

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

June 11, 2020

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:10 pm and determined that there was a quorum as he, Ms. Beckham, and Mr. Smith were present.
- B. Approval of minutes – May 21, 2020
After review, Ms. Beckham moved to approve the May 21, 2020 minutes, second by Mr. Smith. Motion passed 3-0.
- C. LBA Management
 - 1. Web site project
Ms. Church reported that she has begun taking pictures and probably has at least 20 properties photographed so far.
 - 2. New board members
Ms. Church reported that she believes the City is going through it's procedures to fill the seat left open by Ms. Gardner's resignation; however, the 5th board member cannot be named until the IGA between the City and the County is revised.
- D. Financial information
 - 1. 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.
 - 2. Report on redemptions – none
 - 3. Report on donations – none
 - 4. Report on sales – none
- E. Properties – Old Business
 - 1. **Haisten Building** – rehab agreement – waiting for buyer
Mr. Galloway requested that staff schedule a conference call for next week with My Brother's Keeper.
 - 2. **405 N. Hill Street** – Scheduling closing
 - 3. **414 Jefferson Street** – request for change to deed restriction

4. **814 Ray Street** – waiting for buyer to reschedule closing
5. **323 E. Bank Street** – updated title work received; scheduling closing
6. **26 Washington Street** – waiting for final plat from surveyor
7. **623 Wright Street** – scheduling 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, 435, 427 W. College St** – in line for foreclosure
34. **50 Little Street** – in line for foreclosure
35. **549 Lane Street** – in line for foreclosure
36. **215 Dixon Circle** – in line for foreclosure
37. **7 Whitten Ave.** – in line for foreclosure
38. **Ella Circle, parcel no 116A04007**
39. **211 Ella Circle** – in line for foreclosure
40. **112 Pecan Point** – affidavit being obtained
41. ***418 Jefferson St** – in line for foreclosure
42. ***Jefferson St parcel 007 07001** – in line for foreclosure
43. **1117 (old) Sapelo Road** – counteroffer accepted; title work ordered
44. **223 Seminary Ridge** – counteroffer accepted; title work ordered
45. **448 Belle Street** – title work ordered
Chad Jacobs requested that the buyer be informed that the house needs to be demolished.
46. **309 E. Tinsley Street** – counteroffer pending
47. **329 N. 1st Street** – tabled at March meeting

- 48. **314 E. Tinsley Street** – counteroffer accepted; title work ordered
- 49. **214 N. 3rd Street** – offer accepted; title work ordered
- 50. **402 Circus Street** – offer accepted; title work ordered
- 51. **406 Circus Street** – offer accepted; title work ordered
- 52. **932 Hamilton Blvd.** – offer accepted
- 53. **103 Central Lake Drive** – offer accepted; title work ordered
- 54. **810 Pamela Drive** – offer accepted; title work ordered
- 55. **811 Pamela Drive** – offer accepted; title work ordered
- 56. **213 E. Quilly Street** – offer tabled pending meeting between City and offeror
- 57. **215 E. Quilly Street** – offer tabled pending meeting between City and offeror
- 58. **1024 School Road** – offer tabled pending decision from offeror re County razing structure
 Staff reports that the offerors are amenable to having the County remove the fire-damaged structure prior to their purchase; however, staff has been contacted by the common law widower of the debtor in fi fa who is interested in redeeming the property.
- 59. **179 Poplar Street** – offer tabled pending decision from offeror re County razing structure
 Staff reports that no response has been received from the offeror yet.

F. Properties – New Business

- 1. 195 Davidson Circle – 0.76 acre lot
 Offer to acquire from Jeffrey and Connie Mills for \$500.00
 The recommended minimum bid is \$2,200.00, Staff recommends counteroffer in the amount of \$2,000.00. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.
- 2. 199 Davidson Circle – 0.76 acre lot
 Offer to acquire from Jeffrey and Connie Mills for \$500.00
 The recommended minimum bid is \$2,200.00, Staff recommends counteroffer in the amount of \$2,000.00. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.
- 3. 336 Wynterhall Drive – 0.61 acre lot
 Offer to acquire from Will Golden for \$3,080.00
 The recommended minimum bid is \$3,080.00. Staff recommends approval. Mr. Galloway moved to accept staff recommendation, second by Ms. Beckham. Motion passed 3-0.
- 4. 808 Meriwether. – 0.26 acre lot
 Offer to acquire from Star Time Technology Center, Inc. for \$2,200.00
 The recommended minimum bid is \$2,000.00. Staff recommends approval on the condition that bidder enter in a contract with seller setting out the construction schedule. After discussion, Mr. Galloway moved to table pending gathering of more information about Star Time Technology Center, Inc. Second by Ms. Beckham. Motion passed 3-0.
- 5. 809 Pamela Drive – 0.53 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. After discussion, Mr. Galloway moved to table pending gathering of more information about Star Time Technology Center, Inc. Second by Mr. Smith. Motion passed 3-0.

6. 222 E. Quilly Street – 0.2 acre lot

Offer to acquire from Tangela Williams for \$2,000.00

Recommended minimum bid is \$1,080.00. Staff recommends approval. After discussion, Mr. Galloway moved to table, pending a meeting between the City and offeror regarding potential uses of this lot. Second by Ms. Beckham. Motion passed 3-0.

7. 323 E. Bank Street – 0.12 acre lot

Offer to acquire from James Muzik for \$500.00.

Recommended minimum bid is \$1,000.00. Staff recommends approval as this is the same purchase price which had been accepted by Jimmy Berry in the past and the lot is already foreclosed. Mr. Galloway moved to accept staff recommendation, second by Mr. Smith. Motion passed 3-0.

G. Executive session pursuant to O.C.G.A. § 50-14-3, if necessary.

No executive session was held.

H. Adjourn

Mr. Galloway moved to adjourn at 4:46 pm, second by Mr. Smith. Motion passed 3-0.