

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

Virginia S. Church

MINUTES

July 11, 2019

- A. Determination of Quorum
Mr. Galloway opened the meeting and determined that there was a quorum as Ms. Beckham and Ms. Gardner were present. Mr. Smith was absent.
- B. Approval of minutes – June 13, 2019
Ms. Gardner noted that her name was misspelled on the last page of the Minutes. Motion to approve the minutes for the June 13, 2019 meeting with the misspelling correction by Ms. Beckham, second by Ms. Gardner. Motion passed 3-0.

At this time, Mr. Galloway moved to amend the agenda to add item C. 4. Consider rescheduling August meeting. A second from Ms. Gardner and the motion passed 4-0.

- C. LBA Management
 - 1. Banking agreement with Griffin Housing Authority
Staff reported that no agreement could be located in Mr. Galloway's files. Scott Mayfield, who represents GHA, suggested that the two boards enter into an updated contract. Ms. Church sent one to him at the end of June but has not heard back from him yet.
 - 2. Consider approval of policy regarding properties with nuisance abatement liens
Staff explained that the City refused to release its lien for nuisance abatement on 405 N. Hill Street. As a result, Lewis-Mills, Inc. has withdrawn its offer. Jessica O'Conner informed Ms. Church that the City did not think it was equitable for the Land Bank to retain all proceeds from a sale when the City has a substantial nuisance abatement lien. Ms. Church drafted a policy to deal with this situation in the future. The policy calls for the Land Bank to notify the City if it receives a bid on property with this type of lien. If the property is successfully sold by the LBA, the Land Bank will forward 75% of the sale proceeds to the City. The policy will govern until the City is no longer contributing to the Land Bank's annual budget.

Motion to approve adoption of the policy by Ms. Beckham, second by Ms. Gardner. Motion passed 3-0.

3. Consideration of employment contract

Mr. Galloway requested that this item be moved to later on the agenda, after the Board can discuss it in closed session.

4. Consider rescheduling August meeting

Because of conflicts, at least two Board members cannot attend the August 8 meeting. After discussion, Mr. Galloway moved to reschedule the August 2019 meeting from the 8th to the 15th of August 2019. Second by Ms. Gardner and the motion passed 3-0.

D. Financial information

1. Recent bank statements and Quickbook reports including FY2019 reports; review and approval of disbursements

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

2. Status of Audit

Staff sent information to the auditors which should allow for audits to be done for FYs 2016-2019. Meredith Lipson stated that they would begin working with the information the week of July 8.

3. Report on redemptions

Staff reported that there were no redemptions in the past month.

4. Report on sales

a. *149 Peachtree Street*

Closing held on June 24, 2019. Purchase price \$1,500.00.

b. *818, 820, 824, 830 E. Solomon Street*

Still working to schedule with closing attorney, who is located in Suwanee, Georgia. Purchase price is \$8,000.00.

c. *325 Washington Street*

Closing held on June 14, 2019. Purchase price \$300.00.

d. *401 N. 16th Street*

Closing held on June 18, 2019. Purchase price \$500.00.

E. Properties – Old Business

1. **Haisten Building** – Additional information regarding the proposal received last month will be discussed in closed session.

2. **405 N. Hill Street** – Offer has been withdrawn.

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 – Due to the number of properties being approved for sale and the other tasks and projects necessary for the smooth operation of the Land Bank, Ms. Church is sending right of redemption foreclosures to the real estate department at Beck, Owen & Murray as she is unable to get them completed as quickly. This property is being foreclosed by them.

6. **814 Ray Street** – Beck, Owen & Murray is proceeding with the foreclosure.
7. **623 Wright Street** – As soon as the title work is received, this property will be closed.
8. **323 E. Bank Street** – Revised offer; Vote needed
Jim Berry wants to buy this lot and add it to his existing commercial property. He had made an offer equal to the appraisal value last year, but the deal fell through. Mr. Berry's revised offer is \$500.00, due to the cost of clearing the lot. Staff recommends approval of the offer without the stipulation regarding owner-occupancy, as the entire block is commercial property. Mr. Galloway moved to accept staff recommendation, second by Ms. Beckham. Motion passed 3-0.
9. **326 Washington Street** – GHA will provide a copy of the revised easement when they receive it from the surveyor.
10. **110 Chapleau Lane** – Holding until resolution of Vineyard Ridge lots quiet title action
11. **431 Lakeview Street** – Beck, Owen & Murray is proceeding with the foreclosure.
12. **1410 Stephens Street** – Beck, Owen & Murray is proceeding with the foreclosure.
13. **532 N. 3rd Street** – Title work ordered
14. **Offers from Kristen Johnson (Holly Grove, W. McIntosh)** – Beck, Owen & Murray is proceeding with the foreclosures.
15. **201 Lexington Ave.** – title work received; foreclosure is proceeding
16. **711 E. Tinsley** – Beck, Owen & Murray is proceeding with the foreclosure.
17. **602 Northside Drive** – Beck, Owen & Murray is proceeding with the foreclosure.
18. **1014 Serene Lake Drive** – status update
Staff reported that Chad Jacobs believes that all property associated with this address was likely supposed to be held by the homeowners' association. He does not think one exists, at this point. Staff would like to move this property to the "banked-not for sale" list until the status can be determined.
19. **602 Turner Street**
Beck, Owen & Murray is proceeding with the foreclosure.
20. **1718 Carrington** – Revised contract entered; closing being scheduled
Jason Fletcher agreed to pay \$5,000.00 for the property and an amended contract was executed. Closing should happen before the end of July.
21. **604 Northside Drive** – Counter offer – Vote needed
Ms. Arnold is not willing to increase her offer for this property to match the amount she is paying for 604 Northside. The lot at 602 Northside is $\frac{3}{4}$ of the size of 604 and does not have a house. Ms. Arnold is willing to stipulate in the contract that she will have the two lots surveyed and made one lot of record if she is able to purchase both of them. Staff recommends approval. Ms. Beckham moved to approve, second by Ms. Gardner. Motion passed 3-0.
22. **204 & 212 Kendall Drive** – title work ordered
Beck, Owen & Murray will handle the foreclosure.
23. **102 Meadowlark Court** – title work ordered
Title work has been received and the closing is being scheduled, as this property is already foreclosed.
24. **133 Ponderosa Road** – title work ordered

- Beck, Owen & Murray is proceeding with the foreclosure.
25. **118 Little Big Horn Road** – title work ordered
Beck, Owen & Murray is proceeding with the foreclosure.
26. **116 Pecan Point** – title work ordered
Beck, Owen & Murray is proceeding with the foreclosure.
27. **151 Peachtree St** – title work ordered
Beck, Owen & Murray is proceeding with the foreclosure.
28. **140 First Ave** – title work ordered
Beck, Owen & Murray is proceeding with the foreclosure.
29. **37 Bleachery St** – title work ordered
Beck, Owen & Murray is proceeding with the foreclosure.

F. Properties – New Business

1. Impact Racing Ministries – request for donations
- a. 215 Kentucky Ave
 - b. 225 Kentucky Ave
 - c. 227 Kentucky Ave
 - d. 229 Kentucky Ave

David Dodd runs Impact Racing Ministries (IRM), which is a 501(c)(3) devoted to helping children in the Fairmont neighborhood through running. IRM purchased 221 Kentucky Ave and built a clubhouse. Mr. Dodd was told by John Joiner that he could use the surrounding lots. 215 Kentucky is being used as a community garden and the other three are used for various outdoor activities. Mr. Dodd is now requesting donation of these lots. After discussion, Mr. Galloway moved to approve the donation with the requirement that IRM have the five lots consolidated into one, second by Ms. Beckham. Motion passed 3-0.

2. 113 Quail Lane – offer to purchase

This property was under contract and has been foreclosed, but the offer was withdrawn. Staff received a new bid from Angela Giddings for \$2,000.00. Mr. Galloway moved to approve with usual stipulations, second by Ms. Beckham. Motion passed 3-0.

3. Oscar Mays offers – offers to purchase

- a. 104 Meadowlark Court

Property has already been foreclosed. Offer for \$2,000.00; past due taxes are \$2,880.71. Motion to approve with usual stipulations by Mr. Galloway, second by Ms. Gardner. Motion passed 3-0.

- b. 416 Meadowlark Drive

Offer for \$1,200.00; redemption price is \$6,138.00. Motion to approve with usual stipulations by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0

- c. 114 Pecan Point

Offer to purchase for \$1,200.00; redemption price is \$4,237.74. Staff recommends a counter-offer of \$2,000.00, considering the value of the lot. Motion to approve staff recommendation by Mr. Galloway, second by Ms. Gardner. Motion passed 3-0.

d. 152 Second Ave
Offer for \$1,500.00; redemption price is \$2,412.68. Motion to approve with usual stipulations by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0.

4. 1344 Maple Drive – offer to purchase
Offer from Robert Page for \$1,800.00; redemption price is \$1,816.84. Mr. Page owns land behind this lot and wants access to the back part of his property. Motion to approve by Mr. Galloway, second by Ms. Gardner. Motion passed 3-0.

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

After returning to open session, Mr. Galloway moved to approve the contract with Ms. Church for her services as Executive Director of the Griffin Spalding County Land Bank Authority with one change to section 2.03. Second by Ms. Beckham. Motion passed 3-0.

Mr. Galloway then updated the Board on the status of the report from Artspace.

H. Adjourn
Mr. Galloway moved to adjourn the meeting at 5:45 pm. Second by all.

Prepared by:

Approved:

Virginia S. Church
Executive Director, interim

Newton M. Galloway
Chairman