

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, Sept. 12, 2019

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:04 pm and determined that there was a quorum as all members were present.
- B. Approval of minutes – August 15, 2019
After review, Ms. Beckham moved to approve the August 12, 2019 minutes, second by Mr. Smith. Motion passed 4-0.
- C. Financial information
 - 1. Status of audit
Ms. Church reported that she is gathering all of the information needed by the auditors and plans to have all of it delivered by the end of next week.
 - 2. Quickbooks reports; review and approval of disbursements
Ms. Church explained that she has recently been locked out of the online banking account by BB&T and was unable to print statements or check and deposit copies as a result. Mr. Galloway requested that a vote on the disbursements be held until the Board can review that information.
 - 3. Discussion of access to online banking
Mr. Galloway moved that Ms. Church be authorized to access the online banking accounts and that the Board be notified as soon as the problem is fixed, second by Mr. Smith. Motion passed 4-0.
 - 4. Report on redemptions
None
 - 5. Report on sales
 - a. 113 Quail Lane – closed on August 16. Purchase price was \$2000.00
- D. LBA Management
Mr. Galloway requested that this section of items be held until later in the meeting.
- E. Properties – Old Business

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

1. **Haisten Building** – will be discussed in closed session under the exception for discussion of acquisition or disposal of property.
2. **519 Lucile Street** – Waiting for buyer to schedule closing
Staff will notify purchaser that closing must occur before Oct. 31 or the contract will be cancelled.
3. **33 Bleachery Street** – Waiting for buyer to schedule closing
Staff will notify purchaser that closing must occur before Oct. 31 or the contract will be cancelled.
4. **S. 9th 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
Foreclosure is completed; closing will occur before the end of Sept.
11. **1410 Stephens Street** – foreclosure proceeding
Foreclosure is completed; closing will occur before the end of Sept.
12. **532 N. 3d Street** – foreclosure proceeding
13. **Offers from Kristin Johnson** foreclosures proceeding
Ms. Johnson has requested a copy of the LBA's "charter" showing authorization for the deed restrictions. Ms. Church has sent her copies of the enabling statutes which give authority for the restrictions, along with an explanation that the Land Bank is a quasi-governmental entity and does not have a charter, but that the law provides the authority. Ms. Johnson asked that the Board consider waiving the restrictions for the properties she is purchasing, as it is all raw land. The Board declined.
14. **201 Lexington Ave.** – debtor in fi fa signing deed
15. **711 E. Tinsley St.** – foreclosure proceeding
Foreclosure is completed; property will be transferred by the end of Sept.
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
The County has received complaints about this property. Staff reported that the purchaser had initially said she wanted to tear it down, but now says they may want to try to rehab it, either for a house or a workshop. Staff has directed her to meet

with Chad Jacobs to discuss the County's concerns and requirements after closing.

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

Mr. Galloway asked about the status of the two properties on Meadowlark Court. Ms. Church stated that both properties are ready to close, but that she has not been able to contact the buyer for 102 Meadowlark Ct. She will ask the buyer for 104 to meet with Mr. Jacobs before closing.

Mr. Galloway moved that both buyers be informed that closing must occur prior to Oct. 31 and that the houses will be demolished by the County if that doesn't happen. Second by Ms. Gardner. Motion passed 4-0.

F. Properties – New Business

1. 214 W. Quilly Street – offer to purchase
The is a vacant lot. The offeror has recently purchased the house at 212 and wants to combine the two lots. He is offering \$1,175.00. Staff recommends approving the offer on the condition that the lots be surveyed and combined into one lot of record. Motion to accept staff recommendation by Mr. Galloway, second by Ms. Beckham. Motion passed 4-0.

G. 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 Ms. Beckham at 4:35 pm. Motion passed 4-0.

Motion to return to open session by Mr. Galloway, second by Ms. Gardner at 4:48 pm. Motion passed 4-0.

At this time, Mr. Smith left the meeting and Section D of the agenda was addressed:

1. Administrative assistant
Ms. Church stated that she is using Kat Martin's assistance in pulling together the information for the audit, which shouldn't take more than 8-10 hours.
2. E.D. Home office
Ms. Church had informed the Board by email that she is setting up a home office so that she will be able to work on days when she is unable to be in the office due to

health issues. She will not be reimbursed for any expenses associated with the home office.

3. Policy for certain sales in the County

After the discussion at last month's meeting about LBA houses which are on the In Rem list, Ms. Church drafted a policy for handling such items, which is intended as a starting point in discussing this issue. She and Mr. Jacobs will coordinate information so that he is aware of offers the LBA receives on dilapidated properties. If the Land Bank decides to accept the offer for a vote, any approval will be conditioned on the purchaser meeting with Community Development staff about the County's expectations if the purchase is finalized. Ms. Church, Mr. Jacobs, and Stephanie Windham will continue working towards an official policy.

4. Reclaiming Vacant Properties conference attendance

Ms. Church had informed the Board at the last meeting that she would stay with a friend in Atlanta during the conference, but she is not able to do so. The Board approved reimbursement for 2 nights at an Airbnb.

5. GSCLBA v. Blackwell v. Church

Ms. Church stated that litigation has been concluded and the judge has signed the Consent Order. She will deposit the redemption check and quit claim the 13 lots to Mr. Blackwell.

H. Adjourn

Motion to adjourn by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0. The meeting was concluded at 5:04 pm.

Prepared by:

Approved:

Virginia S. Church
Executive Director, interim

Newton M. Galloway
Chairman