

# 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

Thursday, Aug 15, 2019

- A. Determination of Quorum  
Mr. Galloway opened the meeting at 4:13 pm and determined that there was a quorum as Ms. Beckham and Mr. Smith were present. Ms. Gardner was absent.
- B. Approval of minutes – July 11, 2019  
After review, Ms. Beckham moved to approve the July 11, 2019 minutes, second by Mr. Galloway. Motion passed 3-0.
- C. Financial information
  1. Recent bank statements and Quickbooks reports; review and approval of disbursements  
After review, Mr. Smith moved to approve. Second by Ms. Beckham. Motion passed 3-0.
  2. Report on redemptions  
Staff reported that 9 lots (five on Kingston Court, three on Cowan Road, and one on Chapleau Lane) were redeemed.
  3. Report on sales
    - a. 818, 820, 824 & 830 E. Solomon Street – scheduling closing  
Ms. Church stated that, due to her error, the lot at 818 has not yet been foreclosed. The process to do that is being rushed as much as possible and the closing has been moved to Beck, Owen & Murray.
    - b. 1418 Carrington  
The property successfully closed, with \$5000 going into the operating account.
    - c. 113 Quail Lane – closing 8/16
- D. LBA Management
  1. Banking agreement with Griffin Housing Authority  
Staff reviewed the agreement and noted that any funds expended on properties being moved into the LBA inventory will be paid by the Housing Authority and

- that the amount to be charged to the Housing Authority for holding its properties in the Land Bank inventory is to be based on a formula created by the LBA. Ms. Church stated that she is planning to get help from the auditors, based on the audit, to design that formula. Motion to approve by Ms. Beckham, second by Mr. Galloway. Motion passed 3-0.
2. Reclaiming Vacant Properties conference  
Ms. Church presented information about this national conference which is being held in Atlanta and expressed a desire to attend. Personnel from the City, County and GHA are also attending, so that as many sessions as possible can be covered. Information gathered will then be shared among the staffs of all for governmental and quasi-governmental entities. Mr. Galloway moved to approve payment for Ms. Church's attendance at the price for early registration. Mr. Smith seconded; motion passed 3-0.
  3. Discussion of price setting & permit requirements  
Ms. Church stated that this item will be better addressed during discussion of the new offers to purchase property.
  4. Complaint about Meadowlark Ct.  
Staff reported that the owner of 100 Meadowlark Court had complained to the County Commission about the condition of 102 and 104. Ms. Church explained that both have been foreclosed and can be sold as soon as she receives an updated title certificate. Discussion followed, including input from Chad Jacobs, about properties which the County has flagged for demolition and a process for dealing with those held by the Land Bank.

E. LBA Projects

ArtSpace final report

Mr. Galloway discussed the information in the report and informed the Board that ArtSpace is most interested in a project at the Rosenwald School site. He and William Wilson met with ArtSpace representatives and the County seems to be receptive to moving forward. The Land Bank will continue in a coordinative role but will not expend any more funds. The final report has been released to the boards of both governments and is now available to the public.

F. Properties – Old Business

For the sake of time, Ms. Church discussed only those properties for which the status cannot be determined from the agenda.

- The Haisten Building status will be discussed in closed session under the exception for discussion of acquisition or disposal of property.
  - No heirs can be found for S. 9<sup>th</sup> Street, and Ms. Church asked if the Board wants to do notice by publication or expend more money to hire a company which does in-depth searches. The consensus was to notify by publication.
  - This is the last appearance of 110 Chapleau Lane on the agenda as it has been redeemed.
1. **Haisten Building** – status update
  2. **519 Lucile Street** – Waiting for buyer to schedule closing
  3. **33 Bleachery Street** – Waiting for buyer to schedule closing

4. **S. 9<sup>th</sup> Street**, parcel 031 02021 – foreclosure proceeding
5. **814 Ray Street** – foreclosure proceeding
6. **326 Washington Street** – status update
7. **623 Wright Street** – title work ordered
8. **323 E. Bank Street** – title work ordered
9. **110 Chapleau Lane** – redeemed
10. **431 Lakeview Street** – foreclosure proceeding
11. **1410 Stephens Street** – foreclosure proceeding
12. **532 N. 3d Street** – foreclosure proceeding
13. **Offers from Kristin Johnson** foreclosures proceeding
14. **201 Lexington Ave.** – debtor in fi fa signing deed
15. **711 E. Tinsley St.** – foreclosure proceeding
16. **602 Northside Drive** – foreclosure proceeding
17. **602 Turner Street** – updated title work ordered
18. **604 Northside Drive** – title work ordered
19. **204 & 212 Kendall Drive** – title work received; in line for foreclosure
20. **102 Meadowlark Court** – title work ordered
21. **133 Ponderosa Road** – title work received; in line for foreclosure
22. **118 Little Big Horn Rd** – title work received; in line for foreclosure
23. **116 Pecan Point** – title work received; in line for foreclosure
24. **151 Peachtree St** – title work received; in line for foreclosure
25. **140 First Ave** – title work received; in line for foreclosure
26. **37 Bleachery St** – title work received; in line for foreclosure
27. **Kentucky Ave (215, 225, 229, parcel)** – title work received; 215, 229, parcel in line for foreclosure; 225 foreclosed
28. **104 Meadowlark Court** – title work ordered
29. **416 Meadowlark Court** – title work ordered
30. **114 Pecan Point** – counter offer accepted; title work ordered
31. **152 Second Ave** – title work ordered
32. **1344 Maple Drive** – title work ordered

G. Properties – New Business

1. 416 N. 5<sup>th</sup> Street – offer to purchase  
 The is a vacant lot. The next-door neighbors, Robert & Elaine Ector, are offering \$1,000. They want to join it to their lot. Staff recommends approving the offer. Motion to accept staff recommendation, with consolidation of the lots, by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0.
2. 1408 N. 9<sup>th</sup> Street – offer to purchase  
 This is a 0.42 acre lot with a 900 square foot house. Venette Wallace is offering \$800. Staff recommends making a counter-offer of \$1500, with the usual stipulations. Ms. Church stated that stipulations for properties in the County now includes requirements in the contract regarding a timeline for completion of permitting and construction. Ms. Church also stated that the Land Bank will never become self-sufficient if we keep accepting low-ball offers that don't cover LBA costs, which this offer does not. Motion to approve staff recommendation by Mr. Galloway, second by Mr. Smith. Motion passed 3-0.

3. 113 Anne Street – offer to purchase  
This is a 0.67 acre lot with a 1000 square foot house. Venette Wallace is offering \$800. Staff recommends making a counter-offer of \$1500, with the usual stipulations. Motion to approve staff recommendation by Ms. Beckham, second by Ms. Smith. Motion passed 3-0.
4. 55 Palm Street – offer to purchase  
This is a 0.39 acre lot with a 960 square foot house. Christine Pender is offering \$1200. Staff recommends acceptance of the offer. Mr. Smith asked if that purchase price would cover the Land Bank's costs, and Ms. Church stated she believes it will. Motion to approve staff recommendation by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0.
5. 55 Park Avenue – offer to purchase  
This is a 0.22 acre lot with a 1300 square foot house. Christine Pender is offer \$850. After discussion with Chad Jacobs regarding the status of this house in the County's In Rem process, Mr. Galloway moved to table, second by Ms. Beckham. Motion passed 3-0.
6. 58 Pine Street – offer to purchase  
This is a 0.34 acre lot with a 1000 square foot house. Timothy Spruill is offering \$1500. Mr. Jacobs stated that this house also needs to be checked regarding its In Rem status. Mr. Galloway moved to table, second by Mr. Smith. Motion passed 3-0.
7. 86 Hillcrest Ave. – offer to purchase  
This is a 0.33 acre lot with a 1450 square foot house. Timothy Spruill is offering \$1500. Mr. Jacobs stated that this house is definitely on the In Rem list for demolition. Mr. Galloway moved to reject the offer, second by Ms. Beckham. Motion passed 3-0.

H. Status of audit

Meredith Lipson from Mauldin & Jenkins attended the meeting to discuss the status of the audit with the Board. The item will be moved to closed session under the exception for discussion related to employment.

- I. Executive session pursuant to O.C.G.A. § 50-14-3 for purposes of discussing entering into a contract to purchase, dispose of, or lease property and for purpose of discussion related to employment.

Motion to enter closed session by Mr. Galloway, second by Mr. Smith. Motion passed 3-0.

Motion to return to open session by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0.

J. Adjourn

Motion to adjourn by Ms. Beckham, second by Mr. Galloway. Motion passed 3-0. The meeting was concluded at 5:45 pm.

Prepared by:

Approved:

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Virginia S. Church  
Executive Director, interim

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Newton M. Galloway  
Chairman