

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, October 10, 2019

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:06 pm and determined that there was a quorum as he, Ms. Beckham, and Ms. Gardner were present. Mr. Smith was absent.
- B. Approval of minutes – September 12, 2019
After review, Ms. Gardner moved to approve the September 12, 2019 minutes, second by Ms. Beckham. Motion passed 3-0.
- C. LBA Management
 - 1. Griffin Spalding Historical Society
Drew Todd, the current president, and Sandra Slider, the director gave information about the background of GSHS. Mr. Todd stated that they are very interested in starting a local Places in Peril list, similar to that maintained by the Georgia Trust statewide, and believe the Land Bank's inventory is a starting place to identify such properties. Jessica O'Conner, the City's chief of staff, suggested that the GSHS be included in the Housing Council. LBA staff will meet with GSHS personnel in November, as well.
 - 2. Reclaiming Vacant Properties conference attendance
Ms. Church reported that the conference was very interesting. The two main take-aways for her were gaining knowledge of ways to research parcel data, which should prove helpful in her understanding of different neighborhoods, and information about how Land Banks and Community Land Trusts can work together. A CLT maintains ownership of the underlying land while selling the house on that land. The underlying land is leased to the homeowner in renewable 99-year increments. Proponents of CLTs say this structure allows for homeownership and for continuity, as well as the ability to enforce deed restrictions.
 - 3. Artspace update
On Monday's County Commission agenda, William Wilson asked the commission for permission to request the contributions of funds to pay for the Phase II study from the City and the School system. Ms. Church attended Monday's meeting at

which Gwen Flowers-Taylor stated that she did not think all the necessary parties were on the list and asked that the same request be made of the Development Authority. Ms. Church informed the Board that the School system had already denied the County's request.

4. Proposed minimum pricing structure

Ms. Church noted that the Land Bank statutes require a list of all properties, their condition, a suggested use, and a suggested bid amount be kept by each land bank. To that end, she has looked at various ways to set prices equitable. Her recommendation is as follows:

Unimproved lots less than .5 acre - \$0.25 per square foot

Improved lots less than .5 acre – 25% of tax assessor's appraised value

Lots larger than .5 acre – 25% of tax assessor's appraised value

Mr. Galloway made a motion to approve the recommended minimum bid structure, second by Ms. Gardner. Motion passed 3-0.

D. Financial information

1. Status of audit

Ms. Church reported that she continues gathering the information needed by the auditors and is delivering it as it is ready.

2. Quickbooks reports; review and approval of disbursements

Ms. Church reported that she regained access to the online banking accounts. The Board reviewed two months of statements, Quickbooks GL reports, and copies of checks and deposits, along with a reconciliation report. In addition, Ms. Church said that she had written checks and made a deposit that had not cleared yet. Once they do, the total in the operating account will be just over \$88,000.00.

Mr. Galloway moved to approve the reports and disbursements, second by Ms. Gardner. Motion passed 3-0.

3. Report on redemptions

a. Vineyard Ridge subdivision – Ms. Church stated that the quiet title action had been concluded, the redemption check had been deposited, the 13 lots had been deeded back to Mr. Blackwell, and the back taxes had been paid to the tax commissioner.

b. 1739 Westminister – Ms. Church reported that this lot had been redeemed shortly after Mr. Joiner had left and been misfiled. Everything has been sorted out, the check is deposited, the back taxes paid, and the property deeded back to the debtor.

4. Report on donations

a. 421 Adams Street (Gary Womble) – The City had been anxious for this property to be donated. Mr. Womble had agreed a few months ago but had not executed the deed properly. It was redone and has now been filed.

b. 814 N. 10th Street (Ray Justice estate) – Mr. Justice's estate owned only one piece of property in Spalding County and requested to donate it as part of getting the estate settled. The deed has been executed and should be file within the next week.

5. Report on sales
 - a. 711 E. Tinsley – deed to Lawanda Coggins filed
 - b. 602 Turner Street – deed to City of Griffin filed
 - c. 102 Meadowlark Ct. – scheduled for 10/18
 - d. 1710 Stephens Street – scheduled for 10/23
 - e. 814 Ray Street – scheduled for 11/1
 - f. 431 Lakeview Street – scheduling with R. Turner’s office
 - g. 1106 High Falls Road – donating to County; deed will be filed next week

E. Properties – Old Business

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
3. **33 Bleachery Street** – Waiting for buyer to schedule closing
4. **S. 9th Street**, parcel 031 02021 – Update
Mr. Galloway referred a call from Mr. Degolian to Ms. Church regarding this property. Mr. Degolian is interested in putting this lot with others surrounding it for a medical office complex. Ms. Church will make sure this one is making its way through the pipeline and is not stalled.
5. **326 Washington Street** – waiting for final plan from surveyor
6. **623 Wright Street** – title work ordered
7. **323 E. Bank Street** – title work ordered
8. **532 N. 3d Street** – foreclosure proceeding
9. **Offers from Kristin Johnson** foreclosures proceeding
10. **201 Lexington Ave.** – debtor in fi fa has signed the deed, which will be filed next week. Ms. O’Conner requested a list of properties owned by the debtor which are now held by the LBA.
11. **602 Northside Drive** – foreclosure proceeding
12. **604 Northside Drive** – title work ordered
13. **204 & 212 Kendall Drive** – title work received; in line for foreclosure
14. **102 Meadowlark Court** – title work ordered
15. **133 Ponderosa Road** – title work received; in line for foreclosure
16. **118 Little Big Horn Rd** – title work received; in line for foreclosure
17. **116 Pecan Point** – title work received; in line for foreclosure
18. **151 Peachtree St** – title work received; in line for foreclosure
19. **140 First Ave** – title work received; in line for foreclosure
20. **37 Bleachery St** – buyer opting out
When informed of the County building official’s assessment of this property, the buyer requested to cancel the contract. Ms. Church will continue with foreclosure, for which the County will reimburse the Land Bank.
21. **Kentucky Ave (215, 225, 229, parcel)** – title work received; 215, 229, parcel in line for foreclosure; 225 foreclosed
22. **104 Meadowlark Court** – title work ordered
23. **416 Meadowlark Court** – title work ordered

- 24. **114 Pecan Point** – counter offer accepted; title work ordered
- 25. **152 Second Ave** – title work ordered
- 26. **1344 Maple Drive** – title work ordered
- 27. **416 N. 5th Street** – Update

The title exam showed that this property was donated to the LBA by Burkhalter Rentals and should never have been accepted as there is a 7-figure lien against all Burkhalter properties. The adjacent landowners, whose offer was approved in August, were informed that the LBA could not sell it, but Ms. Church suggested giving them a letter of permission to utilize the lot as their own. Mr. Galloway moved that an easement be granted to the adjacent landowners, second by Ms. Beckham. Motion passed 3-0.

- 28. **1408 N. 9th Street** – title work ordered
- 29. **113 Anne Street** – title work ordered
- 30. **55 Palm Street** – title work ordered
- 31. **55 Park Ave.** – offer withdrawn
- 32. **58 Pine Street** – lift from table

An offer for this property was tabled at the August meeting to afford time to determine if the County wanted to tear it down. As it is on the County's in rem list, Ms. Church recommended lifting it from the table and rejecting the offer. Mr. Galloway moved to lift the item from the table, second by Ms. Gardner. Motion passed 3-0. Mr. Galloway moved to reject the offer, second by Ms. Gardner. Motion passed 3-0.

- 33. **214 W. Quilly Street** – Update

Ms. Church informed Dr. Chenault that his offer had been approved, with the requirement that he have the property surveyed and recorded as one lot of record with the lot next door he has purchased. She told the Board that Dr. Chenault has already gotten a quote from a surveyor and will proceed with it as soon as he has a closing date for purchasing it.

F. Properties – New Business

- 1. Requests from Spalding County

The County has asked the Land Bank to proceed with foreclosure of the right of redemption on the following properties. The County will pay for the costs to foreclose them. After foreclosure is complete, the LBA will pull a demolition permit for them and the County will tear them down.

- a. 416 Meadowlark Court
- b. 152 Peachtree Street
- c. 58 Pine Street
- d. 86 Hillcrest Ave.
- e. 55 Park Ave.
- f. 37 Bleachery St.

Mr. Galloway moved to foreclose on the list of properties, with the County paying. Second by Ms. Beckham. Motion passed 3-0.

- 2. 118 Pecan Point – offer to purchase

This is a vacant 1.51 acre lot, appraised at \$9,600. The RMB (recommended minimum bid) is \$2,400. Oscar Mayes submitted a bid for \$1500. Staff

- recommends a counter-offer of \$2000. Mr. Galloway moved to accept the staff recommendation, second by Ms. Gardner. Motion passed 3-0.
3. Maloy Road, parcel #275 01001T – offer to purchase
This is a vacant 3.66 acre lot, appraised at \$29,619. The RMB is \$7404.50. Sontia Ladd submitted a bid for \$3500. Staff recommends a counter-offer of \$5500. Mr. Galloway moved to accept the staff recommendation, second by Ms. Gardner. Motion passed 3-0.
 4. 341 N. 14th Street – offer to purchase
This is a 0.16 acre lot with a house, appraised at \$23,279. The RMB is \$5819.75. Christy Phelps submitted a bid for \$1000. Staff recommends a counter-offer of \$4500. Mr. Galloway moved to accept the staff recommendation, second by Ms. Beckham. Motion passed 3-0.
 5. 111 Pecan Point – offer to purchase
This is a vacant 1.0 acre lot, appraised at \$10,000. The RMB is \$2500. Audrey Appling submitted a bid for \$2000. Staff recommends accepting the offer with the usual stipulations. Mr. Galloway moved to accept the staff recommendation, second by Ms. Gardner. Motion passed 3-0.
 6. 618 E. McIntosh Rd. – offer to purchase
This is a 0.35 acre lot with a house, appraised at \$30,769. The RMB is \$7692.25. Audrey Appling submitted a bid for \$1500. Staff recommends a counter-offer of \$4600. Mr. Galloway moved to accept the staff recommendation, second by Ms. Gardner. Motion passed 3-0.
 7. 111 Pecan Point – offer to purchase
As sale of this lot was approved under Item F.5, this item was not considered.
 8. 113 Pecan Point – offer to purchase
This is a vacant 1.0 acre lot, appraised at \$10,000. The RMB is \$2,500. Oscar Mayes submitted a bid for \$1100. Staff recommends a counter-offer of \$2000. Mr. Galloway moved to accept the staff recommendation, second by Ms. Beckham. Motion passed 3-0.
 9. 115 Pecan Point – offer to purchase
This is a vacant 1.25 acre lot, appraised at \$11,000. The RMB is \$2,750. Oscar Mayes submitted a bid for \$1400. Staff recommends a counter-offer of \$2200. Mr. Galloway moved to accept the staff recommendation, second by Ms. Gardner. Motion passed 3-0.
 10. 117 Pecan Point – offer to purchase
This is a vacant 1.33 acre lot, appraised at \$9900. The RMB is \$2,475. Oscar Mayes submitted a bid for \$1400. Staff recommends a counter-offer of \$2000. Mr. Galloway moved to accept the staff recommendation, second by Ms. Gardner. Motion passed 3-0.
- 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. Gardner at 5:15 pm.
Motion passed 3-0.

Motion to return to open session by Mr. Galloway, second by Ms. Beckham at 5:28 pm. Motion passed 3-0.

F. 9. 522 Meriwether Street (Haisten House)

433 W. College Street

435 W. College Street

437 W. College Street

An offer for the Haisten Building and three nearby lots on W. College St. has been received from My Brother's Keeper Service Center of Georgia for \$450.00 for the W. College lots and \$1.00 for the Haisten Building. Mr. Galloway moved to transfer 522 Meriwether Street to My Brother's Keeper for \$1.00 immediately, subject to the covenants already in place, and to convey 433, 435, and 437 W. College Street to that entity after foreclosure of the rights of redemption and subject to payment for the costs of those foreclosures by My Brother's Keeper Service Center of Georgia; second by Ms. Beckham. Motion passed 3-0.

H. Adjourn

Mr. Galloway stated that he will not be able to attend the November meeting as scheduled. He asked that staff determine if Mr. Smith will be able to attend, and to reschedule the meeting if not.

Motion to adjourn by Mr. Galloway, second by Ms. Beckham. Motion passed 3-0. The meeting was concluded at 5:33 pm.

Prepared by:

Approved:

Virginia S. Church
Executive Director, interim

Newton M. Galloway
Chairman