

# **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, January 9, 2020

### **A. Determination of Quorum**

Mr. Galloway opened the meeting at 4:08 pm and determined that there was a quorum as he, Ms. Beckham, and Mr. Smith were present. Ms. Gardner was absent. Mr. Smith moved to amend the agenda to add Item C. 4, Resolution to extinguish certain Delinquent Property Taxes. Second by Ms. Beckham, and motion passed 3-0.

### **B. Approval of minutes – December 12, 2019**

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

### **C. LBA Management**

#### **1. Serene Lake issue**

After review, Mr. Galloway moved to accept the bid from GHA to clean up the fence along Serene Lake. Second by Mr. Smith; motion passed 3-0.

#### **2. Meeting with City and Square Foot Ministries**

Staff met with Toussaint Kirk and representatives of Square Foot Ministries about the Jefferson Street properties, along with Square Foot's possible plans for the future. Jessica O'Conner stated that there is now an issue with 416 Jefferson, as it may not be a buildable lot because of the driveway to the adjacent house on the other side. Staff will discuss with Square Foot and report back to the board.

#### **3. CLE Seminar**

Ms. Church is required to obtain continuing legal education credits for her law license. She is planning to attend Winning Numbers: Accounting and Finance for Lawyers and believes this will assist her in managing the audits and Authority books with more understanding. She is requesting reimbursement for the seminar fees, which total \$295.00. Mr. Galloway moved to approve, second by Ms. Beckham. Motion passed 3-0.

#### **4. Resolution to extinguish certain Delinquent Property Taxes**

Staff reports that a request to extinguish property taxes has been approved by the School Board and presents the resolution for approval by this Board. The resolution will extinguish delinquent taxes on 8 properties. Motion to adopt the resolution by Ms. Beckham, second by Mr. Smith. Motion passed 3-0.

D. Financial information

1. Status of audit

Ms. Church reports that auditors had been on premises all day Wednesday, and that they are planning to be back at some point next week.

2. Quickbooks reports and bank statements; review and approval of disbursements  
After review, Mr. Smith 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 reports that the deed transferring the property to the LBA has not been completed yet, but that this property was removed from the tax sale.

Paperwork for the transfer will be completed within the next month.

5. Report on sales

Staff reports one sale in November: 133 Ponderosa Rd., totaling \$1400.00

E. Properties – Old Business

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

Ms. Church's understanding was that Rev. and Ms. Phillips would contact her by the end of December with information from the other non-profits they are planning to partner with to provide housing prior to any change in the deed restriction. She has not heard anything regarding other partners, although Rev. Phillips had come to the office this week to ask if the deed was ready. Staff will follow up with the Phillips.

2. **632 Meriwether Street** – There has been no response from Ms. Reuven. Staff will send a more strongly worded letter by certified mail.

Status of items #3-35 can be determined from the notes on the agenda.

3. **814 Ray Street** – waiting for buyer to reschedule closing

4. **S. 9<sup>th</sup> Street**, parcel 031 02021 – foreclosure completed

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** – scheduled to close Jan. 10

9. **532 N. 3d Street** – waiting for buyer to schedule closing

10. **201 Lexington Ave** – waiting for buyer to schedule closing

11. **Offers from Kristin Johnson** – 2 foreclosures complete; 1 proceeding

12. **602 Northside Drive** – foreclosed; waiting for 604

13. **604 Northside Drive** – foreclosure proceeding

14. **204 & 212 Kendall Drive** – title work received; in line for foreclosure

15. **118 Little Big Horn Rd** – title work received; in line for foreclosure

16. **116 Pecan Point** – title work received; in line for foreclosure
17. **151 Peachtree St** – title work received; in line for foreclosure
18. **140 First Ave** – title work received; in line for foreclosure
19. **37 Bleachery St** – (Co Demo) title work received; in line for foreclosure
20. **Kentucky Ave (215, 225, 229, parcel)** – title work received; in line for foreclosure (225 foreclosed)
21. **416 Meadowlark Court** – (Co Demo) title work ordered; in line for foreclosure
22. **114 Pecan Point** –title work received; in line for foreclosure
23. **152 Second Ave** – title work received; in line for foreclosure
24. **1344 Maple Drive** – in line for foreclosure
25. **1408 N. 9<sup>th</sup> Street** – in line for foreclosure
26. **113 Anne Street** – debtor in fi fa says he is redeeming
27. **55 Palm Street** – title work ordered
28. **214 W. Quilly Street** – in line for foreclosure
29. **152 Peachtree St.** – (Co Demo) title work received; in line for foreclosure
30. **58 Pine St.** – (Co Demo) title work received; in line for foreclosure
31. **86 Hillcrest Ave** – (Co Demo) title work received; in line for foreclosure
32. **55 Park Ave** – (Co Demo) title work received; in line for foreclosure
33. **7 Whitten Ave.** – (Co Demo) title work received; in line for foreclosure
34. **118 Pecan Point** – counter to counteroffer accepted; title work ordered
35. **Maloy Road, parcel #275 01001T** – title work ordered
36. **341 N. 14<sup>th</sup> Street** – title work ordered
37. **111 Pecan Point** – title work ordered
38. **113 Pecan Point** – counteroffer pending
39. **115 Pecan Point** – counteroffer pending
40. **117 Pecan Point** – counteroffer pending
41. **50 Little Street** – title work ordered
42. **549 Lane Street** – title work ordered
43. **215 Dixon Ave.** – title work ordered
44. **7 Whitten Ave.** – title work ordered
45. **323 N. 1<sup>st</sup> Street** – title work ordered
46. **209 N. 1<sup>st</sup> Street** renewed offer accepted; title work ordered
47. **405 N. Hill Street** – counter to counteroffer  
Staff informed Mr. Bearden of the Land Bank’s decision to stay at the amount of its counteroffer and has heard nothing back from him.
48. **Ella Circle, parcel no 116A04007 AND 211 Ella Circle** – counter to counteroffer accepted; title work ordered
49. **112 Pecan Point** – title work ordered
50. **418 Jefferson St; Jefferson St., parcel 007 07001-** items address above

F. Properties – New Business

1. 1117 (Old) Sapelo Road - 4.59 acre vacant lot  
Offer to acquire from Oscar Mayes for \$5,000.00  
The recommended minimum bid is \$9,475.00, Staff recommends a counteroffer at \$8,500.00. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.

2. 223 Seminary Ridge – 2.4 acre vacant lot  
Offer to acquire from Oscar Mayes for \$2,700.00  
The recommended minimum bid is \$5,400.00, Staff recommends a counteroffer at \$4,750.00. Mr. Galloway moved to approve staff recommendation, second by Mr. Smith. Motion passed 3-0.
  3. 316 E. Central Ave  
Offer withdrawn
  4. 434 Lakeview Street  
Offer to acquire from Spencer Miller for \$1,000.00  
The recommended minimum bid is \$1,875.00, Staff recommends a counteroffer at \$1,400.00. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. 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.  
Motion by Mr. Galloway to enter into executive session at 4:51 pm; second by Mr. Smith. Motion passed 3-0.  
Motion by Mr. Galloway to re-enter open session; second by Mr. Smith. Motion passes 3-0.
- H. Adjourn  
Mr. Galloway moved to adjourn at 5:09 pm, second by Ms. Beckham. Motion passed 3-0.