

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

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BOARD OF DIRECTORS

Newton Galloway
Patty Beckham
Brett Hanes
Sharon King
Bruce Ballard

EXECUTIVE DIRECTOR

Virginia S. Church

AFTER AGENDA

May 13, 2021

A. Determination of Quorum

Mr. Galloway opened the meeting at 4:08 pm and determined that there was a quorum as he, Ms. King, and Mr. Ballard were present.

B. Approval of minutes – April 8, 2021

Ms. King requested some revisions to item C.9, Bids for tree removal and item E.74. With those revisions, Ms. King moved to approve the minutes, second by Mr. Ballard. Motion passed 4-0.

C. LBA Management

1. Web site project

After discussion about the three proposals, Mr. Galloway moved that staff approach Metro Southern and ask them to build the website with a \$5500.00 cap, no social media at this time, we do copywriting, and they waive the annual \$200.00 maintenance fee. The motion was seconded by Ms. King. Motion passed 3-0.

2. Discussion of changing meeting location

Mr. Galloway moved to hold this item for one meeting, second by Ms. King. Motion passed 3-0.

3. Banked properties update

Staff explained that the Land Bank “banks” land for the City and County to support their long-term development goals. Periodically, staff checks to make sure the entity still wants the particular properties in the bank. Ms. King suggested that there be a policy governing how banking is handled and setting out how long properties will remain in the bank. Mr. Galloway pointed out that the LBA also banks for the Griffin Housing Authority, but only for governmental entities.

4. Bethany Road deeds

Staff presented an affidavit drafted for Ms. Church’s signature that would nullify the deed to the surrounding property owners, along with a deed transferring the driveway back to Ray Browning. Mr. Galloway moved to have Ms. Church execute the affidavit, second by Mr. Ballard. Motion passed 3-0. Mr. Galloway then asked that the deed be held for 1 month, so that the residents can be given the two options, which are 1) that the right of redemption on the driveway be

foreclosed and it be deeded to them for upkeep and 2) that the driveway be immediately deeded back to Mr. Browning. Ms. King said the residents are happy to accept the driveway as long as the Land Bank builds the road first. Staff stated that the LBA may not have the authority to do something like that under the enabling statutes. Staff will provide copies of the law to the board members. Mr. Galloway said that he views this situation as being the responsibility of the residents and that he and Ms. King will simply disagree. Ms. King is going to speak to the residents and the board will vote on the deed at the next meeting.

5. 1014 Serene Lake

Ms. King asked that this be placed on the agenda to keep it on the Board's radar as it could turn into another Bethany Road situation. Ms. Church explained that this property is in the 'bank' as it cannot be sold, since it was supposed to be the greenspace for the subdivision. Mr. Galloway questioned whether the development had gone through bankruptcy which would remove the covenants. Staff will make that determination by the next meeting.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements
After review, Ms. King moved to approve, second by Mr. Ballard. Motion passed 3-0.

2. Report on redemptions –

204 Kendall Road has been redeemed, and Ms. Church presented a chart showing all of the redemptions since she became E.D. and the amount that came to the LBA from each redemption.

3. Report on donations –

- a. 704 E. Tinsley – pending title exam
- b. Hwy 16W, parcel 055 03008F – pending title exam
- c. 116 Melton St. – pending title exam

116 Melton is ripe for a vote but staff asked to hold it until the next meeting since the agenda did not say the Board was going to vote on this donation.

4. Report on sales –

179 Poplar Street sold for \$1975.00. Seventy-five percent of that will be sent to the County pursuant to the LBA policy to split proceeds where the County has torn down the structure.

E. Properties – Old Business

1. **Haisten Building** – Mr. Harvey attended the meeting and reports that they are going to begin exterior painting very soon. He expects a visit from the Georgia Trust within the next couple of months to check on compliance with the covenants.

2. **632 Meriwether Street** – suit filed

3. **326 Washington Street** – waiting for final plat from surveyor

4. **58 Pine St.** – (Co Demo) ready to demo

5. **55 Park Ave.** – (Co Demo) ready to demo

6. **37 Bleachery St.** – ready to demo (fire department)

7. **212 Kendall Drive** – ROR closed 5/4/21
8. **118 Little Big Horn Rd** – buyer scheduling closing
9. **116 Pecan Point** – scheduling closing
10. **Kentucky Ave (215, 225, 229, parcel)** – preparing deeds of transfer (except for 215, where the ROR closes 6/5/21)
11. **114 Pecan Point** –scheduling closing
12. **152 Second Ave** – ROR closes 5/4/21
13. **1408 N. 9th Street, Ext.** – in line for foreclosure
14. **113 Anne St.** – in line for foreclosure
15. **55 Palm St.** – in line for foreclosure
16. **118 Pecan Point** – scheduling closing
17. **433, 435, 437 W. College St** – in line for foreclosure
18. **549 Lane St.** – in line for foreclosure
19. **Ella Circle, 116A04007** –in line for foreclosure
20. **211 Ella Circle** – ready to close; waiting for parcel foreclosure
21. **112 Pecan Point** – scheduling closing
22. **1117 (old) Sapelo Road** –title work received, no contract
23. **223 Seminary Ridge** –title work received
24. **448 Belle St.** – demolition complete; title work received
25. **329 N. 1st St.** – title work received
26. **214 N. 3rd St.** – title work received
27. **402, 406 Circus St.** – title work received
28. **103 Central Lake Drive** – title work received
29. **810 Pamela Drive** – title work received
30. **811 Pamela Drive** – title work received
31. **195 Davidson Circle** – title work received
32. **336 Wynterhall Dr.** – title work received; no current buyer
33. **808 Meriwether St.** –title work received
34. **809 Pamela Dr.** –title work received
35. **1002 Meriwether St.** – title work received
36. **180 Grizzley Lane** – title work received
37. **618 E. McIntosh Rd.** – title work received
38. **480 Ella Dr.** – title work received
39. **Old Macon Rd., parcel 130 04007** – title work received
40. **227 Ella Cir.** – title work ordered
41. **Collier St, parcel #067 05002C** – title work received
42. **1 1st St.** – title work received
43. **Rehoboth Rd, parcel 125 02013A** – title work received
44. **817 Ray St.** – title work ordered
45. **501 Belle St.** – title work ordered
46. **47 Dundee Lake Cir.** – Ms. King suspects that the offeror is not in compliance with the owner-occupancy restriction on another property he purchased. Mr. Galloway asked that Ms. King document what she found to staff and staff will follow up and report back to the Board.
This is a 2 acre lot. The offer is \$1,400.00 with a recommended minimum bid of \$6,500.00. Staff recommends a counteroffer of \$5,500.00. Mr. Galloway moved

to accept staff recommendation, with the condition that the offeror confirm he is in compliance with his other property, second by Ms. King. Motion passed 3-0.

47. **434 Lakeview St.** – title work received
48. **727 W. Quilly St.** – title work ordered
49. **317 N. Hill St.** – title work ordered
50. **23 W. Hall Rd.** – title work ordered
51. **115 Pecan Point** –buyer scheduling closing
52. **755 E. Broadway** – title work ordered
53. **201 N. 8th St.** – title work ordered
54. **213 N. 8th St.** – title work ordered
55. **212 N. 8th St.** – title work ordered
56. **217 N. 8th St.** – title work ordered
57. **702 Scales St.** – ROR closes 5/21/21
58. **Scales St. parcel #046 03002** – title work ordered
59. **309 E. Tinsley St.** – title work ordered

Ms. King questioned the history of this property, as it looks like a higher offer was negotiated then a lower offer was accepted from the same offeror. Staff explained that its most likely that the earlier, higher counteroffer was not accepted, but she will research it and determine the history.

60. **122 Ella St.** – title work ordered
 61. **Newnan Rd., parcel #268 02010F** – tabled until more definite plan of development
 62. **219 E. Chappell St.** – holding for site plan
 63. **221 E. Chappell St.** – holding for site plan
 64. **220 E. Quilly St.** – holding for site plan
 65. **222 E. Quilly St.** – holding for site plan
- Staff reported that the offeror had withdrawn the offer for these 4 parcels after the agenda was published.
66. **316 E. Central Ave.** – side lot offer out to adjacent property owner
 67. **318 W. Central Ave.** – side lot offer out to adjacent property owner
 68. **416 E. Chappell St.** – counteroffer being considered
 69. **213 E. Quilly St.** – title work ordered; buyer aware of plan requirement
 70. **215 E. Quilly St.** – title work ordered; buyer aware of plan requirement
 71. **1425 ½ Spelman Ave.** – counteroffer being considered

Ms. King questioned how we handle taking bids when there is an offer pending that has not been accepted. Mr. Galloway stated that, in cases like that, the original offeror should be notified that there was another offer. If the first person accepted a counteroffer, they would get the contract. If they did not do so by the time of the meeting, a second person could offer and be approved. Staff will make sure this goes into the Policies and Procedures Manual now being drafted. Ms. King also noted that the grass is getting high at this property and asked that it be added to the grass-cutting list.

72. **1230 N. 9th St. Ext.** – counteroffer accepted; title work ordered
73. **1360 N. 9th St. Ext.** – title work ordered
74. **33 & 37 Bleachery St.** – counteroffer accepted; scheduling closing on 33
75. **2760 Old Atlanta Rd.** – (Co demo) ROR closed 5/21/21

- 76. **2780 Old Atlanta Rd.** – (Co demo)
- 77. **4 Edwards St.** – (Co request) ROR closes 5/21/21
- 78. **60 Fifth St.** – Co request) title work ordered
- 79. **1344 Maple Dr.** – title work ordered
- 80. **151 Peachtree St.** – scheduling closing
- 81. **86 Hillcrest Ave.** – scheduling closing
- 82. **196 Kendall Dr.** – counteroffer accepted; title work ordered
- 83. **108 Hillsborough Ct.** – counteroffer accepted; title work ordered
- 84. **109 Princess Cir.** – counteroffer accepted; title work ordered
- 85. **1039 High Falls Rd.** – title work ordered
- 86. **314 E. Tinsley St.** – negotiating for adjacent lot
- 87. **504 E. Tinsley St.** – title work ordered
- 88. **508 E. Tinsley St.** – title work ordered

F. Properties – New Business

- 1. 428 E. Tinsley Street
 - Offer to purchase from Roshanda Dallas for \$1,300.00
 - The recommended minimum bid is \$1,000.00. Staff was unable to get any information about what plans Ms. Dallas has for the property. Staff recommends tabling until information about the use is presented. Mr. Galloway moved to accept staff recommendation, second by Mr. Ballard. Motion passed 3-0.
- 2. 838 Anne Street
 - Offer to purchase from Sharron Watkins for \$500.00
 - The recommended minimum bid is \$3,000.00. The offeror lives next door and wants to add this property to hers. Staff recommends a counteroffer at \$2,250.00. Mr. Ballard moved to approve staff recommendation, second by Mr. Galloway. Motion passed 3-0.
- 3. 815 N. 9th Street
 - Offer to purchase from Vickie & Freddie Davis for \$950.00
 - Recommended minimum bid is \$1,250.00. Offerors live next door and want to add this property to theirs. Staff recommends approval. Ms. King moved to approve, second by Mr. Ballard. Motion passed 3-0.
- 4. Northside Drive offers
 - F.4.a. 411 Northside Drive
 - F.4.b. Northside Drive, parcel # 108A07024
 - Offer to purchase from Dorelien Bernard for the minimum bids (\$1,100.00 and \$750.00). Mr. Bernard wants to combine the two tracts and build a house for himself. Staff recommends approval of the offers. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 3-0.
- 5. 323 Moreland Road
 - Offer to purchase from Dorelien Bernard for \$1,750.00

The offer meets the recommended minimum bid. The offeror plans to build a house for his son. Staff stated that this is a very narrow strip that does not appear to be buildable. It is adjacent to another Land Bank property. The Board agreed that the two tracts should be combined. Mr. Galloway directed staff to contact the offeror and request that he bid the minimum on both lots.

6. 341 N. 14th Street

Offer to purchase from Oscar Mayes for \$4,000.00

The recommended minimum bid is \$5,800.00. The offeror plans to build a house for resale. The LBA has several deals going on with Mr. Mayes, including half of Pecan Point. Staff recommends counteroffer at \$5,000.00. Mr. Galloway asked that this item be held until Mr. Mayes can update the Board on the other projects he has taken on from the LBA.

Mr. Ballard stated that he would like to see an application put in place so that all of the information about bids is written in one place. Board members concurred and staff will draft an application for the Board's review.

7. 427 Circus Street

Offer to purchase from Marcus Dallas, Sr. for \$2,200.00

The recommended minimum bid is \$2,200.00. The offeror would like to build a house for one of his children; however, if the lot is not buildable, he will combine it with the adjacent one and then build a single-family home. Staff recommends approval of the offer. Therein followed a discussion of the City's zoning in that area and its discouragement of single-family homes. Ms. King moved to approve staff recommendation, second by Mr. Ballard. Motion passed 3-0.

8. 314 E. Tinsley Street

Re-Offer to purchase from Rodriquez Jester for \$500.00

Staff states that this should not have been put on the agenda since this offer is already pending, and that negotiations for the adjacent lot are ongoing. The Board decided to hold this item.

9. 409 Lakewood Drive

Offer to purchase from Maxine Billings for \$800.00

Recommended minimum bid is \$1,100.00. Offeror plans to combine this lot and 407 Lakewood and build a house. Staff recommends a counteroffer at \$950.00. Ms. King moved to approve staff recommendation, second by Mr. Ballard. Motion passed 3-0.

10. 407 Lakewood Drive

Offer to purchase from Maxine Billings for \$800.00

Recommended minimum bid is \$1,980.00. Offeror plans to combine this lot and 409 Lakewood and build a house. Staff recommends a counteroffer at \$1,600.00. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 3-0.

11. 220 E. Quilly Street

Offer to purchase from Pete Williams for \$1,000.00

Recommended minimum bid is \$900.00. Offeror plans to combine this lot and 222 E. Quilly along with the lot he owns at 311 N. 5th Street and build a house for his mother. Staff's recommendation is moot since the prior offer was revoked. Ms. King moved to approve the offer, and require combination of the lots, second by Mr. Ballard. Motion passed 3-0.

12. 222 E. Quilly Street

Offer to purchase from Pete Williams for \$1,000.00

Recommended minimum bid is \$1,080.00. Offeror plans to combine this lot and 220 E. Quilly along with the lot he owns at 311 N. 5th Street and build a house for his mother. Staff's recommendation is moot since the prior offer was revoked. Ms. King moved to approve the offer, and require combination of the lots, second by Mr. Ballard. Motion passed 3-0.

13. 117 Pecan Point

Offer to purchase from Oscar Mayes for \$2,000.00

Recommended minimum bid is \$2,475.00. Offeror plans to build houses for himself and his family at Pecan Point, at some time in the future. Staff recommends rejecting the offer based on speculation. The Board decided to hold this item until Mr. Mayes can come in and explain the status of other projects.

G. Citizen Comments

Tangela Williams asked if it would be faster to foreclose first and have properties available to sell. Ms. Church stated that it was a matter of time rather than money because there are over 80 properties in the pipeline to be foreclosed.

H. Board Member Comments

Ms. King thanked the guests for coming. Mr. Ballard stated that he appreciated all the new knowledge he is gaining and is please about the idea of an application.

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

No executive session was held.

J. Adjourn

Mr. Ballard moved to adjourn at 5:59 pm, second by Mr. Galloway. Motion passed 3-0.