

# 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, February 14, 2019

### A. Determination of Quorum

Mr. Galloway opened the meeting at 4:06 pm, and determined that there was a quorum as he, Ms. Beckham, and Ms. Gardner were present.

### B. Approval of minutes - January 10, 2019

Mr. Galloway requested a correction to the minutes. In section F. 3, he asked that the name of the entity offering to purchase 405 N. Hill Street be changed from "his firm" to "Lewis-Mills, Inc." With that correction, Ms. Gardner made a motion to approve the minutes, seconded by Mr. Galloway. Motion carried 3-0.

### C. LBA Management

#### 1. Interim director report

##### a. Georgia Trust Marketing Agreement

Discussion here also encompassed Item E. 1. Ms. Church informed the Board that temporary fencing has been placed around the Haisten building, and that she has received the Marketing and Sale Agreement from The Georgia Trust for Historic Preservation. Mr. Galloway moved to authorize Ms. Church to execute the Marketing Agreement, with a second by Ms. Beckham. Motion passed 3-0.

##### b. Square Foot Ministries / Rotary Clubs project

Ms. Church informed the Board about a planned project between the Rotary Clubs, the Veterans' Affairs Committee of the Chamber of Commerce, and Square Foot Ministries to build a house for a deserving veteran. Chamber and Rotary representatives contacted the Land Bank about suitable property which could be acquired cheaply. Discussions and planning for the project are ongoing.

##### c. 549 Lane Street

Ms. Church reported that, in the course of the drive-by survey of all Land Bank properties which she is conducting, she discovered that 549 Lane Street, which is part of the LBA's inventory, has a carport and fence

attached to the house next door. As there is no common name in the ownership chain, it appears that, at some point, a resident or owner at 545 Lane Street simply took possession of the empty lot at 549. The Board directed Ms. Church to contact the current owner, an absent landlord in Miami, and ask the owner to have the lots re-platted to one. The LBA would transfer the empty lot to the owner, who would then be responsible for the taxes.

2. Bond for Title guidelines

There has been no contact from Wild Plum, despite Ms. Church's efforts. Mr. Galloway requested that she continue until a meeting is scheduled.

3. Issue with Wild Plum, LLC purchase of 327 N. 15<sup>th</sup> Street

This property was supposed to be transferred to Wild Plum, Inc., along with two other lots, in 2018; however, it appears that the deed was never recorded. Wild Plum, Inc. sold 327 N. 15<sup>th</sup> Street, but the property cannot be transferred properly until the first deed is recorded. Ms. Church spoke with Mr. Joiner about the issue and he stated he would look for the original deed. Mr. Galloway asked that staff proceed with drafting and recording a new deed.

D. Financial information

1. Recent bank statements; review and approval of checks written

After review, Ms. Gardner moved to approve, second by Ms. Beckham. Motion passed 3-0.

2. Report on redemptions - none

3. Report on sales - none

4. Status of audit

Ms. Church reported that she had emailed Ms. Lipson but has not received a status update.

E. Properties – Old Business

1. **Haisten Building** – Discussed under item C.1.A.

2. **1309 Ridgeway** – Stephanie Windham informed staff that this property needs to be deeded back to the debtor in fi.fa, with notice to the lender who redeemed it.

3. **632 Meriwether Street** – Staff has heard nothing from Ms. Reuven since the contract was signed. Ms. Reuven will be notified that closing must occur by the end of February or her contract will expire.

4. **602 Northside Drive** – Staff was notified by the realtor that the buyer wishes to rescind his offer and requests that the Board to enter into a mutual rescission. The reason was the buyer's discovery that he will have to pursue a quiet title action before he can insure the property.

Ms. Beckham moved that staff be authorized to execute the rescission. Second by Ms. Gardner. Motion passed 3-0.

5. **1002 Kilgore Road** – Foreclosure of the right of redemption currently being advertised.

6. **113 Quail Lane** – Foreclosure of the right of redemption currently being advertised; however, buyer withdrew his offer as contract has expired.

7. **505 Northside Drive** – Foreclosure of the right of redemption currently being advertised.
8. **818 & 820 E. Solomon Street** – Foreclosure of the right of redemption on 820 currently being advertised; however, a request for a redemption price has been received. 818 has been foreclosed and is ready for closing.
9. **1425 ½ Spelman Ave** – Foreclosure of the right of redemption currently being advertised. The debtor in fi.fa is willing to sign a quit claim deed; however, there is a federal tax lien. All rights of redemption will be foreclosed, even as to the federal government, but the LBA must let the advertised redemption period expire.
10. **4717 West McIntosh Road** – Foreclosure of the right of redemption will be advertised during March.
11. **401 North 16<sup>th</sup> Street** – Foreclosure of the right of redemption will be advertised during March.
12. **1003 E. McIntosh** – Foreclosure of the right of redemption will be advertised during March.
13. **824 & 830 E. Solomon Street** – Foreclosure advertising of the right of redemption for 830 is planned for April. Closing should occur in May. 824 has been foreclosed and is ready for closing.
14. **519 Lucile Street** – Foreclosure of the right of redemption will be advertised during March.
15. **118 & 125 Crawford Street** – previous vote to donate these to Square Foot Ministries. Foreclosure advertising planned for March. Execution and recording of deeds should occur in May.
16. **149 Peachtree Street** – Foreclosure advertising planned for April. Closing should occur in June.
17. **33 Bleachery Street** – Foreclosure advertising planned for April. Closing should occur in June.
18. **S. 9<sup>th</sup> Street**, parcel 031 02021 – Foreclosure advertising planned for April. Closing should occur in May.
19. **814 Ray Street** – Foreclosure will proceed in April or May.
20. **623 Wright Street** – title ordered
21. **116 N. 15<sup>th</sup> Street** (Habitat donation) – Foreclosure will proceed in April or May.
22. **732 E. Chappell Street** – (Burkhalter Realty donation) Mr. Burkhalter was supposed to present proof that the judgment lien on the property had been satisfied. Since he has not done so for two months, staff will notify the City to proceed with its nuisance action.
23. **323 E. Bank Street** – Foreclosure will proceed in April or May.
24. **326 Washington Street** – GHA is ordering easement work
25. **325 Washington Street** – title work has been ordered
26. **110 Chapleau Lane** – John Joiner informed staff that he could not find proof that the right of redemption had been foreclosed. He will proceed with foreclosure and quiet title actions on behalf of his client, but in the name of the LBA.
27. **13 lots in Vineyard Ridge** – John Joiner informed staff that he could not find proof that the rights of redemption had been foreclosed. He will proceed with

foreclosures and quiet title actions on behalf of his client, but in the name of the LBA.

F. Properties – New Business

1. 602 Turner Street – request from City of Griffin

This lot is adjacent to Turner Street Park but is overgrown and used for dumping. The City requested that the Land Bank transfer it to the City, so they can incorporate it into the park and keep it maintained.

Motion to approve by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0.

2. 429 Lakeview St. and 431 Lakeview St. – offer to purchase

Spencer Miller offers \$5,500.00 for both properties, which both include houses. Motion to approve by Mr. Galloway with the usual stipulations, second by Ms. Beckham. Motion passed 3-0.

3. 1410 Stephens Street – offer to purchase

Kerry Johnson offers \$2,000.00 for this property, which is a burned house on a 0.48 acre lot. Motion to approve staff recommendation by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0.

4. Offers from Kristin Johnson

- a. 370 Holly Grove Road
- b. Holly Grove Road, parcel 228 01004C
- c. 4038 W. McIntosh Road

The Board considered these lots separately. Ms. Johnson offers \$4,500.00 for 370 Holly Grove Road, \$500.00 for parcel 228 01004C, and \$3,500.00 for 4038 W. McIntosh Road. After discussion, Mr. Galloway moved to approve sale of parcel 228 01004C for \$500.00 with the usual stipulations, second by Ms. Beckham. Motion passed 3-0. Mr. Galloway moved that staff be instructed to contact Ms. Johnson and try to negotiate a higher offer for 370 Holly Grove Road and 4038 W. McIntosh, given the size and appraised value of each parcel. Second by Ms. Gardner, motion passed 3-0.

5. 405 North Hill Street – offer to purchase accompanied by appraisal

Ms. Church stated that this item was tabled at the last meeting. Since Mr. Galloway has to recuse himself for consideration of this agenda item and Mr. Smith is absent, she stated there is no reason to lift the item from the table.

6. February 2019 Tax sale acquisitions

Staff reviewed the properties which were acquired by the LBA at the February 2019 tax sale. Those properties are 1230 Pleasant Ave, 326 W. Tinsley St., 509 N. 13<sup>th</sup> Street, 1024 School Road, 1104 Lyndon Ave, 317 N. Hill Street, 184 Connally Place, and 811 E. Solomon Street

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

No executive session.

H. Adjourn

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

Prepared by:

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Virginia S. Church  
Executive Director, interim

Approved:

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Newton M. Galloway  
Chairman