

# 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, November 21, 2019

### A. Determination of Quorum

Mr. Galloway opened the meeting at 4:36 pm and determined that there was a quorum as he, Ms. Beckham, and Ms. Gardner were present. Mr. Smith was absent.

1. Motion to amend to add items F8 and F9, offers for two parcels on Ella Circle  
Ms. Gardner moved to amend, second by Ms. Beckham. Motion passed 3-0.

### B. Approval of minutes – October 10, 2019

After review, Ms. Beckham moved to approve the October 12, 2019 minutes, second by Ms. Gardner. Motion passed 3-0.

### C. LBA Management

1. Proposed minimum pricing structure – revisit

Staff reported that the structure approved at the September meeting did not produce equitable pricing when applied and requested that the Board approve a structure calling for the Suggested Minimum Bid to be 25% of the tax assessor's appraised value across the board. Mr. Galloway so moved, second by Ms. Beckham. Motion passed 3-0.

2. Deed restriction language

Staff had received feedback about the current owner-occupancy language. After review with Stephanie Windham, staff requests that the Board approve the following language:

“Grantee accepts this property subject to a covenant running with the land providing that any primary dwelling structure upon this property must be owner-occupied. It is the intention of Grantor and Grantee that any primary dwelling located or constructed upon this property will be occupied by an owner with at least a 50% interest in the property, or a member of the owner's family within the third degree of consanguinity, for six or more months of each calendar year as such person's principal residence.”

Mr. Galloway moved that the language recommended by staff and Ms. Windham be approved, second by Ms. Gardner. Motion passed 3-0.

3. Serene Lake issue

Staff was contacted by a neighbor of Serene Lake about a problem with trees growing at the neighbor's tree line and damaging his fencing. Staff requested permission to approach the County and/or the Housing Authority for assistance with cleaning up this issue. Mr. Galloway directed staff to proceed.

D. Financial information

1. Status of audit

Ms. Church reported that she has everything ready for the auditors and had emailed Meredith Lipson to determine when Mauldin & Jenkins will be ready to proceed.

2. Quickbooks reports and bank statements; review and approval of disbursements  
After review, Mr. Galloway moved to approve, second by Ms. Gardner. Motion passed 3-0.

3. Report on redemptions – none

4. Report on donations

a. 209 Kentucky Ave.

David Dodd with Impact Racing was present at the meeting. He explained that this lot is one they had purchased with a good amount of back taxes owing. He is requesting that the Land Bank accept donation of the property in order to clear the taxes. Mr. Galloway noted that he was hesitant for the Land Bank to hold the property for any amount of time, as it is currently occupied and the LBA is not set up to be a landlord. He asked if Impact Racing's 501(c)(3) status would relieve the taxes. Ms. Church will discuss the issue with Sylvia Hollums and have the information ready for the December meeting.

5. Report on sales

a. 102 Meadowlark Court (10/18)

b. 1710 Stephens Street (10/29)

c. 1106 High Falls Rd.

d. 519 Lucile Street (11/11)

All of these properties have been transferred to new owners, with sales totaling \$4,300.00.

E. Properties – Old Business

1. **414 Jefferson Street** – request for change to deed restriction

After discussion, this item was placed on hold and staff was asked to have the representatives of the Griffin Historical Consortium attend the next meeting.

Status of items #2-37 can be determined from the notes on the agenda; Ms. Church pointed out that the total amount of sales for all of the properties that are Ready to Close is \$10,000.

2. **Haisten Building** – transferred to My Brother's Keeper Svc. Ctr. of Atlanta

3. **814 Ray Street** – ready to close

4. **S. 9<sup>th</sup> Street**, parcel 031 02021 – ad running next 4 weeks

5. **323 E. Bank Street** – ready to close
6. **26 Washington Street** – waiting for final plat from surveyor
7. **623 Wright Street** – title work ordered
8. **431 Lakeview Street** – foreclosure proceeding
9. **532 N. 3d Street** – ready to close
10. **201 Lexington Ave** – ready to close
11. **Offers from Kristin Johnson** – 2 foreclosures complete; 1 proceeding
12. **602 Northside Drive** – foreclosed; ready to close
13. **604 Northside Drive** – foreclosed; ready to close
14. **204 & 212 Kendall Drive** – title work received; in line for foreclosure
15. **133 Ponderosa Road** – ready to close
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; foreclosing for County Demo
21. **Kentucky Ave (215, 225, 229, parcel)** – title work received for 225 & parcel; title work received for 215, 229; 225 foreclosed
22. **104 Meadowlark Court** – title work received; scheduling closing
23. **416 Meadowlark Court** – (Co Demo) title work ordered; in line for foreclosure
24. **114 Pecan Point** – title work received; in line for foreclosure
25. **152 Second Ave** – title work received; in line for foreclosure
26. **1344 Maple Drive** – title work received; in line for foreclosure
27. **416 N. 5<sup>th</sup> Street** – easement being drafted
28. **1408 N. 9<sup>th</sup> Street** – title work received; in line for foreclosure
29. **113 Anne Street** – title work received; in line for foreclosure
30. **55 Palm Street** – title work ordered
31. **214 W. Quilly Street** – title work received; in line for foreclosure
32. **152 Peachtree St.** – (Co Demo) title work received; in line for foreclosure
33. **58 Pine St.** – (Co Demo) title work received; in line for foreclosure
34. **86 Hillcrest Ave** – (Co Demo) title work received; in line for foreclosure
35. **55 Park Ave** – (Co Demo) title work received; in line for foreclosure
36. **7 Whitten Ave.** – (Co Demo) title work received; in line for foreclosure
37. **118 Pecan Point** – counter-offer pending
38. **Maloy Road, parcel #275 01001T** – counter to counter-offer  
 Ms. Ladd made a counter to the Board's counter offer for \$5000.00. Her initial offer was \$3500; the Board's counter offer was \$5500. Staff recommends approval. Mr. Galloway moved to accept staff recommendation, second by Ms. Gardner. Motion passed 3-0.

Status of items #39-44 can be determined from the notes on the agenda.

39. **341 N. 14<sup>th</sup> Street** – counter-offer pending
40. **111 Pecan Point** – title work ordered
41. **618 E. McIntosh Rd.** – counter-offer pending

- 42. **113 Pecan Point** – counter-offer pending
- 43. **115 Pecan Point** – counter-offer pending
- 44. **117 Pecan Point** – counter-offer pending

F. Properties – New Business

1. 50 Little Street - 0.24 acre vacant lot  
Offer to acquire from John Baird for cost of foreclosure  
This a land-locked parcel which adjoins a piece of Mr. Baird's rental property. His offer includes having the two lots consolidated as one lot of record. Staff recommends approval.  
Mr. Galloway moved to approve staff recommendation; second by Ms. Gardner.  
Motion passed 3-0.
  
2. 549 Lane Street – 0.10 acre vacant lot  
Offer to acquire from Anthony Johnson for cost of foreclosure  
This lot adjoins Mr. Johnson' rental property at 545 Lane Street. 549 has been used as the lot for 545 for years. Mr. Johnson agrees to consolidate the parcels, making them one lot of record. Staff recommends approval.  
Mr. Galloway moved to approve staff recommendation; second by Ms. Beckham.  
Motion passed 3-0.
  
3. 215 Dixon Circle – 1.04 vacant lot  
Offer to purchase from Alan Wills for \$2,800.00.  
Recommended minimum bid: \$3,500.00. Mr. Wills was originally informed that the bid structure would be based on 20% of the appraised value, which is the amount of his offer. Staff recommends approval.  
Mr. Galloway moved to approve staff recommendation; second by Ms. Beckham.  
Motion passed 3-0.
  
4. 7 Whitten Ave. – house needing demolition on 0.72 acres  
Offer to purchase from Dean Crosby for \$700.00, who also will tear down the structure. This offer was approved at the Feb. 11, 2018 meeting but seems to have fallen through the cracks. Staff has spoken with Mr. Crosby and he is willing to proceed with the offer. Staff recommends approval.  
Mr. Galloway moved to approve staff recommendation; second by Ms. Gardner.  
Motion passed 3-0.
  
5. 323 N. 1<sup>st</sup> Street – 864 sq. ft. house on 0.18 acres  
Offer to purchase from Venette Wallace for \$2,000.00. Recommended minimum id is \$3,995.00. Staff recommends a counter-offer of \$3,500.00.  
Mr. Galloway moved to approve staff recommendation; second by Ms. Gardner.  
Motion passed 3-0.
  
6. 209 N. 1<sup>st</sup> Street – 504 sq. ft. house on 0.23 acres  
Offer to purchase from Venette Wallace from \$1,200.00. Recommended minimum bid is \$4,677.50. Staff recommends a counter-offer of \$4,000.00.

Mr. Galloway moved to approve staff recommendation; second by Ms. Beckham.  
Motion passed 3-0.

7. 405 N. Hill Street

Offer to purchase from Thomas Bearden for \$1,250.00; recommended minimum bid is \$2,400.00. Staff recommends counter-offer of \$2,000.00.

Mr. Galloway moved to approve staff recommendation; second by Ms. Gardner.  
Motion passed 3-0.

8. Ella Circle, parcel no 116A04007

9. 211 Ella Circle

These items are being taken together as they are adjacent and there is one offeror for both lots.

Offer to purchase from B.J. & Emmanuela Jackson for \$2,000.00 each.  
Recommended minimum bid for each lot is \$3,562.50. Staff recommends counter-offers of \$2,750.00 for each lot.

Mr. Galloway moved to approve staff recommendation; second by Ms. Gardner.  
Motion passed 3-0.

G. Executive session pursuant to O.C.G.A. § 50-14-3 if necessary.  
No executive session is necessary.

H. Adjourn

Mr. Galloway moved to adjourn at 5:19 pm, second by Ms. Beckham. Motion passed 3-0.

Prepared by:

Approved:

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Virginia S. Church  
Executive Director, interim

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Newton M. Galloway  
Chairman