

# GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

406 North Hill Street, Griffin Georgia 30223

## BOARD OF DIRECTORS

Newton Galloway  
Patty Beckham  
Jim Smith  
Brett Hanes

## EXECUTIVE DIRECTOR

Virginia S. Church

## MINUTES

January 14, 2021

### A. Determination of Quorum

Mr. Galloway opened the meeting at 4:05 pm and determined that there was a quorum as three members were present. Mr. Hanes was absent.

### A. Approval of minutes – December 10, 2020

After review, Mr. Smith moved to approve the December 10, 2020 minutes, second by Ms. Beckham. Motion passed 3-0.

### B. LBA Management

#### 1. County Demo agreement

Staff explained that there is a policy in place for the City, but not for the County. The City's policy discusses what will happen when the City has placed a lien on a property that the Land Bank ends up purchasing at tax sale, but the County does not put similar liens on properties. Mr. Galloway suggested language that will deal with that difference. Staff will have a finalized policy ready at the next meeting.

#### 2. Tax Extinguishments

Ms. Church will be attending the next School Board meeting to inform the board about this process. They will vote on the extinguishments at that time, then staff will bring them back to this Board.

#### 3. Web site project

Work continues.

#### 4. Development/Implementation of Rosenwald Study Group

Mr. Galloway presented a list of local organizations who should have representation in this group. He will approach all of them to determine who those representatives will be.

### C. Financial information

#### 1. 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.

2. Report on redemptions –  
None
  3. Report on donations –
    - a. 637 N. 17<sup>th</sup> Street – pending title exam
    - b. 611 Wright Street – pending title exam
  4. Report on sales –
    - a. S. 9<sup>th</sup> Street – sold to Dan Dunson for \$1,900.00
- D. Properties – Old Business
1. **Haisten Building** – rehab progressing  
No report from the buyers this month.
  2. **632 Meriwether Street** – matter sent to Beck, Owen & Murray
  4. **26 Washington Street** – waiting for final plat from surveyor
  5. **214 W. Quilly St.** – Staff is contacting the owner of 212 W. Quilly St.
  6. **152 Peachtree St.** – (Co Demo; land sale) ready to demo and close
  7. **58 Pine St.** – (Co Demo) ready to demo
  8. **86 Hillcrest Ave.** – (Co Demo) ready to demo
  9. **55 Park Ave.** – (Co Demo) ready to demo
  10. **1412 Lucky St.** – (Co Demo) ready to demo
  11. **7 Cedar Ave.** – ready to demo
  12. **7 Whitten Ave.** – ready to close
  13. **151 Peachtree St.** – moved to County demo list; ready to demo
  14. **37 Bleachery St.** – ready to demo
  15. **179 Poplar St.** – (Co Demo) ready to demo
  16. **204 & 212 Kendall Drive** – next in line for foreclosure
  17. **118 Little Big Horn Rd** – next in line for foreclosure
  18. **116 Pecan Point** – affidavit obtained; ready to close
  19. **Kentucky Ave (215, 225, 229, parcel)** – next in line for foreclosure
  20. **416 Meadowlark Court** – (Co Demo) next in line for foreclosure; approved offer to purchase after demo
  21. **114 Pecan Point** – affidavit obtained; ready to close
  22. **152 Second Ave** – next in line for foreclosure
  23. **1408 N. 9<sup>th</sup> Street, Ext.** – in line for foreclosure
  24. **113 Anne St.** – in line for foreclosure
  25. **55 Palm St.** – in line for foreclosure
  26. **118 Pecan Point** – affidavit obtained; ready to close
  27. **341 N. 14<sup>th</sup> St.** – buyer scheduling closing
  28. **433, 435, 437 W. College St** – in line for foreclosure
  29. **549 Lane St.** – in line for foreclosure
  30. **Ella Circle, 116A04007** – in line for foreclosure
  31. **211 Ella Circle** – ready to close; waiting for parcel foreclosure
  32. **112 Pecan Point** – affidavit obtained
  33. **1117 (old) Sapelo Road** – title work ordered
  34. **223 Seminary Ridge** – title work received

35. **448 Belle St.** – (City Demo) City proceeding with demo
36. **329 N. 1<sup>st</sup> St.** – title work ordered
37. **214 N. 3<sup>rd</sup> St.** – title work ordered
38. **402, 406 Circus St.** – title work ordered
39. **103 Central Lake Drive** – title work ordered
40. **810 Pamela Drive** – title work ordered
41. **811 Pamela Drive** – title work received
42. **213 E. Quilly St.** – offer tabled pending meeting between City and offeror
43. **215 E. Quilly St.** – offer tabled pending meeting between City and offeror
44. **195 Davidson Cir.** – title work ordered
45. **336 Wynterhall Dr.** – in line for foreclosure
46. **808 Meriwether St.** –title work received
47. **809 Pamela Dr.** –title work received
48. **222 E. Quilly St.** – tabled pending discussion between City and offeror
49. **2 Habersham Cir.** – counteroffer declined
50. **1002 Meriwether St.** – title work received
51. **180 Grizzley Lane** – title work received
52. **618 E. McIntosh Rd.** – title work received
53. **480 Ella Dr.** – title work received
54. **Parcel 130 04007, Macon Rd.** – title work ordered
55. **227 Ella Cir.** – title work ordered
56. **Collier St., parcel #067 05002C** – title work ordered
57. **1 1<sup>st</sup> St.** – title work ordered
58. **Rehobeth Rd, parcel 125 02013A** – title work ordered
59. **817 Ray St.** – title work ordered
60. **501 Belle Street** – title work ordered
61. **47 Dundee Lake Circle** – staff working to determine status of mobile home
62. **901 E. Solomon St.** – tabled
63. **434 Lakeview St.** – counteroffer from bidder  
The recommended minimum bid is \$1,875.00 and the initial bid was \$850.00. The Board counteroffered at \$1,500.00. Regina Slaton brings a counteroffer of \$1,200.00. Staff recommends approval. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.
64. **727 W. Quilly St.** – title work ordered

E. Properties – New Business

1. **727 W. Quilly St.** – 0.13 acre lot  
Offer to acquire from Kristie Jordan for \$1,000.00; will consolidate with her adjacent property  
Request to donate from Mount Olive Outreach Ministries; will use for their children’s program  
Staff recommends accepting the offer from Ms. Jordan. Mr. Galloway pointed out that it appears that the lot line between 727 W. Quilly and Ms. Jordan’s property may go through her house. As donation to the church may create additional difficulties and possible litigation about the location of the lot line, he moved to

approve staff recommendation on condition that Ms. Jordan consolidate the two parcels, second by Mr. Smith. Motion passed 3-0.

2. 317 N. Hill Street – .25 acres  
Offer to acquire from John & Sallie McDowell for \$3,125.00  
The recommended minimum bid is \$3,125.00. The McDowells intend to use the property for parking for their funeral home. Staff recommends approval. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.
3. 23 West Hall Road – 0.50 acre lot  
Offer to acquire from Jammie Williams for \$1,625.00  
The recommended minimum bid is \$1,325.00 Mr. Williams intends to provide community use for the neighborhood, such as a basketball court and a seating area. Staff recommends approval. Mr. Galloway moved to approve staff recommendation with the usually residential restrictions, second by Mr. Smith. Motion passed 3-0.
4. 117 Pecan Point – 1.33 acre lot  
Offer to purchase from Oscar Mayes for \$2,00.00. The recommended minimum bid is \$3,750.00. Staff explained that there is a second offer for this parcel which the Board should consider. No action was taken.
5. 115 & 117 Pecan Point  
Offer to purchase from Marjorie and Waymond Davis. The offer is \$2,575 for 115 and \$2775 for 117. The couple plans to build a ranch-style house on the lots. The minimum recommended bid is \$3250 for 115 and \$3750 for 117. Staff recommends a counteroffer in the amount of \$2950 for 115 and \$3275 for 117, with consolidation required. Mr. Galloway moved to approve staff recommendation, second by Mr. Smith. Motion passed 3-0.
6. 755 E. Broadway - .52 acre lot  
Offer to purchase from Novaterra, LLC for \$1,300.00. The planned use is commercial. The recommended minimum bid is \$1,300.00. Staff recommends approval. After discussion, Mr. Galloway moved to approve staff recommendation with the usual stipulations, second by Mr. Smith. Motion passed 3-0.
7. 201, 213, 215, and 217 N. 8<sup>th</sup> Street  
These properties were considered together.  
Offer to purchase from Novaterra, LLC. The offer is \$1,000 for 201, 213, and 215 and \$1,100 for 217, which is higher than the recommended minimum bids. Novaterra's intended use is commercial. Staff recommends approval, with required combination of 201, 213, and 215. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.

F. Executive session pursuant to O.C.G.A. § 50-14-3.  
The Board decided that the matter to be discussed did not require a closed session, so the meeting remained in open session. The Board had a phone call with Meredith Lipson about the audit. Ms. Lipson stated that the Land Bank is still accounting on a cash basis and needs to move to accrual basis. She also noted that there were several errors on the property listing between 2019 and 2020. She recommended that the list of owned property be closely monitored, with monthly audits to move prescription and donation properties onto the list and move sales and redemptions off of it.

G. Adjourn  
Mr. Galloway moved to adjourn at 5:35 pm, second by Mr. Smith. Motion passed 3-0.