

# 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, April 11, 2019

- A. Determination of Quorum  
Mr. Galloway opened the meeting at 4:07 pm, and determined that there was a quorum as he, Ms. Beckham, and Ms. Gardner were present.
- B. Approval of minutes – February 14, 2019  
Mr. Galloway made a motion to approve the minutes, seconded by Ms. Beckham. Motion carried 3-0.
- C. LBA Management
  1. Interim director report
    - a. 549 Lane Street  
Ms. Church has received no response to the letter to the property owner. She will check on the status of right of redemption foreclosure.
    - b. Issue with Wild Plum, LLC purchase of 327 N. 15<sup>th</sup> Street  
Ms. Church will coordinate with Stephanie Windham about the best way to correct the situation, so the property is deeded to the new owner properly.
- D. Financial information
  1. Recent bank statements and Quickbooks reports; 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
    - a. 505 Northside Drive is being redeemed
    - b. Vineyard Ridge lots – will be addressed in closed session
  3. Report on sales
    - a. 632 Meriwether Street – closed March 1
    - b. 1002 Kilgore Road – closed April 2
    - c. 429 Lakeview – closed April 10
    - d. 818 & 820 Solomon – being scheduled

e. 1425 ½ Spelman Ave – being scheduled

4. Status of audit

Ms. Lipson had planned to attend the March meeting to discuss what can and cannot be done with our audit, but it was cancelled. She was unavailable today. She has next month's meeting on her calendar.

E. Properties – Old Business

1. **Haisten Building** – Interest and one showing, no offers; ArtSpace visit May 7-9
2. **1309 Ridgeview** – Deeded back to debtor in fi.fa; lender and County notified
3. **113 Quail Lane** – Foreclosed
4. **4717 West McIntosh Road** – Foreclosure notice run; redemption right expires May 1
5. **401 North 16<sup>th</sup> Street** – Foreclosure notice run; redemption right expires May 1
6. **1003 E. McIntosh** – Foreclosure notice run; redemption right expires May 1
7. **824 & 830 E. Solomon Street** – Foreclosure notice run; redemption right expires May 1; 824 foreclosed and ready for closing.
8. **519 Lucile Street** – Foreclosure notice run; redemption right expires May 1
9. **118 & 125 Crawford Street** – previous vote to donate these to Square Foot Ministries. Foreclosure notice running; redemption right expires June 1
10. **149 Peachtree Street** – Foreclosure notice running; redemption right expires June 1
11. **33 Bleachery Street** – Foreclosure notice running; redemption right expires June 1
12. **S. 9<sup>th</sup> Street**, parcel 031 02021 – title work received, holding on foreclosure pending contact from realtor or buyer  
Board instructed staff to proceed with foreclosure
13. **814 Ray Street** – title work has been received; foreclosure notice planned to run in May
14. **623 Wright Street** – title ordered
15. **116 N. 15<sup>th</sup> Street** (Habitat donation) – Foreclosure notice running; redemption right expires June 1
16. **323 E. Bank Street** – title work has been ordered
17. **326 Washington Street** – GHA is ordering easement work
18. **325 Washington Street** – title work received; foreclosure notice planned to run in May
19. **110 Chapeau Lane** – foreclosure and quiet title proceeding (J. Joiner)
20. **602 Turner Street** – waiting for updated title work
21. **431 Lakeview Street** – title work received; foreclosure notice planned to run in May
22. **1410 Stephens Street** – title work received: foreclosure notice planned to run in May
23. **Offers from Kristin Johnson** – Counter offer received
  - a. 370 Holly Grove Road – offer increased to \$5,000.00 (from \$4500)
  - b. 4038 W. McIntosh Road – offer increased to \$3,750.00 (from 3500)

Staff explained that Ms. Johnson was willing to increase her offers only slightly, due to the restrictions on the property, i.e., owner-occupancy and need to do quiet title action.

After discussion, Mr. Galloway moved to approve sale of 370 Holly Grove Road for \$5,000.00, second by Ms. Beckham. Motion passed 3-0. Mr. Galloway then moved to approve sale of 4038 W. McIntosh for \$3,750.00, second by Ms. Gardner. Motion passed 3-0.

F. Properties – New Business

1. 532 N. 3<sup>rd</sup> Street – offer to purchase  
Offer from Tonya Batts of \$1,000.00. This property belonged to a relative. She wants and she wants to rehab house and use it as her residence.  
Motion to approve staff recommendation by Mr. Galloway, second by Ms. Gardner. Motion passed 3-0
2. 1718 Carrington Drive – offer to purchase  
Offer from Brandon Hammond for \$1,000.00.  
After discussion, staff was instructed to research whether this property is currently under contract with Jason Fletcher. Mr. Galloway moved to table, second by Ms. Beckham. Motion passed 3-0.
3. 201 Lexington Ave – offer to purchase  
Offer from Frank Touchstone, Jr. for \$5,000.00. He owns the adjacent lot and wants to combine them and use this one for parking.  
Motion to approve staff recommendation by Mr. Galloway, second by Ms. Gardner. Motion passed 3-0.
4. 711 E. Tinsley St. – offer to acquire  
Offer to acquire from Lawanda Coggins. She owns 710 E. Tinsley, just across the street and wants to improve the neighborhood. She will take possession, pay the taxes, and keep the lot clean and maintained.  
After discussion, motion to approve staff recommendation by Mr. Galloway, second by Ms. Gardner. Motion approved 3-0.
5. 405 N. Hill Street – offer to purchase  
Item held due to lack of a quorum

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

At 5:14 pm, Mr. Galloway made a motion to enter executive session, for the purpose of discussing potential or pending litigation, second by Ms. Beckham. Motion passed 3-0.

At 5:39 pm, Mr. Galloway made a motion to re-enter the public meeting, second by Ms. Gardner. Motion passed 3-0.

H. Adjourn

Mr. Galloway moved to adjourn the meeting at 5:40 pm. Second by Ms. Gardner.

Prepared by:

Approved:

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Virginia S. Church  
Executive Director, interim

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Newton M. Galloway  
Chairman