

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, June 13, 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, May 9, 2019
Motion to approve the minutes for the April 11, 2019 meeting by Ms. Beckham, second by Ms. Gardner. Motion passed 4-0. Motion to approve the minutes for the May 9, 2019 meeting by Ms. Gardner, second by Ms. Beckham. Motion passed 4-0.
- C. LBA Management
 - 1. NSP Funds for City of Griffin
Toussiant Kirk informed the Board that the City has requested a change to the NSP grant so that the funds can be used for work on houses other than the types currently required by the grant guidelines, i.e. those in foreclosure. When approved, the funds will need to be disbursed within a year, and the City would like to utilize at least some of the funds to tear down or rehab Land Bank houses.
 - 2. Banking agreement with Griffin Housing Authority
Staff reported that Bob Dull had asked about the status of a banking agreement. Neither Housing Authority nor Land Bank staff have been able to locate an executed copy. Mr. Galloway suggested looking through his LBA files.
 - 3. Bond for Title: Program Guidelines
Mr. Galloway presented a set of guidelines for this program. He moved to approve the guidelines. Second by Ms. Beckham and the motion passed 4-0.
 - 4. Office assistance
Staff informed the Board that Carol Berry, who works part-time for Mr. Galloway, is helping with filing and office duties. This assistance should total no more than 5 hours a week.
 - 5. Request from executive director, interim

Ms. Church requested that the Board consider making her appointment as executive director permanent. Mr. Galloway instructed her to put the item on the agenda for next month.

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 4-0.
2. Status of Audit
Staff is pulling together information to use as the starting point for the audit and plans to have it to the auditors by the end of this month.
3. Report on redemptions
Staff reported that there were no redemptions in the past month.
4. Report on sales
 - a. 149 Peachtree Street
Closing scheduled for June 24, 2019. Purchase price is \$1,500.00.
 - b. 818, 820, 824, 830 E. Solomon Street
Closing is being scheduled with closing attorney, who is located in Suwanee, Georgia. Purchase price is \$8,000.00.
 - c. 118 & 125 Crawford Street
Title to these properties was transferred to Square Foot Ministry on June 3, 2019.
 - d. 325 Washington Street
Closing is scheduled for June 14, 2019 and will be handled by staff. Purchase price is \$300.00.

E. Properties – Old Business

1. **Haisten Building** – A proposal has been received which will be discussed in closed session.
2. **401 North 16th Street** – Staff is waiting for the buyer to schedule closing; staff will handle
3. **519 Lucile Street** – Staff is waiting for the buyer to schedule closing; staff will handle
4. **33 Bleachery Street** – Staff is waiting for the buyer to schedule closing
5. **S. 9th Street**, parcel 031 02021 – Title work received; foreclosure proceeding
6. **814 Ray Street** – Title work received; foreclosure proceeding
7. **623 Wright Street** – title ordered; closing can occur once received as this property was donated to LBA
8. **323 E. Bank Street** – title ordered; closing can occur once received as this property was donated to LBA
9. **326 Washington Street** – Draft of two possible easements received from the Housing Authority, which wants to know this Board's preference. The survey is not sufficient for transferring any property, as it contains no metes and bounds, but the Board indicated a preference for Option 1.
10. **110 Chapleau Lane** – Holding until resolution of Vineyard Ridge lots quiet title action

11. **431 Lakeview Street** – Title work received; foreclosure is proceeding
12. **1410 Stephens Street** – Title work received; foreclosure is proceeding
13. **532 N. 3rd Street** – Title work ordered
14. **Offers from Kristen Johnson (Holly Grove, W. McIntosh)** – Title work received; foreclosure is proceeding
15. **201 Lexington Ave.** – title work received; foreclosure is proceeding
16. **711 E. Tinsley** – Title work received; foreclosure is proceeding
17. **602 Northside Drive** - Title work received; holding for vote on offer for adjacent lot
18. **1014 Serene Lake Drive** – RENEWED OFFER
Staff reported that Ms. Dotson has made a renewed offer for \$1,000.00 with planned use for the clubhouse to be a neighborhood gathering center for tutoring and events. Staff pointed out that the plat also contains an empty lot at the end of the street. Staff recommends that the item be tabled in order to allow time to contact the debtor-in-fa. Mr. Galloway asked that the item be tabled, and that staff also check with Spalding County about the zoning requirements for the subdivision.
19. **119 Pecan Point**
Staff reported that there was no response to the counter-offer.
20. **602 Turner Street**
This property is to be transferred to the City. Updated title work has been ordered as neither staff is able to find proof of foreclosure of the right of redemption.
21. **1718 Carrington**
Jason Fletcher submitted a contract amendment which contains a revised price of \$2,000.00. The original contract amount was \$11,000.00. After discussion, Mr. Galloway moved that a counter-offer of \$5,000.00 be made to Mr. Fletcher. Second by Ms. Beckham, motion passed 4-0.

F. Properties – New Business

1. 405 North Hill Street – offer to purchase accompanied by appraisal
Mr. Galloway recused himself and left the room. Staff reports that, due to the visit from Artspace, last month's meeting notice did not go out at least 24 hours prior to the meeting. To avoid any questions about the propriety of the vote, Mr. Galloway requests a re-vote. Motion to approve by Ms. Beckham, second by Ms. Gardner. Motion passed 3-0.
2. 604 Northside Drive – offer to purchase
Stacey Arnold has offered \$100.00; redemption price is \$1,253.53. Her offer for 602 Northside Dr was approved last month for \$500.00 and she wants to combine the lots. Mr. Smith made a motion to counter-offer at \$500.00, second by Mr. Galloway. Motion passed 4-0.
3. 204 Kendall Drive, 212 Kendall Drive – offer to purchase
Charles Lovett, Jr. has offered \$1,600.00 for both lots. Redemption price for 204 is \$1,645.26; for 212 is \$1,948.80. Mr. Lovett owns 90 Kendall Dr., which is landlocked behind 204 and 212, which are adjacent. He wants to purchase them for access to his property. Motion to approve by Mr. Galloway, second by Ms. Gardner. Motion passed 4-0.

4. 102 Meadow Lark Court – offer to purchase
Offer from Jose Torres for \$1,800.00; redemption price is \$13,297.66. Motion to approve by Mr. Galloway, second by Mr. Smith. Motion passed 4-0.
5. Oscar Mays offers – offers to purchase
 - a. 133 Ponderosa Road
Offer for \$1,400.00; redemption price is \$6,116.25. Motion to approve by Ms. Beckham, second by Ms. Gardner. Motion passed 4-0.
 - b. 118 Little Big Horn Rd.
Offer for \$1,500.00; redemption price is \$2,502.40. Motion to approve by Mr. Smith, second by Ms. Beckham. Motion passed 4-0
 - c. 308 Barbara Drive
Mr. Mays stated that he wants to withdraw his offer on this property.
 - d. 116 Pecan Point
Offer for \$3,500.00; redemption price is \$4,237.74. Mr. Mays stated that he wants to revise his offer to \$3,000.00. Motion to approve at the revised offer by Ms. Beckham, second by Ms. Gardner. Motion passed 4-0.
6. 151 Peachtree Street – offer to purchase
Offer from Jose & Gia Ayala for \$1,500.00. The Ayalas will be closing on 149 Peachtree St. on June 24. Motion to approve by Ms. Gardner, second by Ms. Beckham. Motion passed 4-0.
7. 140 First Avenue – offer to purchase
Offer from Denise Hardesty for \$2,000.00; redemption price is \$2,399.66. Ms. Hardesty owns the adjacent lot and wants to tear down the house at 140 and clean up the property. Motion to approve by Ms. Beckham, second by Ms. Gardner. Motion passed 4-0.
8. 37 Bleachery Street - offer to purchase
Offer from Sonya Carter for \$2,500.00. Motion to approve by Ms. Gardner, second by Ms. Beckham. Motion passed 4-0.

G. Executive session pursuant to O.C.G.A. § 50-14-3, if necessary.
Motion to enter executive session for the purpose of discussing entering into a contract to purchase, dispose of, or lease property and to discuss potential or pending litigation by Mr. Galloway, second by Mr. Smith. Motion passed 4-0.
Motion to re-enter open session by Mr. Galloway, second by Mr. Smith. Motion passed 4-0.

H. Adjourn
Mr. Galloway moved to adjourn the meeting at 5:15 pm. Second by all.

Prepared by:

Approved:

Virginia S. Church
Executive Director, interim

Newton M. Galloway
Chairman