

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

MINUTES

March 11, 2021

A. Determination of Quorum

Mr. Galloway opened the meeting at 4:08 pm and determined that there was a quorum as all members were present. Mr. Galloway then explained that, while Mr. Ballard is present, he has not yet been appointed officially by the County so he will not be voting today.

B. Approval of minutes – February 11, 2021

After review, Ms. Beckham moved to approve the February 11, 2021 minutes, second by Mr. Hanes. Motion passed 4-0.

C. LBA Management

1. Ratification of Appointments

Mr. Galloway asked that this item be held so that all appointment can be ratified at once next month.

2. Election for Chair

This item will be held until all members can vote.

3. Web site project

Mr. Galloway accompanied his firm's paralegal who is taking the photos of houses for the website. He noted that there are very few worth rehabbing in our inventory across the entire county. The current plan is to put pictures of houses on the website and use links to QPublic for all vacant land. After discussion of various items which should be on the website and who should develop and maintain it, Mr. Galloway is going to ask the City and the County about how they handle theirs and Mr. Hanes is going to follow up with Macon-Bibb County.

4. Discussion of parcel #276 0107F (Bethany Road)

Ms. King presented the issue to the board, which is that Bethany Road is not maintained, and emergency vehicles refuse to drive down it. The residents are looking for relief. The LBA is aware of this situation, which is the result of these houses being developed on a private road but the residents not being informed of that fact. Ray Browning, the developer, should have informed all buyers of the status of the road. The tract containing the road came to the Land Bank via tax sale but was deeded to the property owners last fall. Two residents spoke about their problems with the road. The crux of the problem seems to be one of notice.

The residents were not told when the road was deeded back to them, which Ms. King believes should have been the responsibility of the LBA. Staff recalls that William Wilson said the County would be responsible for informing the residents, which does not appear to have happened, from what the residents report. Mr. Galloway explained that the real problem is one of violation of the contract between Mr. Browning and the residents; however, he committed to discussing the situation with Mr. Wilson again.

5. Discussion of location and time for regular meeting
Ms. King works a full time job and would like to see the meetings happen in the evenings. She would also like the location to be somewhere that more of the public could assemble. Mr. Galloway asked her to put a proposal before the Board at the next meeting.
6. Discussion of adding citizen comments
This item will be added to future agendas.
7. Discussion of adding member comments
This item will be added to future agendas.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements
After review, Ms. King moved to approve, second by Mr. Hanes. Motion passed 4-0.
2. Report on redemptions –
None
3. Report on donations –
 - a. 704 E. Tinsley – pending title exam
 - b. Hwy 16W, parcel 055 03008F – pending title examNeither of these items is ripe for discussion.
4. Report on sales –
None.

E. Properties – Old Business

1. **Haisten Building** – Mr. Harvey was present and reported that their progress has been slow due to the pandemic. He submitted a letter outlining their plan going into the spring and summer.
2. **632 Meriwether Street**¹ – matter sent to Beck, Owen & Murray
4. **326 Washington Street**¹ – waiting for final plat from surveyor
5. **214 W. Quilly St.** – no response from owner of 212 W. Quilly Street
6. **152 Peachtree St.**¹ – demo complete; closing being scheduled
7. **58 Pine St.**¹ – (Co Demo) ready to demo
8. **86 Hillcrest Ave.** – (Co Demo) demo complete
9. **55 Park Ave.**¹ – (Co Demo) ready to demo
10. **1412 Lucky St.**¹ – (Co Demo) ready to demo
11. **7 Cedar Ave.**¹ – ready to demo
12. **151 Peachtree St.** – demo complete

¹ Waiting for action by another party

13. **37 Bleachery St.**¹ – ready to demo (fire department)
14. **204 & 212 Kendall Drive** – ROR closed 5/4/21
15. **118 Little Big Horn Rd** – ROR closes 4/15/21
16. **116 Pecan Point**¹ – scheduling closing
17. **Kentucky Ave (215, 225, 229, parcel)** – ROR closes 4/15/21
18. **416 Meadowlark Court** – demo complete; scheduling closing
19. **114 Pecan Point**¹ –scheduling closing
20. **152 Second Ave** – ROR closes 5/4/21
21. **1408 N. 9th Street, Ext.** – in line for foreclosure
22. **113 Anne St.** – in line for foreclosure
23. **55 Palm St.** – in line for foreclosure
24. **118 Pecan Point**¹ – scheduling closing
25. **341 N. 14th St.** – contract expired due to its own terms
26. **433, 435, 437 W. College St** – in line for foreclosure
27. **549 Lane St.** – in line for foreclosure
28. **Ella Circle, 116A04007** –in line for foreclosure
29. **211 Ella Circle** – ready to close; waiting for parcel foreclosure
30. **112 Pecan Point**¹ – scheduling closing
31. **1117 (old) Sapelo Road** –title work received
32. **223 Seminary Ridge** –title work received
33. **448 Belle St.** – (City Demo) demo complete
34. **329 N. 1st St.** – title work received
35. **214 N. 3rd St.** – title work received
36. **402, 406 Circus St.** – title work received
37. **103 Central Lake Drive** – title work received
38. **810 Pamela Drive** – title work received
39. **811 Pamela Drive** – title work received
40. **213 E. Quilly St.** – offer tabled pending meeting between City and offeror
41. **215 E. Quilly St.**– offer tabled pending meeting between City and offeror
42. **195 Davidson Cir.**¹ – title work ordered
43. **336 Wynterhall Dr.** – title work received; no current buyer
44. **808 Meriwether St.** –title work received
45. **809 Pamela Dr.** –title work received
46. **222 E. Quilly St**¹. – tabled pending discussion between City and offeror
47. **1002 Meriwether St.** – title work received
48. **180 Grizzley Lane** – title work received
49. **618 E. McIntosh Rd.** – title work received
50. **480 Ella Dr.** – title work received
51. **Old Macon Rd., parcel 130 04007** – title work received
52. **227 Ella Cir.** – title work ordered
53. **Collier St, parcel #067 05002C** – title work received
54. **1 1st St.** – title work received
55. **Rehoboth Rd, parcel 125 02013A** – title work received
56. **817 Ray St.**¹ – title work ordered
57. **501 Belle St.**¹ – title work ordered
58. **47 Dundee Lake Cir.** – working to determine ownership of trailer

59. **901 E. Solomon St.** – move to Not For Sale category
60. **434 Lakeview St.** – title work received
61. **727 W. Quilly St.**¹ – title work ordered
62. **317 N. Hill St.**¹ – title work ordered
63. **23 W. Hall Rd.**¹ – title work ordered
64. **115 Pecan Point** – accepted counteroffer; buyer scheduling closing
65. **755 E. Broadway**¹ – title work ordered
66. **201 N. 8th St.**¹ – title work ordered
67. **213 N. 8th St.**¹ – title work ordered
68. **212 N. 8th St.**¹ – title work ordered
69. **217 N. 8th St.**¹ – title work ordered
70. **702 Scales St.** – title work ordered
71. **Scales St., parcel #046 03002** – title work ordered
72. **122 Ella Street** – title work ordered

F. Properties – New Business

1. 179 Poplar Street
Offer to acquire from Patrick Kaye for \$2,000.00
The offer meets the recommended minimum bid. Mr. Kaye lives next door, at 177 Poplar, and he is interested in combining the lots. Staff recommends approval. Mr. Galloway moved to accept staff recommendation, second by Mr. Hanes. Motion passed 4-0.
2. Newnan Road, parcel # 268 02010F, landlocked
Offer to acquire from Conjavirus Phillips for \$900.00
The recommended minimum bid is \$900.00. The offeror plans to develop with adjacent landowners but does not have a definite plan. Staff recommends tabling until he can present such a plan. Mr. Hanes moved to approve staff recommendation, second by Ms. Beckham. Motion passed 4-0.
3. 341 N. 14th Street
Offer to acquire from Carmen Jones for \$4,500.00
Recommended minimum bid is \$5,800.00. Staff recommendation is to approve the offer, as the prior contract for this property was for the same amount. Ms. Beckham moved to accept staff recommendation, second by Ms. King. Motion passed 4-0.
4. 219 E. Chappell Street
Offer to purchase from O2 Realty for \$4,000.00. The recommended minimum bid is \$1,000.00. The offeror has a plan for development for this lot and the next three on the agenda. Staff recommends approval of the offer. Mr. Hanes moved to reject the offer based on speculation. The motion died for lack of a second. Mr. Galloway moved to hold this and the next three items until the offeror can present a site plan, second by Mr. Hanes. Motion passed 4-0.
5. 221 E. Chappell Street
Offer to purchase from O2 Realty for \$4,000.00
See item #4.
6. 220 E, Quilly Street
Offer to purchase from O2 Realty for \$3,600.00

- See item #4.
7. 222 E, Quilly Street
Offer to purchase from O2 Realty for \$4,500.00
See item #4.
 8. 316 E. Central Ave.
Offer to purchase from Van Shrieves for \$503.03
Recommended minimum bid is \$750.00. Offeror plans a residential building but has no timeline for development. This parcel is a good candidate for the side-lot program. Staff recommends rejecting the offer. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 4-0.
 9. 318 W. Central Ave.
Offer to purchase from Van Shrieves for \$503.03
Recommended minimum bid is \$950.00. Offeror plans a residential building but has no timeline for development. This parcel is a good candidate for the side-lot program. Staff recommends rejecting the offer. Ms. King moved to approve staff recommendation, second by Ms. Beckham. Motion passed 4-0.
 10. 416 E. Chappell Street
Offer to purchase from Van Shrieves for \$503.03
Recommended minimum bid is \$750.00. Offeror plans a residential building but has no timeline for development. Staff recommends rejecting the offer based on speculation. Mr. Hanes moved to approve staff recommendation, second by Ms. King. Motion passed 4-0.
 11. 219 E. Chappell Street
Offer to purchase from Van Shrieves for \$703.03
Recommended minimum bid is \$1,000.00. Offeror plans a residential building but has no timeline for development. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 4-0.
 12. 221 E. Chappell Street
Offer to purchase from Van Shrieves for \$703.03
Recommended minimum bid is \$1,000.00. Offeror plans a residential building but has no timeline for development. Staff recommends rejecting the offer based on speculation. Ms. King moved to approve staff recommendation, second by Ms. Beckham. Motion passed 4-0.
 13. 314 E. Tinsley Street
Offer to purchase from Van Shrieves for \$503.03
Recommended minimum bid is \$1,100.00. Offeror plans a residential building but has no timeline for development. This parcel was donated by J. Durham, LLC, which owns the adjacent property at 312. Staff recommends rejecting the offer and approaching the owner of 312 E. Tinsley about donation. Ms. King moved to approve staff recommendation, second by Mr. Hanes. Motion passed 4-0.
 14. 213 E. Quilly Street
Offer to purchase from Van Shrieves for \$503.03
Recommended minimum bid is \$750.00. Offeror plans a residential building but has no timeline for development. Staff recommends a counteroffer at \$750.00, which is the minimum the LBA can accept to cover our costs, and require

combination with the adjacent lot, which is next on the agenda. Ms. King moved to approve staff recommendation, second by Mr. Galloway. Motion passed 4-0.

15. 215 E. Quilly Street

Offer to purchase from Van Shrieves for \$503.03

Recommended minimum bid is \$750.00. Offeror plans a residential building but has no timeline for development. Staff recommends a counteroffer at \$750.00, which is the minimum the LBA can accept to cover our costs, and require combination with the adjacent lot at 213. Ms. King moved to approve staff recommendation second by Mr. Galloway with the added requirement that Mr. Shrieves bring in a house design for approval. Ms. King agreed to the amendment. Motion passed 4-0.

16. 1425 ½ Spelman Avenue

Offer to purchase from Van Shrieves for \$1,303.03

Recommended minimum bid is \$1,500.00. Offeror plans a residential building but has no timeline for development. Staff recommends approval of the offer with the added conditions that he demo the house and bring in a plan for the replacement structure for approval. Mr. Galloway moved to approve staff recommendation with the added requirement that Mr. Shrieves bring in a house design for approval, second by Ms. King. Motion passed 4-0.

17. 823 E. Solomon Street

Offer to purchase from Van Shrieves for \$1,303.03

Recommended minimum bid is \$1,625.00. Offeror plans possible commercial use but has no timeline for development. Staff recommends rejecting the offer based on speculation. Mr. Hanes moved to approve staff recommendation, second by Ms. King. Motion passed 4-0.

18. 139 Rehoboth Road

Offer to purchase from Butch Armistead/Mike Jackson for \$20,000.00

Recommended minimum bid is \$2,535.00. Offeror plans to clean up the property, evaluate the building, and sell it. Staff recommends rejecting the offer based on speculation. Mr. Hanes moved to approve staff recommendation, second by Mr. Galloway. Motion passed 4-0.

19. 1230 N. 9th St. Ext.

Offer to purchase from Butch Armistead/Mike Jackson for \$1,700.00

Recommended minimum bid is \$2,535.00. Offeror plans to clean up the property, evaluate the building, and sell it. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to counteroffer at \$2,000.00 and require that the zoning remain R1, second by Mr. Hanes. Motion passed 4-0.

20. 1360 N. 9th Street Ext.

Offer to purchase from Butch Armistead/Mike Jackson for \$1,700.00

Recommended minimum bid is \$1,792.00. Property is landlocked. Offeror plans to combine it with adjacent tract he owns. Staff recommends approval of the offer and require consolidation of the lots. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 4-0.

21. 33 & 37 Bleachery Street

Offer to purchase from Butch Armistead/Mike Jackson for \$2,125.00

Recommended minimum bid is \$4,125.00 for both properties. Offeror plans to clean up the property and sell it. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to counter at \$3,000.00 with standard conditions. Motion passed 4-0.

22. 1115 Dewey Street

Offer to purchase from Butch Armistead/Mike Jackson for \$1,000.00

Recommended minimum bid is \$1,250.00. Offeror plans to clean up the property and build a duplex for rent. Staff recommends rejecting the offer based on the plan for rental property. Mr. Galloway moved to approve staff recommendation, second by Mr. Hanes. Motion passed 4-0.

23. 511 W. Cherry Street

Offer to purchase from Butch Armistead/Mike Jackson for \$500.00

Recommended minimum bid is \$1,000.00. Offeror plans to clean up the property and sell it. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 4-0.

24. 2760 Old Atlanta Road

Offer to purchase from Butch Armistead/Mike Jackson for \$2,760.00

Recommended minimum bid is \$2,375.00. Offeror plans to evaluate the property then decide whether to keep or and sell it. Staff recommends rejecting the offer based on speculation. Mr. Galloway stated that he believes this and the following agenda item are both in the railroad right of way. He moved to direct staff to find out if the County wants to acquire both properties and demolish all structures, second by Ms. King. Motion passed 4-0.

25. 2780 Old Atlanta Road

See item #23.

26. 1340 Oakdale Ave.

Offer to purchase from Bill Murray for \$2,500.00

Recommended minimum bid is \$2,500.00. Offeror plans to sell the property. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to counteroffer at \$7,500.00 and include the usual restrictions, second by Ms. Beckham. Motion passed 4-0.

27. 336 Wynterhall Dr.

Offer to purchase from Bill Murray for \$3,080.00

Recommended minimum bid is \$3,080.00. Offeror plans to sell the property. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to counteroffer at \$10,000.00 and include the usual restrictions, second by Ms. King. Motion passed 4-0.

28. Johnston Road, parcel #228 01021K

Offer to purchase from Bill Murray for \$2,575.00

Recommended minimum bid is \$2,575.00. Offeror plans to sell the property. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to counteroffer at \$5,000.00 and include the usual restrictions, second by Ms. King. Motion passed 4-0.

29. 2164 E. McIntosh Road

Offer to purchase from Bill Murray for \$3,060.00

Recommended minimum bid is \$3,060.00. Offeror plans to sell the property. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to counteroffer at \$8,000.00 and include the usual restrictions, second by Ms. King. Motion passed 4-0.

30. 108 Hillsborough Court

Offer to purchase from Bill Murray for \$5,500.00

Recommended minimum bid is \$5,500.00. Offeror plans to sell the property. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to counteroffer at \$10,000.00 and include the usual restrictions, second by Ms. King. Motion passed 4-0.

31. 109 Princess Circle

Offer to purchase from Bill Murray for \$3,750.00

Recommended minimum bid is \$3,750.00. Offeror plans to sell the property. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to counteroffer at \$10,000.00 and include the usual restrictions, second by Ms. King. Motion passed 4-0.

32. 1344 Maple Drive

Offer to purchase from Karen Baily for \$3,000.00

Recommended minimum bid is \$3,000.00. 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 4-0.

33. 1115 Spring Creek Circle

Offer to purchase from Joyce Scott for \$1,400.00

Recommended minimum bid is \$1,400.00. Offeror plans to hold the property. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 4-0.

34. 1117 Spring Creek Circle

Offer to purchase from Joyce Scott for \$1,400.00

Recommended minimum bid is \$1,400.00. Offeror plans to hold the property. Staff recommends rejecting the offer based on speculation. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 4-0.

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 6:32 pm, second by Ms. Beckham. Motion passed 4-0.