

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, January 10, 2019

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:06 pm, and determined that there was a quorum as he, Mr. Smith, and Ms. Gardner were present.
- B. Approval of minutes
Dec. 13, 2018
Motion to approve by Mr. Smith, second by Ms. Gardner. Motion passed 3-0.
- C. LBA Management
 1. Interim director report
 - i. Admin assistance update
Staff reported that most administrative items have been completed.
 - ii. Next tax sale
Staff reported that there will be a tax sale in February, but the list of properties has not been released.
 2. Deed Under Power guidelines
After discussion of the draft guidelines, Mr. Galloway asked that any vote on them be tabled, and directed staff to follow up with Butch Armistead to see what role the LBA would have to play in monitoring the program after the sale.
- D. Financial information
 1. Recent bank statements; review and approval of checks written
After review, Ms. Gardner moved to approve, second by Mr. Smith. Motion passed 3-0.
 2. Status of reimbursement from City for Kidei Landscaping
Staff reported that the bills not reimbursed seemed to be the ones accrued during the one-month notice, which the City is not going to reimburse. Toussiant Kirk stated that he thought there was some confusion about whether everything had

been submitted to the City, rather than the City not being willing to pay. Staff will investigate.

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

Staff reported that Mauldin & Jenkins have all available information and will let us know when they are moving forward; however, this is audit season for them.

E. Properties – Old Business

1. Haisten Building

i. Transfer of title

Staff reported that there was one correction to be made to the deed and Georgia Trust will execute and file it.

ii. Fencing

Staff is getting a second quote from a local vendor. Mr. Galloway moved that, if it comes in less or equal to the one from National, that staff approve and move forward with getting fencing. Second by Mr. Smith, motion passed 3-0.

iii. Marketing agreement

After discussion of Mr. Sutton's email, there was consensus that the contracting parties in the marketing agreement should be the LBA and Georgia Trust. Staff will have this property added to the Housing Authority's list for maintenance.

2. 1309 Ridgeview

Staff reported that Beck, Owen and Murray is running title.

3. 632 Meriwether Street – report on status

Staff reported that the Harbisons do not want to move forward with purchase of this property. Mr. Galloway moved that the Land Bank accept the offer from Ms. Reuven for \$1,000.00 and close the sale within 30 days. Second by Ms. Gardner, motion passed 3-0.

4. 1002 Kilgore Road

Staff reported that Beck, Owen & Murray is handling this foreclosure.

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

Staff reported that Mr. Burkhalter is obtaining documentation of the discharge of the fi.fa filed against this property, and as soon as that is received, staff will provide Mr. Burkhalter with a quit claim deed.

6. 113 Quail Lane

Staff reported that Beck, Owen & Murray is handling this foreclosure.

505 Northside Drive

Staff reported that Beck, Owen & Murray is handling this foreclosure.

4717 West McIntosh Road

Staff reported that Beck, Owen & Murray is handling this foreclosure.

401 North 16th Street

Staff reported that Beck, Owen & Murray is handling this foreclosure.

7. 623 Wright Street – *title ordered*

8. 116 N. 15th Street (Habitat donation)

- Staff reported that Beck, Owen & Murray is handling this foreclosure.
9. **1003 E. McIntosh**
Staff reported that Beck, Owen & Murray is handling this foreclosure.
 10. **818 & 820 E. Solomon Street**
Staff reported that Beck, Owen & Murray is handling the foreclosure on 820. 818 has been foreclosed and is ready for closing.
 11. **824 & 830 E. Solomon Street**
Staff reported that Beck, Owen & Murray is handling the foreclosure on 830. 824 has been foreclosed and is ready for closing.
 12. **519 Lucile Street**
Staff reported that Beck, Owen & Murray is handling this foreclosure.
 13. **118 & 125 Crawford Street** – previous vote to donate these to Square Foot Ministries. Staff reported that Beck, Owen & Murray is handling this foreclosure.
 14. **1425 ½ Spelman Ave**
Staff reported that Beck, Owen & Murray is handling this foreclosure.
 15. **323 E. Bank Street** – title work has been ordered, pending approval from Mr. Berry that he will agree to pay for it.
 16. **149 Peachtree Street**
Staff reported that the title work has been ordered and the sale contract has been signed.
 17. **814 Ray Street**
Staff reported that the title work has been ordered.
 - 33 Bleachery Street**
Staff reported that the title work has been ordered.
 18. **602 Northside Drive**
Staff reported that title work has been ordered and the contract has been signed
 19. **S. 9th Street**, parcel 031 02021
Staff reported that Beck, Owen & Murray is handling this foreclosure.
 20. **326 Washington Street**
Staff reported that the Housing Authority is ordering easement work, which will also include combining the two lots into one.
 21. **325 Washington Street**
Staff reported that the title work has been ordered.

F. Properties – New Business

1. Offer to purchase 110 Chapleau Lane (Sherbrooke Woods)
Purchase price of \$3000; redemption price \$2,753.10. Appears lot has not been foreclosed. Mr. Galloway moved that the offer be accepted, second by Mr. Smith. Motion passed 3-0.
2. Offer to Purchase 13 lots in Vineyard Ridge subdivision
Purchase price of \$3000 each, total \$39,000.00; redemption price is ~\$2680 each. Appears two of the lots have not been foreclosed. Mr. Galloway moved that the offer be accepted, second by Ms. Gardner. Motion passed 3-0.
3. Offer to Purchase 405 North Hill Street
Purchase price of \$4000; redemption price over \$20,000. Appears lot has not been foreclosed.

Mr. Galloway stated that this item must be held until the next agenda. Lewis-Mills, Inc. has made the offer, so he needs to recuse himself and there would not be a quorum at today's meeting if he does so.

4. January 2019 Tax sale acquisitions

Staff recommend acquiring the following properties, which were not sold at the January tax sale: 541 Lane Street, 103 Elm Street, 2279 Fayetteville Road, 1015 Ray Street, 310 Ella Drive, 230 Austin Street, 727 Turner Street, 425 N. 13th Street, and 10 vacant lots on Armstead Circle.

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

Mr. Galloway stated that no session is necessary.

H. Adjourn

Mr. Galloway moved to adjourn the meeting at 5:06 pm. Second by Mr. Smith.

Prepared by:

Approved:

Virginia S. Church
Executive Director, interim

Newton M. Galloway
Chairman