

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

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Griffin Georgia 30223

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BOARD OF DIRECTORS
Newton Galloway
Patty Beckham
Brett Hanes
Sharon King
Bruce Ballard

EXECUTIVE DIRECTOR
Virginia S. Church

MINUTES April 8, 2021

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:06 pm and determined that there was a quorum as all members except Mr. Hanes were present.
- B. Approval of minutes –
1. Training Session, March 11, 2021
Ms. King moved to amend the minutes to include the slides from the presentation and approve the minutes with this revision. Second by Ms. Beckham. Motion passed 4-0.
 2. Regular Meeting, March 11, 2021
Ms. King requested some revisions to item C.4, Discussion of Bethany Road and item F.31. With those revisions, Ms. King moved to approve the minutes, second by Ms. Beckham. Motion passed 4-0.
- C. LBA Management
1. Ratification of Appointments
Mr. Galloway moved to ratify all the appointments to the Board, second by Ms. King. Motion passed 4-0.
 2. Election for Chair
Ms. Beckham nominated Mr. Galloway, second by Mr. Ballard. Motion passed 4-0.
 3. Consideration of By-Laws
With revisions to Article I, Article 5, Section D.3 and Section F, and Article 6, Ms. King moved to approve the by-laws, second by Mr. Ballard. Motion passed 4-0.
 4. Election for other officers
Mr. Galloway moved to appoint Ms. Beckham as vice-chair, second by Ms. King. Motion passed 4-0. Mr. Galloway moved for Ms. Church to fill the positions of secretary and treasurer, second by Ms. Beckham. Motion passed 4-0.
 5. Discussion of day and time for regular meeting
After discussion, the meeting day and time will remain the same.
 6. Discussion of location for regular meeting
After discussion, staff was asked to contact the City and confirm that the conference room in Historic City Hall is wired for Zoom meetings.

7. Discussion of banked properties
Staff explained the process for properties being ‘banked,’ and what is done if someone is interested in a banked property.
8. Web site project
Ms. King presented a skeleton website she had constructed using a free online tool. After discussion, Mr. Galloway asked that Ms. King speak with Mr. Hanes about her design and the pros and cons of a volunteer designing and maintaining the website versus having it hosted and maintained by a website company. Mr. Galloway asked that she relay this information to staff who will poll the Board to determine which direction to go with the website.
9. Bids for tree removal
Staff explained that there are 2 trees on LBA property which are potential dangers to adjacent property. One is next to 827 Solomon Street and needs to be trimmed; the second tree is a tall, dead pine on LBA property adjacent to 2195 S. McDonough Road which needs to be taken down. There are two bids, one from Vaughn Tree Service and one from L&L Designs. L&L Designs is owned and operated by Ms. Church’s brother. The low bids were both from L&L Designs. Staff recommendation is to accept the low bids. Ms. King moved to accept staff’s recommendation, second by Ms. Beckham. Motion passed 4-0.
10. Discussion of 232 Kentucky Ave
This property is zoned commercial for taxing purposes. Chad Jacobs stated that it is zoned MDR-A. Staff has been approached by a couple of different parties who want to build back exactly what was there before, which was a 5-unit rental property. After discussion, staff was instructed to approach Impact Racing Ministries regarding cooperation on re-development of the property.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements
After review, Mr. Ballard moved to approve, second by Ms. King. Motion passed 4-0.
2. Report on redemptions –
The redemption price was paid today for 123 Sherbrooke Way.
3. Report on donations –
 - a. 704 E. Tinsley – pending title exam
 - b. Hwy 16W, parcel 055 03008F – pending title exam
 Neither of these items is ripe for discussion.
4. Report on sales –
None.

E. Properties – Old Business

1. **Haisten Building** –
2. **632 Meriwether Street** – matter sent to Beck, Owen & Murray
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. **204 & 212 Kendall Drive** – ROR closed 5/4/21
8. **118 Little Big Horn Rd** – ROR closes 4/15/21
9. **116 Pecan Point** – scheduling closing
10. **Kentucky Ave (215, 225, 229, parcel)** – ROR closes 4/15/21
11. **416 Meadowlark Court** – buyer refused counteroffer, so this is now a foreclosed property in LBA's inventory
12. **114 Pecan Point** –scheduling closing
13. **152 Second Ave** – ROR closes 5/4/21
14. **1408 N. 9th Street, Ext.** – in line for foreclosure
15. **113 Anne St.** – in line for foreclosure
16. **55 Palm St.** – in line for foreclosure
17. **118 Pecan Point** – scheduling closing
18. **433, 435, 437 W. College St** – in line for foreclosure
19. **549 Lane St.** – in line for foreclosure
20. **Ella Circle, 116A04007** –in line for foreclosure
21. **211 Ella Circle** – ready to close; waiting for parcel foreclosure
22. **112 Pecan Point** – scheduling closing
23. **1117 (old) Sapelo Road** –title work received, no contract
24. **223 Seminary Ridge** –title work received
25. **448 Belle St.** – (City Demo) demo complete
26. **329 N. 1st St.** – title work received
27. **214 N. 3rd St.** – title work received
28. **402, 406 Circus St.** – title work received
29. **103 Central Lake Drive** – title work received
30. **810 Pamela Drive** – title work received
31. **811 Pamela Drive** – title work received
32. **195 Davidson Circle** – title work received
33. **336 Wynterhall Dr.** – title work received; no current buyer
34. **808 Meriwether St.** –title work received
35. **809 Pamela Dr.** –title work received
36. **1002 Meriwether St.** – title work received
37. **180 Grizzley Lane** – title work received
38. **618 E. McIntosh Rd.** – title work received
39. **480 Ella Dr.** – title work received
40. **Old Macon Rd., parcel 130 04007** – title work received
41. **227 Ella Cir.** – title work ordered
42. **Collier St, parcel #067 05002C** – title work received
43. **1 1st St.** – title work received
44. **Rehoboth Rd, parcel 125 02013A** – title work received
45. **817 Ray St.** – title work ordered
46. **501 Belle St.** – title work ordered
47. **47 Dundee Lake Cir.** – staff explained that the ownership of the trailer cannot be determined, so whoever demolishes the trailer takes on the liability, although it is not likely that someone will claim ownership at this point.
48. **434 Lakeview St.** – title work received
49. **727 W. Quilly St.** – title work ordered

50. **317 N. Hill St.** – title work ordered
51. **23 W. Hall Rd.** – title work ordered
52. **115 Pecan Point** – accepted counteroffer; buyer scheduling closing
53. **755 E. Broadway** – title work ordered
54. **201 N. 8th St.** – title work ordered
55. **213 N. 8th St.** – title work ordered
56. **212 N. 8th St.** – title work ordered
57. **217 N. 8th St.** – title work ordered
58. **702 Scales St.** – title work ordered
59. **Scales St., parcel #046 03002** – title work ordered
60. **309 E. Tinsley St.** – title work ordered
61. **117 Pecan Point** – bid reoffer
62. **122 Ella St.** – title work ordered
63. **179 Poplar St.** - scheduling closing
64. **Newnan Rd., parcel #268 02010F** – tabled until more definite plan of development
65. **341 N. 14th St** – contract not signed because offeror wanted to turn it into rental
66. **219 E. Chappell St.** – holding for site plan
67. **221 E. Chappell St.** – holding for site plan
68. **220 E. Quilly St.** – holding for site plan
69. **222 E. Quilly St.** – holding for site plan
70. **316 E. Central Ave.** – side lot offer out to adjacent property owner
71. **318 W. Central Ave.** – side lot offer out to adjacent property owner
72. **213 E. Quilly St.** – title work ordered; buyer aware of plan requirement
73. **215 E. Quilly St.** – title work ordered; buyer aware of plan requirement
74. **1425 ½ Spelman Ave.** –staff stated that the original offer was resubmitted. Ms. Beckham moved to see if the offerors will tear down the structure if LBA agrees to the lower price they have offered, second by Mr. Ballard. Motion passed 3-1.
75. **1230 N. 9th St. Ext.** – counteroffer accepted; title work ordered
76. **1360 N. 9th St. Ext.** – title work ordered
77. **33 & 37 Bleachery St.** – counteroffer accepted
78. **2760 Old Atlanta Rd.** – County to demo
79. **2780 Old Atlanta Rd.** – County to demo
80. **1344 Maple Dr.** – title work ordered

F. Properties – New Business

1. 151 Peachtree Street
Offer to purchase from Jose & Gioconda Ayala for \$1,000.00
The offer meets the recommended minimum bid. The Ayalas plan to build a house for resale. Staff recommends approval. Ms. King moved to accept staff recommendation, second by Ms. Beckham. Motion passed 4-0.
2. 86 Hillcrest Ave.
Offer to purchase from Richard Cooley for \$2,060.00

The recommended minimum bid is \$2,060.00. The offeror plans to build a house for use by a relative. Staff recommends approval. Ms. Beckham moved to approve staff recommendation, second by Mr. Ballard. Motion passed 4-0.

3. 196 Kendall Drive

Offer to purchase from Dianne Favors Stroud for \$750.00

Recommended minimum bid is \$1,385.00. Ms. Stroud plans to build a house on this property at some point in the future. Staff recommendation is to counteroffer at \$4,000.00 to avoid any speculation. Ms. Beckham stated that she has spoken with Ms. Stroud and this offer is not speculative, as she grew up in the area and wants to move her family back. Ms. Beckham moved to counteroffer at \$1,000.00, second by Ms. King. Motion passed 4-0.

Ms. Beckham left the meeting.

4. 223 Seminary Ridge

Offer to purchase from Joey Dockery for \$5,000.00. The recommended minimum bid is \$5,400.00. Mr. Dockery lives next door and would like to combine the lots and put a barn or other secondary structure on the property. Staff recommends approval of the offer. Ms. King moved to approve staff recommendation, second by Mr. Ballard. Motion passed 3-0.

5. 108 Hillsborough Court

Offer to purchase from Carolyn & Richard Cobb for \$2,750.00

The recommended minimum bid is \$5,500.00. The offeror plans to build a house for resale. Staff stated that the LBA has not done business with the Cobbs before. Staff recommends counteroffer at \$5,000.00. Mr. Galloway moved to approve staff recommendation, second by Mr. Ballard. Motion passed 3-0.

6. 109 Princess Circle

Offer to purchase from Carolyn & Richard Cobb for \$2,500.00

The recommended minimum bid is \$3,750.00. The offeror plans to build a house for resale. Staff recommends counteroffer at \$3,500.00. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 3-0.

7. 1039 High Falls Road

Offer to purchase from Larry & Deborah Curry for \$2,530.00

The recommended minimum bid is \$2,530.00, The offerors own the adjacent property and plans to expand their yard. Staff recommends approval of the offer. Ms. King moved to approve staff recommendation, second by Mr. Ballard. Motion passed 3-0.

8. 314 E. Tinsley Street

Offer to purchase from Rodriquez Jester for \$500.00

Recommended minimum bid is \$1,100.00. Offeror lives across the street but has not plans for this lot. Staff recommends rejecting the offer, because there is an

attempt to get the adjacent property donated so the two lots can be combined. Mr. Galloway stated that the item will be held.

9. 504 & 508 E. Tinsley Street
Offer to purchase from Rodriquez Jester for \$1,200.00
Recommended minimum bid is \$1,900.00. Offeror plans to combine the lots and build a house. Staff recommends a counteroffer at \$1,750.00. Mr. Galloway asked Mr. Jester if he would accept that counteroffer. Mr. Jester increased his offer to \$1,500.00. Mr. Galloway moved to approve the sale at that amount, second by Ms. King. Motion passed 3-0.
- G. Citizen Comments
Mr. Jester asked about the owner-occupancy requirement. Mr. Galloway explained the restriction in the revised Intergovernmental Agreement.
- H. Board Member Comments
Mr. Ballard asked about the potential ethics training that has been discussed in emails. Mr. Galloway stated that this Board is not legislators; that it is more of an administrative agency. The Board members are not supposed to be advocates the way that legislators can be. He will determine Mr. Hanes' concern and the Board may discuss ethics issues at the May meeting.
- I. Executive session pursuant to O.C.G.A. § 50-14-3, if necessary.
No executive session was held.
- J. Adjourn
Mr. Galloway moved to adjourn at 5:55 pm, second by Ms. King. Motion passed 3-0.