

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

February 20, 2020

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:03 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 – January 9, 2020
After review, Ms. Beckham moved to approve the January 9, 2020 minutes, second by Mr. Smith. Motion passed 3-0.
- C. LBA Management
 - 1. 5th Board member
After review of the statute, Mr. Galloway nominated Patti Norton. Ms. Beckham nominated Jimmy Hodo. Mr. Galloway then moved that the term of the 5th board member run concurrently with the terms of the current board members. Ms. Beckham seconded and the motion passed 3-0. The board then instructed staff to contact the nominees to make sure they are willing to serve and to ask them to attend the March meeting.
 - 2. Bethany Road issue
Bethany Road is a private driveway that was never deeded to the people who purchased houses as it should have been. William Wilson has asked that the Land Bank quit claim an undivided interest to the homeowners on Bethany Road. Motion by Mr. Smith to do so, second by Ms. Beckham. Motion passed 3-0.
 - 3. Meeting with City and Square Foot Ministries re Jefferson St
Staff reports that Square Foot believes there is enough room for a house on the lot in question and asked that the Land Bank proceed with foreclosures of both tracts.
 - 4. Land Bank Training & Networking Seminar
Mr. Galloway moved to make funds available for Ms. Church to attend this seminar, second by Ms. Beckham. Motion passed 3-0.
- D. Financial information

1. Consideration of FY 2021 Budget
Staff presented a budget showing contributions from the LBA, the City and the County. The Land Bank is now bringing in some funds due to sales and is able to ask the City and County for smaller contributions to the LBA budget. Mr. Smith moved to approve the FY 2021 Budget, second by Ms. Beckham. Motion passed 3-0.
 2. Status of audit
Ms. Church reports that she and Ms. Lipson from Mauldin & Jenkins are working on the last few questions about the inventory and that she anticipates a final audit within the next few weeks.
 3. Quickbooks reports and bank statements; review and approval of disbursements
After review, Mr. Galloway moved to approve, second by Mr. Smith. Motion passed 3-0.
 4. Report on redemptions – none
 5. Report on donations
 - a. 611 Wright Street
 - b. 310 Morris Street
 - c. 637 N. 17th Street
Staff reports that the title certificates for these properties have not been received so any vote to accept them needs to be delayed until next month's meeting.
 6. Report on sales
Staff reports five sales:
 - a. 532 N. 3rd Street
 - b. 140 First Avenue
 - c. 818, 820, 824, & 830 E. Solomon Street
 - d. 209 N. 1st Street
 - e. 323 N. 1st Street
 Sales for the month total \$15,700.00
- E. Properties – Old Business
1. **Haisten Building** – rehab agreement
Staff reports that the Land Bank will be entering into a rehab agreement with My Brother's Keeper Service Center of Georgia so we will have a construction timeline. Mr. Galloway noted that the skeleton agreement came from Georgia Trust.
 2. **414 Jefferson Street** – request for change to deed restriction
Staff reports that Rev. Phillips has produced letters of support for his use of the house but drafting the deeds has been challenging as the term "temporary housing" needs to be defined and it's proving difficult to do so. Mr. Galloway suggested that the VA or the state Department of Health may have a definition under a personal care home provision. He asked staff to task Rev. Phillips with finding a definition that fits what he wants to do with the house.
 3. **632 Meriwether Street** –Ms. Reuven is avoiding staff's attempts to contact her. Mr. Galloway asked that staff discuss the status with Stephanie Windham.

Status of the rest of the items can be determined from the notes on the agenda.

1. **814 Ray Street** – waiting for buyer to reschedule closing
2. **323 E. Bank Street** – updated title work received; scheduling closing
3. **26 Washington Street** – waiting for final plat from surveyor
4. **623 Wright Street** – updated title work received; scheduling closing
5. **431 Lakeview Street** – waiting for buyer to schedule closing
6. **201 Lexington Ave** – waiting for buyer to schedule closing
7. **Offers from Kristin Johnson** – 2 foreclosures complete, 1 proceeding
8. **602 Northside Drive** – foreclosed; waiting for 604 Northside
9. **604 Northside Drive** – foreclosure proceeding
10. **204 & 212 Kendall Drive** – title work received; in line for foreclosure
11. **118 Little Big Horn Rd** – title work received; in line for foreclosure
12. **116 Pecan Point** – title work received; affidavit being obtained
13. **151 Peachtree St** – title work received; in line for foreclosure
14. **37 Bleachery St** – (Co Demo) title work received; in line for foreclosure
15. **Kentucky Ave (215, 225, 229, parcel)** – title work received; in line for foreclosure (225 foreclosed)
16. **416 Meadowlark Court** – (Co Demo) title work ordered; in line for foreclosure
17. **114 Pecan Point** –title work received; affidavit being obtained
18. **152 Second Ave** – title work received; in line for foreclosure
19. **1344 Maple Drive** – title work received; in line for foreclosure
20. **1408 N. 9th Street, Ext.** – title work received; in line for foreclosure
21. **113 Anne Street** – title work received; in line for foreclosure
22. **55 Palm Street** – title work received; in line for foreclosure
23. **214 W. Quilly Street** – title work received; in line for foreclosure
24. **152 Peachtree St.** – (Co Demo) title work received; in line for foreclosure
25. **58 Pine St.** – (Co Demo) title work received; in line for foreclosure
26. **86 Hillcrest Ave** – (Co Demo) title work received; in line for foreclosure
27. **55 Park Ave** – (Co Demo) title work received; in line for foreclosure
28. **1412 Lucky Street** – (Co Demo) title work received; in line for foreclosure
29. **7 Whitten Ave.** – title work received; in line for foreclosure
30. **118 Pecan Point** –title work received; affidavit being obtained
31. **Maloy Road, parcel #275 01001T** – Deed issues; tax sale being rescinded
32. **341 N. 14th Street** – title work received; in line for foreclosure
33. **111 Pecan Point** – contract cancelled
34. **433 W. College St** – title work received; in line for foreclosure
35. **435 W. College St** – title work received; in line for foreclosure
36. **437 W. College St** – title work received; in line for foreclosure
37. **50 Little Street** – title work received; in line for foreclosure
38. **549 Lane Street** – title work received; in line for foreclosure
39. **215 Dixon Circle** – title work received; in line for foreclosure
40. **7 Whitten Ave.** – title work received; in line for foreclosure
41. **Ella Circle, parcel no 116A04007; 211 Ella Circle** –title work received; in line for foreclosure
42. **112 Pecan Point** – title work received; affidavit being obtained

- 43.418 Jefferson St** – title work received; in line for foreclosure
- 44. Jefferson St parcel 007 07001** – title work received; in line for foreclosure
- 45. 1117 (old) Sapelo Road** – counteroffer pending
- 46. 223 Seminary Ridge** – counteroffer pending
- 47. 434 Lakeview St** – counteroffer declined

F. Properties – New Business

1. 448 Belle Street – 0.1 acre lot with dilapidated house
Offer to acquire from Regina Slaton for \$900.00
The recommended minimum bid is \$750.00, Staff recommends approval. Mr. Galloway moved to approve staff recommendation, second by Mr. Smith. Motion passed 3-0.
2. 309 E. Tinsley Street – 0.2 acre lot with dilapidated house
Offer to acquire from Mike Marcelle for \$2,500.00
The recommended minimum bid is \$3,075.00, Staff recommends a counteroffer at \$2,800.00. Mr. Galloway moved to approve staff recommendation, second by Mr. Smith. 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 purposes of discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee..
Motion by Mr. Smith to enter into executive session; second by Ms. Beckham. Motion passed 3-0.
Motion by Mr. Galloway to re-enter open session; second by Ms. Beckham. Motion passes 3-0.

H. Adjourn

Mr. Galloway moved to adjourn at 5:15 pm, second by Ms. Beckham. Motion passed 3-0.