

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

December 12, 2019

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:20 pm and determined that there was a quorum as he, Ms. Beckham, and Mr. Smith were present. Ms. Gardner was absent.
- B. Approval of minutes – November 21, 2019
After review, Mr. Galloway moved to approve the November 21, 2019 minutes, second by Ms. Beckham. Motion passed 3-0.
- C. LBA Management
1. Serene Lake issue
Staff reports that the Griffin Housing Authority is going to look at the growth around the neighbor's fence and give us a bid for cleanup.
 2. Removal of back taxes on donated property
Staff reports that, according to Stephanie Windham's reading of the statute governing removal of back taxes, the statute allows for a Land Bank to extinguish taxes on both tax sale properties and donated properties.
 3. Payment for tax sales
Staff reports that Sylvia Hollums has asked about the Land Bank paying the costs for sales when property is acquired at a tax sale. Ms. Hollums has an outside company conduct the sales, which cost about \$200.00 each. Those costs have not been paid by the Land Bank. Staff thinks the statute requires payment. Mr. Galloway made a motion that the statute be followed, and costs of the sale be paid. Second by Mr. Smith. Motion passed 3-0.
- D. Financial information
1. Status of audit
Ms. Church reported that she has everything ready for the auditors and they will be here the second week of January.

2. Quickbooks reports and bank statements; review and approval of disbursements
After review, Mr. Galloway moved to approve, second by Ms. Beckham. Motion passed 3-0.
 3. Report on redemptions – none
 4. Report on donations
 - a. 209 Kentucky Ave.
Staff reported that Impact Racing’s 501(c)(3) status does not automatically relieve property taxes as an entity has to apply for exemption each year. Mr. Galloway moved that the Land Bank accept donation of this property and retain it until Impact Racing has been certified as tax exempt or June 30, 2020, whichever comes first. Second by Ms. Beckham. Motion passed 3-0.
 5. Report on sales
Staff reports three sales in November: 104 Meadowlark, 519 Lucile, and 1410 Stephens Street, totaling \$4500.00
- E. Properties – Old Business
1. **414 Jefferson Street** – request for change to deed restriction
After discussion, Mr. Galloway moved that the deed restriction be removed and that the Griffin Historical Consortium reach agreements with other organizations that the house be used for homeless veterans and their families and that the Consortium report back to the LBA by the end of December. Second by Mr. Smith. Motion passed 3-0.
 2. **632 Meriwether Street** – letter sent
 3. **Haisten Building** – fence question
Staff reports that it is time either to renew the contract for the temporary fencing or have it taken down. The buyers have been notified and they are getting quotes for permanent fencing. Staff will coordinate the timing of taking down the temporary fencing with them.

Status of items #4-35 can be determined from the notes on the agenda.

4. **814 Ray Street** – ready to close
5. **S. 9th Street**, parcel 031 02021 – right of redemption ends 12/30
6. **323 E. Bank Street** – ready to close
7. **26 Washington Street** – waiting for final plat from surveyor
8. **623 Wright Street** – title work ordered
9. **431 Lakeview Street** – foreclosure proceeding
10. **532 N. 3d Street** – ready to close
11. **201 Lexington Ave** – ready to close
12. **Offers from Kristin Johnson** – 2 foreclosures complete; 1 proceeding
13. **602 Northside Drive** – foreclosed; ready to close
14. **604 Northside Drive** – foreclosure proceeding
15. **204 & 212 Kendall Drive** – title work received; in line for foreclosure
16. **133 Ponderosa Road** – closing 12/18
17. **118 Little Big Horn Rd** – title work received; in line for foreclosure
18. **116 Pecan Point** – title work received; in line for foreclosure
19. **151 Peachtree St** – title work received; in line for foreclosure

- 20. **140 First Ave** – title work received; in line for foreclosure
- 21. **37 Bleachery St** – (Co Demo) title work received; in line for foreclosure
- 22. **Kentucky Ave (215, 225, 229, parcel)** – title work received; in line for foreclosure (225 foreclosed)
- 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. **1408 N. 9th Street** – title work received; in line for foreclosure
- 28. **113 Anne Street** – debtor in fi fa says he is redeeming
- 29. **55 Palm Street** – title work ordered
- 30. **214 W. Quilly Street** – title work received; in line for foreclosure
- 31. **152 Peachtree St.** – (Co Demo) title work received; in line for foreclosure
- 32. **58 Pine St.** – (Co Demo) title work received; in line for foreclosure
- 33. **86 Hillcrest Ave** – (Co Demo) title work received; in line for foreclosure
- 34. **55 Park Ave** – (Co Demo) title work received; in line for foreclosure
- 35. **7 Whitten Ave.** – (Co Demo) title work received; in line for foreclosure
- 36. **118 Pecan Point** – counter to counter-offer
 Staff reports that the initial offer was \$1500; it was countered with an offer of \$2000. The counter to the counter-offer is \$1800. Staff recommends approval. Ms. Beckham moved to approve staff’s recommendation; second by Mr. Smith. Motion passed 3-0.

Status of items #37-49 can be determined from the notes on the agenda.

- 37. **Maloy Road, parcel #275 01001T** – title work ordered
- 38. **341 N. 14th Street** – counteroffer accepted
- 39. **111 Pecan Point** – title work ordered
- 40. **618 E. McIntosh Rd.** – counteroffer pending
- 41. **113 Pecan Point** – counteroffer pending
- 42. **115 Pecan Point** – counteroffer pending
- 43. **117 Pecan Point** – counteroffer pending
- 44. **50 Little Street** – title work ordered
- 45. **549 Lane Street** – title work ordered
- 46. **215 Dixon Ave.** – title work ordered
- 47. This item appears at #35 on the agenda, so it is deleted here.
- 48. **323 N. 1st Street** – title work ordered
- 49. **209 N. 1st Street** renewed offer
 A counteroffer was proposed at the last meeting, but staff has learned that there are no houses on this land. The initial offer of \$1200 is the same amount as the recommended minimum bid. Staff recommends approval. Motion by Ms. Beckham to approve; second by Mr. Smith. Motion passed 3-0.
- 50. **405 N. Hill Street** – counter to counteroffer
 Initial bid was \$1250, recommended minimum bid is \$2400. The counteroffer was \$2000. Mr. Bearden presents a counter of \$1625. After discussion, Mr. Smith

moved that the LBA stay with its counter-offer; second by Ms. Beckham. Motion passed 3-0.

- 51. **Ella Circle, parcel no 116A04007 AND 211 Ella Circle** – counter to counteroffer
The initial offer was a total of \$4000 with a RMB of \$7125. The Board counter-offered for both parcels at \$5500. The counter is \$5000 total. Staff recommends approval. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.
- 52. **211 Ella Circle** – counter to counteroffer
Item address above.

F. Properties – New Business

- 1. 112 Pecan Point - 1.51 acre vacant lot
Offer to acquire from Oscar Mayes for \$1,800.00
The recommended minimum bid is \$2,500.00, but Mr. Mayes' counter on 118 Pecan Point of \$1800 was approved. Staff recommends approval. Ms. Beckham moved to approve, second by Ms. Smith. Motion passed 3-0.
- 2. 418 Jefferson Street – request for donation from Square Foot Ministries
Jefferson Street, parcel no 007 07001 – request for donation from Square Foot
These lots are 0.11 and 0.20 acre respectively. After discussion, the Board decided to hold these items until LBA and City staff can meet with Square Foot Ministries.

- 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.
Motion by Mr. Galloway to enter into executive session; second by Mr. Smith. Motion passed 3-0.
Motion by Mr. Smith to re-enter open session; second by Ms. Beckham. Motion passes 3-0.

H. Adjourn

Mr. Galloway moved to adjourn, second by Ms. Beckham. Motion passed 3-0.

Prepared by:

Approved:

Virginia S. Church
Executive Director, interim

Newton M. Galloway
Chairman