

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

March 12, 2020

- 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 – February 20, 2020
After review, Ms. Beckham moved to approve the February 20, 2020 minutes, second by Ms. Gardner. Motion passed 3-0.
- C. LBA Management
 1. 5th Board member
The city and county are to appoint the 5th Board member. To do so, they need an official request from the Land Bank Board. Mr. Galloway moved to direct staff to submit an official request to both parties, second by Ms. Gardner. Motion passed 3-0.
Ms. Gardner noted that this is her last meeting as a Board member for the Land Bank Authority, as she is resigning her position for health reasons. Staff was asked to notify the City and request that they name a replacement for Ms. Gardner. Staff was also directed to find out whether Ms. Norton lives in the City or the County.
 2. Bethany Road issue
The deed transferring Bethany Road to the homeowners who live on the road has been completed and should be filed next week. Someone with the County will make those homeowners aware of the actual status as a private driveway.
- D. Financial information
 1. Status of audit
Staff presented draft financial statements from the auditors. The final report is due to be completed by the end of this week.
 2. Quickbooks reports and bank statements; review and approval of disbursements

After review, Ms. Gardner moved to approve, second by Ms. Beckham. Motion passed 3-0.

3. Report on redemptions – none

4. 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 again needs to be delayed until next month's meeting.

5. Report on sales

Staff reports one sale:

a. 431 Lakeview Street

Sales for the month total \$2,375.00

E. Properties – Old Business

1. **Haisten Building** – rehab agreement

Staff reports that My Brother's Keeper is still reviewing the agreement

2. **414 Jefferson Street** – request for change to deed restriction

Staff reports that Rev. Phillips has provided various language for what it is they want to use the house for but has not produced a definition of transitional housing. Mr. Galloway suggested that the Phillips be asked to provide a definition for what it is they want to do with the house which can be used in the deed.

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

4. **323 E. Bank Street** – updated title work received; scheduling closing

5. **26 Washington Street** – waiting for final plat from surveyor

6. **623 Wright Street** – updated title work received; scheduling closing

7. **201 Lexington Ave** – waiting for buyer to schedule closing

8. **Offers from Kristin Johnson** – 2 foreclosures complete, 1 proceeding

9. **602 Northside Drive** – foreclosed; waiting for 604 Northside

10. **604 Northside Drive** – foreclosure proceeding

11. **204 & 212 Kendall Drive** – title work received; in line for foreclosure

12. **118 Little Big Horn Rd** – title work received; in line for foreclosure

13. **116 Pecan Point** – title work received; affidavit being obtained

14. **151 Peachtree St** – title work received; in line for foreclosure

15. **37 Bleachery St** – (Co Demo) title work received; in line for foreclosure

16. **Kentucky Ave (215, 225, 229, parcel)** – title work received; in line for foreclosure (225 foreclosed)

17. **416 Meadowlark Court** – (Co Demo) title work ordered; in line for foreclosure

18. **114 Pecan Point** – title work received; affidavit being obtained

19. **152 Second Ave** – title work received; in line for foreclosure

20. **1344 Maple Drive** – title work received; in line for foreclosure

21. **1408 N. 9th Street, Ext.** – title work received; in line for foreclosure

22. **113 Anne Street** – title work received; in line for foreclosure

23. **55 Palm Street** – title work received; in line for foreclosure

24. **214 W. Quilly Street** – title work received; in line for foreclosure

25. **152 Peachtree St.** – (Co Demo) title work received; in line for foreclosure

- 26. **58 Pine St.** – (Co Demo) title work received; in line for foreclosure
- 27. **86 Hillcrest Ave** – (Co Demo) title work received; in line for foreclosure
- 28. **55 Park Ave** – (Co Demo) title work received; in line for foreclosure
- 29. **1412 Lucky Street** – (Co Demo) title work received; in line for foreclosure
- 30. **7 Whitten Ave.** – title work received; in line for foreclosure
- 31. **118 Pecan Point** –title work received; affidavit being obtained
- 32. **341 N. 14th Street** – title work received; in line for foreclosure
- 33. **433 W. College St** – title work received; in line for foreclosure
- 34. **435 W. College St** – title work received; in line for foreclosure
- 35. **437 W. College St** – title work received; in line for foreclosure
- 36. **50 Little Street** – title work received; in line for foreclosure
- 37. **549 Lane Street** – title work received; in line for foreclosure
- 38. **215 Dixon Circle** – title work received; in line for foreclosure
- 39. **7 Whitten Ave.** – title work received; in line for foreclosure
- 40. **Ella Circle, parcel no 116A04007; 211 Ella Circle** –title work received; in line for foreclosure
- 41. **112 Pecan Point** – title work received; affidavit being obtained
- 42. **418 Jefferson St** – title work received; in line for foreclosure
- 43. **Jefferson St parcel 007 07001** – title work received; in line for foreclosure
- 44. **1117 (old) Sapelo Road** – counteroffer accepted; title work ordered
- 45. **223 Seminary Ridge** – counteroffer accepted; title work ordered
- 46. **448 Belle Street** – title work ordered
- 47. **309 E. Tinsley Street** – counteroffer pending

F. Properties – New Business

- 1. 35 Plum Street – 0.21 acre lot with dilapidated house
Offer to acquire from Venette Wallace for \$4,800.00
The recommended minimum bid is \$6,270.00, Staff recommends a counteroffer of \$5,800.00. Mr. Galloway moved to approve staff recommendation, second by Ms Beckham. Motion passed 3-0.
- 2. 329 N. 1st Street – 0.14 acre lot
Offer to acquire from Venette Wallace for \$1,000.00
The recommended minimum bid is \$1,000, but staff states that an adjacent lot is owned by the Housing Authority. Staff would like to discuss both lots with Bob Dull before moving forward with any offers. Mr. Galloway moved to table until the next meeting, second by Ms. Gardner. Motion passed 3-0.
- 3. 314 E. Tinsley Street – 0.16 acre lot
Offer to acquire from Mike Marcelle for \$500.00
The recommended minimum bid is \$1,100.00, Staff recommends a counteroffer at \$850.00. 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 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. Galloway to enter into executive session; second by Ms. Gardner at 4:43. Motion passed 3-0.

Motion by Mr. Galloway to re-enter open session; second by Ms. Gardner at 4:57. Motion passes 3-0.

H. Adjourn

Mr. Galloway moved to adjourn at 5:00 pm, second by Ms. Gardner. Motion passed 3-0.