

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

June 10, 2021

- A. Determination of Quorum
After technical difficulties, Mr. Galloway opened the meeting at 4:20 pm and determined that there was a quorum as all board members were present.
- B. Approval of minutes – May 13, 2021
Ms. King moved to approve the minutes, second by Mr. Ballard. Motion passed 5-0.
- C. LBA Management
 1. Web site project
Staff reported that the contract with Metro Southern Media has been signed and the check is on the way. They should start building the website next week.
 2. Discussion of changing meeting location
Ms. King moved to relocate the meeting to Historic City Hall, second by Mr. Hanes. Mr. Galloway objected and the motion passed 4-1.
 3. 1014 Serene Lake
Staff was able to determine that the homeowners' association never filed for bankruptcy; however, without knowing the legal owner(s) of the property it was impossible to determine if it has been through bankruptcy, which would remove the covenants. Stephanie Windham will do a limited title search to determine that information.
 4. Consideration of Application
Staff presented an application which would be used in place of the current system of taking bids. Mr. Ballard moved to approve, second by Ms. Beckham. Mr. Galloway asked that the motion be amended to have the representations and warranties made in the application by the purchaser become part of the deed, and to allow in the deed for a revision to the Land Bank if the purchaser does not comply with representations or warranties. Mr. Ballard and Ms. Beckham allowed to amendment. Motion passed 5-0.
 5. Consideration of affidavit for owner occupancy
Staff presented an affidavit to be included with all closing packets wherein the purchaser avers that they intend to comply with the owner-occupancy

requirement. After discussion, Ms. King moved to approved, second by Mr. Hanes. Motion passed 5-0.

6. Consideration of Policies and Procedures

Staff presented two versions of these and requested that the Board approve the ones that were written in house. Staff explained that these are a start and that there will be more procedures forthcoming. Mr. Hanes requested that the policy governing donations require that the donor pay for the title work. With that change, Ms. King moved to approve, second by Mr. Hanes. Motion passed 5-0.

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 5-0.

2. Report on redemptions –

None.

3. Report on donations –

a. 704 E. Tinsley – pending title exam

b. Hwy 16W, parcel 055 03008F – pending title exam

c. 116 Melton St. –

Ms. King moved to accept the donation of 116 Melton St. from United Bank as custodian for Robert Bugg, second by Ms. Beckham. Motion passed 5-0.

4. Report on sales –

152 Peachtree Street and 151 Peachtree Street both sold, for a total of \$3,500.00. As these were county demolitions, 75% of each sale will be forwarded to the County.

E. Properties – Old Business

1. **Haisten Building** – Mr. Harvey attended the meeting and reports that he hopes to have ‘before and after’ pictures at the next meeting showing the progress they have made to date.

2. **632 Meriwether Street** – suit served. Stephanie Windham reports that they are waiting for Ms. Reuven to go into default.

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.** – offer rejected.
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

Staff reported that there had been two separate bids for this property. The one in 2020 was never agreed upon. There is a deal with the offeror from 2021. Staff reported that these were two separate people.

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
Staff reported that Ms. Mathis & Mr. Shrives, the current offerors for this property, want to see if the building is salvageable. Ms. King pointed out that the last offer to them had been for them to tear down the structure and purchase the lot. Mr. Galloway moved to approve the sale on condition that they be given 60 days to determine if they are going to tear it down or rehab it and to provide a letter from their contractor stating the basis for the decision. Second by Ms. King; motion passed 5-0. Staff reports that the offerors have already told her they would accept such an offer.
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. **86 Hillcrest Ave.** – scheduling closing
81. **196 Kendall Dr.** – counteroffer accepted; title work ordered
82. **108 Hillsborough Ct.** – counteroffer accepted; title work ordered
83. **109 Princess Cir.** – counteroffer accepted; title work ordered
84. **1039 High Falls Rd.** – title work ordered
85. **314 E. Tinsley St.** – negotiating for adjacent lot
86. **504 E. Tinsley St.** – title work ordered
87. **508 E. Tinsley St.** – title work ordered
88. **428 E. Tinsley St.** – offer tabled
89. **838 Anne St.** – counteroffer being considered
90. **815 N. 9th St.** – title work ordered
91. **411 Northside Drive** – title work ordered

92. **Northside Drive parcel #108A07024** – title work ordered
93. **323 Moreland Road** - negotiating with offeror
The offeror was told he had to purchase 321 Moreland as well. He offers \$5500 for 321, in addition to the bid he had already made for 323. Mr. Galloway moved to accept on the condition that the two tracts be consolidated, second by Mr. Ballard. Mr. Hanes and Ms. King object, motion passed 3-2.
94. **341 N. 14th Street** – holding for a update from Mr. Mayes
95. **502 Circus Street** – title work ordered
96. **409 Lakewood Drive** – counteroffer countered at \$500
97. **407 Lakewood Drive** – counteroffer countered at \$1300
Mr. Hanes moved to table any further action on this offer until the Board can see the plat as he has a question about the presence of an easement and which tracts it actually covers. Second by Ms. King, motion passed 5-0.
98. **220 E. Quilly Street** - title work ordered
99. **222 E. Quilly Street** – title work ordered
100. **117 Pecan Point** – holding for update from Mr. Mayes
101. **428 E. Tinsley Street** – tabled until offeror presents more info about use
102. **815 N. 9th Street** – title work ordered
103. **411 Northside Drive** - title work ordered
104. **Northside Drive, parcel 108A07024** – title work ordered
105. **323 Moreland Road** –

F. Properties – New Business

1. Newnan Road, parcel 259 02010F
Offer to purchase from Nakisha Elder for \$900.00
The recommended minimum bid is \$900.00. Ms. Elder wants to combine this tract with adjacent land she has and build a church. The Board held this item until Ms. Elder can talk to Deborah Bell with the County about the feasibility of her plan.
2. 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.
3. 1425 ½ Spelman Ave
Offer moot as agreement reached with prior offerors, based on information staff had from phone conversations.
4. 186 Poplar Ave
Offer to purchase from Letitia Sanchez for \$2,000.00
The offerors own the property next door and plans to consolidate the lots and put in a driveway. Mr. Bernard wants to combine the two tracts and build a house for himself. Staff recommends approval of the offer. Mr. Galloway moved to approve

staff recommendation on condition of consolidation and an instruction to talk to Deborah Bell, second by Ms. Beckham. Motion passed 5-0.

5. 79 Elm Street

Offer to purchase from Letitia Sanchez for \$2,000.00

The offer surpasses the recommended minimum bid. The offeror lives next door and wants to add this property to theirs. There is a lot owned by Ms. Sanchez between the lot where they live and the LBA lot she seeks to acquire. The Board agreed that the tracts should not be combined. Mr. Galloway moved to approve on condition of no consolidation. Second by Mr. Ballard. Motion passed 5-0.

6. 1340 Oakdale Drive

Offer to purchase from Marcel Gordon for \$2,500.00

The offer meets the recommended minimum bid. The offeror plans to build a house for his mother and himself. Mr. Hanes pointed out that a good bit of this lot lies in the flood plain. Mr. Galloway asked that this item be held until Mr. Gordon can speak with Chad Jacobs.

7. 647 N. 17th Street

Offer to purchase from Deidre Coopwood via Cindi Alexander for \$100.00

The recommended minimum bid is \$1,600.00. The lot is adjacent to property Ms. Coopwood just purchased. It is a 0.19 acre lot that is likely useless to anyone else. Staff recommends a counteroffer of \$750.00. Mr. Ballard moved to accept the offer with consolidation required, second by Ms. Kind. Motion passed 5-0.

8. 336 Wynterhall Drive

Offer to purchase from Brandon Hammond for \$1,500.00

The recommended minimum bid is \$3,750.00. Mr. Hammond plans to build a house for resale. Staff recommends a counteroffer of \$3,000.00. After discussion of lowball offers, Ms. King moved to counteroffer at \$3,500, second by Ms. Beckham. Motion passed 5-0.

9. 1734 Turnberry Drive

Offer to purchase from Brandon Hammond for \$1,500.00

Recommended minimum bid is \$11,000.00. Mr. Hammond plans to build a house for resale. Staff recommends a counteroffer at \$10,000.00. Mr. Hanes moved to reject the offer as speculative, second by Ms. Beckham. Motion passed 5-0.

10. 362 N. 16th Street

Offer to purchase from Cierra Slaton for \$750.00

Recommended minimum bid is \$750.00. Offeror plans to use the lot for his charity work, or possibly build a house in the future. Staff recommends rejecting the offer unless Mr. Slaton will also buy adjacent, larger lot which is in LBA inventory. Mr. Galloway asked to hold this item until Mr. Slaton can meet with Chad Jacobs.

11. 104 Woodhollow Drive

Offer to purchase from Derius Peurifly for \$1,000.00

Recommended minimum bid is \$750.00. Offeror plans to build a house to live in. Staff recommends approval of the offer. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 5-0.

12. Meriwether Street offers

- a. 1005 Meriwether Street
- b. 1009 Meriwether Street
- c. 1017 Meriwether Street

All offers come from Ricardo Cheeves, who is from Griffin and wants to move back home and help with development. He plans to build houses for owner occupancy on all the lots. Mr. Galloway asked to hold these items until Mr. Cheeves can discuss the Meriwether Street redevelopment plans with Chad Jacobs.

13. Short Street offers

- a. 118 Short Street

Offer to purchase from Ricardo Cheeves for \$750.00

Recommended minimum bid is \$1,250.00. Mr. Cheeves plans to build a house for owner occupancy. Staff recommends a counteroffer of \$1,200.00. Mr. Hanes moved to reject the offer, with direction to staff to contact the adjacent property owner as part of the side lot program; second by Ms. Beckham. Motion passed 5-0.

- b. 124 Short Street

Offer to purchase from Ricardo Cheeves for \$500.00

Recommended minimum bid is \$750.00. Staff recommends a counteroffer of \$750.00 plus consolidation with parcel #003C04033A.

- c. Short Street, parcel #003C04033A

Offer to purchase from Ricardo Cheeves for \$750.00

Recommended minimum bid is \$1,250.00. Staff recommends a counteroffer of \$1,200.00 plus consolidation with 124 Short Street

Mr. Hanes moved to accept staff recommendation for both 124 Short Street and parcel \$003C04033A, second by Ms. King. Motion passed 5-0.

G. Citizen Comments

Oscar Mayes reported that his plan for the properties he is purchasing other than Pecan Point is for them to be owner occupied. He wants to work with the buyers and do owner financing for those who need it. Currently, he is keeping the grass cut at the two properties he owns and working on quiet title actions with Stephanie Windham. He also asked about the feasibility of rehabbing the properties on Old Atlanta Road. Mr. Galloway explained they never should have been build as they are in the railroad right of way.

H. Board Member Comments

Mr. Hanes stated that the reports of his resignation were premature and that he has worked it out so that he can remain a member of this Board.

Mr. Ballard asked if we could look at items like the existence of a flood plain and the buildability of lots before we buy them. He was advised that staff is being much more selective in what is brought into the LBA.

Ms. King stated that she is glad that the Board voted to move the location of the meetings. She also stated that she would like to see a policy or plan for following up on owner-occupancy restriction to assure compliance, and she realizes that is a 'big ask.' Ms. King then asked how it was determined what properties are to be demoed and which ones aren't. The Housing Council is an asset in discussions of what the City and County are planning to demolish.

- I. Executive session pursuant to O.C.G.A. § 50-14-3 for the purpose of discussing pending or threatened litigation and personnel matters.

Mr. Galloway moved to go into executive session at 6:07, second by Mr. Hanes. Motion passed 5-0.

Mr. Galloway moved to re-enter open session at 6:48, second by Ms. Beckham. Motion passed 5-0.

- J. Bethany Road deed & demand

No action was taken.

- K. Executive director contract

Mr. Galloway moved to extend the existing contract for 60 days, second by Ms. King. Motion passed 5-0.

- L. Adjourn

Ms. Beckham moved to adjourn at 6:50 pm, second by Mr. Hanes. Motion passed 5-0.