. 623 Wright Street – *title ordered*

11. 116 N. 15th Street (Habitat donation) – Title work has been received, foreclosure is progressing

12. 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.
13. 818 & 820 E. Solomon Street – Title work has been received, foreclosure is progressing on 820. As 818 has been foreclosed, a quit claim deed will be provided to Habitat for Humanity.
14. 824 & 830 E. Solomon Street – Title work has been received, foreclosure is progressing on 830. As 824 has been foreclosed, it will be transferred by quit claim deed at the time of closing.
15. 519 Lucile Street - Title work has been received, foreclosure is progressing
16. 1425 ½ Spelman Ave - Title work has been received, foreclosure is progressing
17. 323 E. Bank Street – *title work has been ordered*
18. 149 Peachtree Street – *title work has been ordered*
19. 814 Ray Street – *title work has been ordered*
20. 33 Bleachery Street – *title work has been ordered*
21. 602 Northside Drive – report on status
Keller Williams has sent a contract for one of their clients, offering to purchase this property for \$9,700.00. Matter tabled at the November meeting.
After review of the Offer for Purchase, Mr. Galloway moved to accept it, Ms. Beckham second. Motion passed 4-0.
22. S. 9th Street, parcel 031 02021 – report on status
Offer received from Murray Realtors for \$21,290.00. Matter tabled at the November meeting
Title work has been received, but there has been no communication from Gordon Statham, the buyer's representative. Ms. Church was instructed to make contact and determine the status of the offer.

F. Properties – New Business

1. 326 Washington Street
Request from Griffin Housing Authority for a driveway easement
GHA owns a house at 413 N. 4th Street, which backs up to 326 Washington. There is no driveway access to the 4th Street house, and GHA requests that the Land Bank allow it a driveway easement. The Land Bank also owns the lot at 328 Washington Street. As such, Ms. Church requested that the Land Bank not transfer the entire lot at 326 to the Housing Authority.
Mr. Galloway moved, Ms. Gardner second, that the LBA cooperate to convey easement at 326 Washington Street in a size that will meet the City requirements for such an easement, with the Housing Authority do platting for the easement, accompanied by a request that the GHA take care of replatting the lots at 326 and 328 Washington to combine them as one lot when the easement is platted. Motion passed 4-0.
2. Offer to Purchase 325 Washington Street
Michael J. Williams, who lives at 417 N. 4th Street, has offered to purchase 325 Washington Street for \$300.00. Mr. Williams purchased 425 N. 4th Street from the Land Bank earlier this year. He wishes to combine 417 N. 4th Street and 325 Washington Street.

Ms. Beckham moved to approve the offer, subject to the usual stipulations for owner occupancy and lot combination, second by Ms. Gardner. Motion passed 4-0.

3. December 2018 Tax sale acquisitions

Ms. Church reported that the Land Bank acquired the following properties:

- a. 48 Bleachery Street – LBA has two other properties on the street
- b. 1316 D.F. Fuller – LBA has three other properties on the street, and it is located in a target area
- c. 615 Ellis Street – LBA has four other properties on the street
- d. 806 N. 10th Street – LBA has five other properties on the street
- e. 436 N. 13th Street – LBA has three other properties on the street, between the 300 and 500 blocks
- f. 807 N. Hill Street – LBA has four other properties on the street
- g. 320 A&B Riley Circle – This is the only LBA property on Riley Circle, but there are others in the area
- h. 110 Valley Drive – LBA has 107 and 111 Valley Drive
- i. 327 W. Central Ave – LBA as 318 and 328 W. Central Ave
- j. 1114 W. Solomon Street – this is the 2nd time the LBA has held this property. It was previously redeemed, then became tax delinquent again
- k. 213 W. Tinsley – LBA has three other properties on this street
- l. 214 W. Tinsley – LBA owns three other properties on this street

G. Executive session pursuant to O.C.G.A. § 50-14-3, if necessary.

Mr. Galloway moved, Mr. Smith second, to go into executive session to discuss personnel at 5:15 pm.

Mr. Galloway moved, Mr. Smith second, to return to regular session at 5:23 pm. The Board revisited item C.2 on the agenda. Mr. Galloway then moved that Ms. Church's contract as interim director of the Griffin Spalding County Land Bank Authority be extended for an additional 90 days, through March 31, 2019. This motion was seconded by Ms. Gardner and passed 4-0.

H. Adjourn

Ms. Gardner moved, Ms. Beckham second, to adjourn at 5:25 pm.

Prepared by:

Approved:

Virginia S. Church
Executive Director, interim

Newton M. Galloway
Chairman