

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, May 9, 2019

- A. Determination of Quorum
Mr. Galloway opened the meeting and determined that there was a quorum as all Board members were present.
- B. Approval of minutes – April 11, 2019
Staff reported that the minutes were not yet prepared but will be available at the next meeting.
- C. LBA Management
Staff had nothing to report.
- D. Financial information
 1. Recent bank statements and Quickbook reports; review and approval of checks written
After review, Ms. Gardner moved to approve, second by Mr. Smith. Motion passed 4-0.
 2. Status of Audit
Meredith Lipson was present and informed the Board that Mauldin & Jenkins are unable to prepare any audits, due to the lack of information, despite staff's best efforts. She recommends the LBA and Mauldin & Jenkins enter into Agreed Upon Procedures designed to answer particular questions for the FYs 2011-2015. Ms. Lipson will work with staff to determine a starting point, either FY 2016 or 2017, for audits and prepare those going forward.
 3. Property Status changes
 - a. 818 & 820 E. Solomon Street and
 - b. 116 N. 15th Street
Habitat was unaware that the LBA could not provide clear title and did not budget for quiet title actions. As such, they have withdrawn their request for donation of these properties.
 - c. 125 Crawford Street (Square Foot)

Square Foot wants the properties by the beginning of May, rather than June, so they can get permits, etc. in time. They are going to approach the debtor-in-fa and see if they can entice the debtor to sign a quit claim deed on this property.

d. 602 Turner Street

John Joiner had left information that this property was foreclosed, but neither City nor LBA staff has been able to find proof. Staff will continue looking, then start foreclosure if proof cannot be located.

e. 1425 ½ Spelman Ave

Purchaser's inspector found that the entire building is leaning north, and the cost to fix it is cost prohibitive. Staff will request that the City demolish.

f. 1718 Carrington Drive

This property is still under contract with Jason Fletcher. Staff will amend the contract to call for Fletcher to close by the next Board meeting. If he wants to sell to the person who made an offer in April, he can quit claim and let that person handle the quiet title.

4. Report on redemptions

a. 1003 E. McIntosh

Redemption price of \$2,337.00 was paid; taxes to be paid to Tax Commissioner are \$1,230.00

b. 505 Northside Drive

Redemption price of \$10,747.20 was paid; taxes to be paid to Tax Commissioner are \$6,717.00.

5. Report on sales

a. 4717 W. McIntosh

Closing scheduled for Friday, May 10, 2019. Purchase price is \$2,500.00.

E. Properties – Old Business

1. **Haisten Building** – Mr. Galloway discussed the Artspace visit; staff will be showing the Haisten Building next week.

2. **1309 Ridgeview** – Property has been deeded back to the debtor, who has asked for proof that it was redeemed by the lender. Staff will communicate with debtor.

3. **401 North 16th Street** – Foreclosed and ready for closing. Staff will contact purchaser.

4. **824 & 830 E. Solomon Street** – Foreclosed and ready for closing.

5. **818 & 820 E. Solomon Street** – Renewed offer of \$4,000.00 received from purchaser of 824 and 830. If approved, properties are ready to close. Motion to approve made by Mr. Galloway, second by Ms. Beckham. Motion passed 4-0.

6. **519 Lucile Street** – Foreclosed and ready for closing. Staff will contact purchaser.

7. **118 Crawford Street** – Redemption right expires June 1.

8. **149 Peachtree Street** – Redemption right expires June 1.

9. **33 Bleachery Street** – Redemption right expires June 1.

10. **S. 9th Street**, parcel 031 02021 – Title work received; foreclosure proceeding.

11. **814 Ray Street** – Title work received; foreclosure proceeding.

12. **623 Wright Street** – title ordered; closing can occur once received as this property was donated to LBA.
13. **323 E. Bank Street** – title ordered; closing can occur once received as this property was donated to LBA.
14. **326 Washington Street** – GHA is ordering easement work
15. **325 Washington Street** – title work received; closing being scheduled.
16. **110 Chapleau Lane** – Property in limbo, as contract authorized Joiner to pursue quiet title and LBA has revoked that privilege. Staff will hold until resolution of Vineyard Ridge lots
17. **431 Lakeview Street** – Title work received; foreclosure is proceeding
18. **1410 Stephens Street** – Title work received; foreclosure is proceeding
19. **532 N. 3rd Street** – Title work ordered
20. **Offers from Kristen Johnson (Holly Grove, W. McIntosh)** – Title work ordered
21. **201 Lexington Ave.** – title work ordered
22. **711 E. Tinsley** – title work ordered

F. Properties – New Business

1. 602 Northside Drive – offer to purchase

Offer to purchase from Stacey Arnold for \$500.00; redemption price is \$2,129.90.

Motion to approve with usual stipulations by Mr. Galloway, second by Ms. Beckham.

Motion passed 4-0.

2. 1014 Serene Lake Drive – offer to purchase

Offer to purchase from Iris Dotson for \$500.00, who wants to live in the clubhouse.

Redemption price is \$28,936.87. Chad Jacobs stated that the design and zoning for the clubhouse do not allow for it to be a residence. Staff will notify Ms. Dotson.

3. 111 Pecan Point – offer to purchase

Jasmine Arnold has offered \$250.00 to purchase; redemption price is \$4,237.74. After discussion, motion to counter-offer with redemption price by Mr. Galloway, second by Ms. Gardner. Motion passed 4-0.

4. 405 North Hill Street – offer to purchase accompanied by appraisal

Offer to purchase from Lewis Mills, Inc., for \$4,000.00. Redemption price is over

\$20,000, but the appraised value is \$4,000.00. Mr. Galloway recused himself and left the room, as he is an owner of the company making the offer. Motion to approve by Ms. Beckham, second by Ms. Gardner. Motion passed 3-0.

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

At 5:14, a motion was made to enter executive session for the purpose of discussing potential or pending litigation by Mr. Galloway, second by Ms. Beckham. Motion passed 4-0.

At 5:39, a motion to re-enter open session was made by Mr. Smith, second by Ms. Beckham. Motion passed 4-0.

H. Adjourn

Mr. Galloway moved to adjourn the meeting at 5:39 pm. Second by Ms. Gardner.

Prepared by:

Approved:

Virginia S. Church
Executive Director, interim

Newton M. Galloway
Chairman