

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

406 North Hill Street, Griffin Georgia 30223

BOARD OF DIRECTORS

Newton Galloway

Patty Beckham

Jim Smith

EXECUTIVE DIRECTOR

Virginia S. Church

MINUTES

May 21, 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 Mr. Smith were present via ZOOM technology.
- B. Approval of minutes – March 12, 2020
After review, Ms. Beckham moved to approve the March 12, 2020 minutes, second by Mr. Smith. Motion passed 3-0.
- C. LBA Management
 - 1. Tax extinguishment for 8 properties
After review of the list of properties, Mr. Smith moved to approve the resolution to extinguish taxes, second by Ms. Beckham. Motion passed 3-0.
 - 2. Web site project
Ms. Church has the goal of setting up a web site for the Land Bank which will include photos of all the properties. She is requesting permission to hire an assistant at \$10 to help with gathering and organizing all the photos and estimates that this part of the web site project will take about 100 hours. Ms. Beckham asked if some of the board members or other volunteers could assist with taking pictures. Mr. Galloway moved to approve taking photographs of all the properties, with direction to staff to use volunteer labor if possible. Second by Ms. Beckham. Motion passed 3-0.
 - 3. New board members
Ms. Church reported that she had located the resolution in which the Board approved continuing to operate under the original Land Bank statutes rather than convert under the 2012 statutes and to add a 5th board member; however, that resolution called for the appointment of a 5th member after the City and the County had approved a new intergovernmental agreement, which has not happened. The vote on that resolution was taken in August of 2016. Ms. Church also reported that it is her belief that the City is proceeding with appointment of a replacement for Ms. Gardner. Ms. Church stated that she believes there are still copies of an IGA

floating around which could be revised and presented to the City, County, and School Board. William Wilson stated that he would check his files, as will staff for the Land Bank.

4. Bethany Road issue

Upon questioning, William Wilson reported that T.J. Imberger had spoken to the residents of Bethany Road and they had made the road repairs themselves. He did not know if the corrective deed had been filed. Ms. Church will follow up with Stephanie Windham to make sure it has been.

D. Financial information

1. Status of audit

After discussion of the recommendations in the Final Audit, Mr. Galloway moved that staff make the necessary changes to move to a modified accrual system of accounting and that the LBA hire Margaret Shirley to handle reconciliations for the Land Bank going forward, at the rate of \$50 a month.

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 foreclosures

Staff reported that, due to the order of the Chief Justice of the Georgia Supreme Court, no action can be taken until after his closure of the State and Superior Courts is lifted. That is currently scheduled to happen on or around June 14.

4. Report on redemptions – none

5. Report on donations

Staff reports that the title certificates for the properties slated for donation have not been received so they have been removed from the agenda until certificates are received.

6. Report on sales

Staff reports one sale:

a. 201 Lexington Ave.

Sales for the month total \$5,000.00

E. Properties – Old Business

1. **Haisten Building** – rehab agreement; letter of support

Staff reports that My Brother's Keeper requested a letter of support for a grant application. A copy of the letter is in the packet. Mr. Galloway requested that staff follow up and get the signed rehab agreement back from My Brother's Keeper.

2. **405 N. Hill Street** – Staff reports that the most recent counteroffer has been accepted. Since the property is already foreclosed, we are waiting for the buyer to schedule closing. Chad Jacobs stated that this is one of the properties on which the City has a demo lien, so the agreement between the LBA and the City to split the proceeds of the sale applies. Staff requested a list of all such properties from the City.

3. **414 Jefferson Street** – request for change to deed restriction

Staff reports that Rev. Phillips has provided the U.S. code sections under which they want to operate, so a definition can now be drafted to go into the deed. Once the deed is corrected, the Phillips intend to begin rehabbing the house.

4. **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** – 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** – in line for foreclosure
12. **118 Little Big Horn Rd** – in line for foreclosure
13. **116 Pecan Point** – affidavit being obtained
14. **151 Peachtree St** – in line for foreclosure
15. **37 Bleachery St** – (Co Demo) in line for foreclosure
16. **Kentucky Ave (215, 225, 229, parcel)** – in line for foreclosure (225 foreclosed)
17. **416 Meadowlark Court** – (Co Demo) in line for foreclosure
18. **114 Pecan Point** – affidavit being obtained
19. **152 Second Ave** – in line for foreclosure
20. **1344 Maple Drive** – in line for foreclosure
21. **1408 N. 9th Street, Ext.** – in line for foreclosure
22. **113 Anne Street** – in line for foreclosure
23. **55 Palm Street** – in line for foreclosure
24. **214 W. Quilly Street** – in line for foreclosure
25. **152 Peachtree St.** – (Co Demo) in line for foreclosure
26. **58 Pine St.** – (Co Demo) in line for foreclosure
27. **86 Hillcrest Ave** – (Co Demo) in line for foreclosure
28. **55 Park Ave** – (Co Demo) in line for foreclosure
29. **1412 Lucky Street** – (Co Demo) in line for foreclosure
30. **7 Whitten Ave.** – in line for foreclosure
31. **118 Pecan Point** – affidavit being obtained
32. **341 N. 14th Street** – in line for foreclosure
33. **433 W. College St** – in line for foreclosure
34. **435 W. College St** – in line for foreclosure
35. **437 W. College St** – in line for foreclosure
36. **50 Little Street** – in line for foreclosure
37. **549 Lane Street** – in line for foreclosure
38. **215 Dixon Circle** – in line for foreclosure
39. **7 Whitten Ave.** – in line for foreclosure
40. **Ella Circle, parcel no 116A04007; 211 Ella Circle** – in line for foreclosure
41. **112 Pecan Point** – affidavit being obtained
42. ***418 Jefferson St** – in line for foreclosure
43. ***Jefferson St parcel 007 07001** – 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
48. **35 Plum Street** – offer withdrawn

49. **329 N. 1st Street** – tabled at March meeting

Mr. Galloway asked the status of this property. Staff reported that the Griffin Housing Authority owns the adjacent lot and she wanted to see what, if any, plans they had for their lot; however, she has not gotten a response from Bob Dull.

50. **314 E. Tinsley Street** – counteroffer accepted; title work ordered

F. Properties – New Business

1. 214 N 3rd Street – 0.14 acre lot

Offer to acquire from Nickie Evans for \$1,000.00

The recommended minimum bid is \$900.00, Staff recommends approval. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham.

Motion passed 3-0.

2. 402 Circus Street – 0.17 acre lot; foreclosed

3. 406 Circus Street – 0.18 acre lot

Offer to acquire from Belinda Mathis for \$1,000.00 total

The recommended minimum bid is \$3,400 total, but staff recommends approval on the condition that the bidder, who lives at 404 Circus have the lots surveyed and made one lot of records with her property before or concurrent with the closing.

Ms. Beckham moved to accept staff recommendation, second by Mr. Galloway.

Motion passed 3-0.

4. 932 Hamilton Blvd. – Four 0.18 acre lots, total of 0.72 acre

Offer to acquire from Venette Wallace for \$15,000.00

The recommended minimum bid is \$15,400.00, Staff recommends approval on condition that the bidder have the lots surveyed and made one lot of record. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham.

Motion passed 3-0. William Wilson stated that this property is a true success story of the purpose of the Land Bank being achieved.

5. 103 Central Lake Drive – 0.32 acre lot

Offer to acquire from Star Time Technology Center, Inc. for \$2,500.00

The recommended minimum bid is \$2,250.00. Staff recommends approval on the condition that bidder enter in a contract with seller setting out the construction schedule. Mr. Galloway moved to approve staff recommendation, second by Mr. Smith. Motion passed 3-0.

6. 810 Pamela Drive – 0.36 acre lot

Offer to acquire by Star Time Technology Center, Inc. for \$1,300.00

Recommended minimum bid is \$1,250.00. Staff recommends approval on the condition that bidder enter in a contract with seller setting out the construction schedule. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.

7. 811 Pamela Drive – 0.52 acre lot

Offer to acquire by Star Time Technology Center, Inc. for \$1,500.00

Recommended minimum bid is \$1,375.00. Staff recommends approval on the condition that bidder enter in a contract with seller setting out the construction schedule. Mr. Galloway moved to approve staff recommendation, second by Mr. Smith. Motion passed 3-0.

8. 213 E. Quilly Street – 0.12 acre lot

- Offer to acquire by Star Time Technology Center, Inc. for \$1,000.00
Recommended minimum bid is \$750.00. Staff recommends approval on the condition that bidder enter in a contract with seller setting out the construction schedule. Ms. Church stated that the bidder wants to put a technology and learning center on this property and a parking lot on 215 E. Quilly. Chad Jacobs said there is a question of whether the zoning will allow that use. Mr. Galloway moved to table, second by Ms. Beckham. Motion passed 3-0.
9. 215 E. Quilly Street – 0.12 acre lot
Offer to acquire by Star Time Technology Center, Inc. for \$1,000.00
Recommended minimum bid is \$750.00. Staff recommends approval on the condition that bidder enter in a contract with seller setting out the construction schedule. For the same reason as 213 E. Quilly Street, Mr. Galloway moved to table, second by Mr. Smith. Motion passed 3-0.
10. 1024 School Road – 0.72 acre lot; foreclosure in process
Offer to acquire from Michelle Turner for \$2,625.00
Recommended minimum bid is \$2,625.00. Staff explained that this couple is aware of this house's history. They have family on School Road and want to purchase the house, raze it, and rebuild. Staff recommends approval on condition of contractual agreement to pull demo permit within 30 days of closing. Mr. Galloway asked if they would rather have the County tear the house down, and what the County's preference is. After discussion, Mr. Galloway moved to table, with direction to Staff to determine if bidders will agree to allowing the County to remove the burned structure prior to their purchase as part of the County's safety obligations. Second by Mr. Smith. Motion passed 3-0.
11. 179 Poplar Street – 0.26 acre lot
Offer to acquire from Patrick Daye for \$3,000.00
Recommended minimum bid is \$5,865.00. Staff recommends counteroffer at \$4,200.00 with acceptance of any counteroffer conditions on contractual agreement to begin pulling permits within 30 days of closing. The County's inspector wants this house to be demolished. Staff reports that the bidder provided a budget for repairs which clearly shows that repairs will exceed the appraised value. After discussion, Mr. Galloway moved to table and directed staff to determine if bidder would prefer to have a vacant lot on which to build. 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 Mr. Smith at 5:25. Motion passed 3-0.
Motion by Mr. Galloway to re-enter open session; second by Mr. Smith at 5:31. Motion passes 3-0.
- H. Adjourn
Mr. Galloway moved to adjourn at 5:33 pm, second by Mr. Smith. Motion passed 3-0.