

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

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BOARD OF DIRECTORS

Newton Galloway
Patty Beckham
Sharon King
Bruce Ballard

EXECUTIVE DIRECTOR

Virginia S. Church

MINUTES

July 8, 2021

A. Determination of Quorum

Mr. Galloway opened the meeting at 4:07 pm and determined that there was a quorum as all board members were present. Mr. Hanes had submitted his resignation to Mr. Galloway earlier in the day and was not present.

B. Approval of minutes – June 10, 2021

Ms. King moved to approve the minutes, second by Ms. Beckham. Motion passed 4-0.

Ms. King moved to amend the agenda, second by Mr. Ballard, to include the following items: Central Lake Circle as item C.4; 1014 Serene Lake as item E.101; and 47 Dundee Lake Circle as item E.102. The motion passed 4-0.

C. LBA Management

1. Web site project

Ms. King reported that the contact sheet, policies, and Ms. Church's biography have been uploaded to the website. She said that the director's contact info and the list of properties will be added soon, and she hopes to present a demonstration at the August meeting.

2. Tax extinguishment

Ms. Church asked that this item be held as there was some confusion with the list of properties approved by the school board and the current list is going to be presented to that board again.

3. Consideration of additional Policies & Procedures

a. Diversity and Inclusion

Mr. Galloway moved to approve the policy, second by Ms. King, motion passed 3-0. Ms. Beckham had stepped out of the room.

4. 4 Central Lake Circle

This is the lake in the Central Lake subdivision. There was discussion of the debtor-in-fa, who is James K. Johnson. Mr. Johnson acquired the lake at a tax sale himself, but he owns other property in the subdivision. There is no homeowner's association, Staff was directed to speak with Stephanie Windham about deeding the property back to Mr. Johnson, with his approval.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements
After review, Ms. King moved to approve, second by Ms. Beckham. Motion passed 4-0.
2. Report on redemptions –
215 Kentucky Ave – staff explained that this property was redeemed by Mike Kendall and that it has been used for the past several years as the garden next to Impact Racing Ministries’ clubhouse. David Dodd is aware of the redemption and stated that Mr. Kendall had told him years ago to use the property however he saw fit for IRM.
3. Report on donations –
 - a. 704 E. Tinsley – pending title exam
 - b. Hwy 16W, parcel 055 03008F – pending title exam
4. Report on sales –
None.

E. Properties – Old Business

1. **Haisten Building** –
2. **632 Meriwether Street** – closed session
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. **212 Kendall Drive** – ROR closed 5/4/21
7. **118 Little Big Horn Rd** – buyer scheduling closing
8. **116 Pecan Point** – scheduling closing
9. **Kentucky Ave (215, 225, 229, parcel)** – preparing deeds of transfer (except for 215)
10. **114 Pecan Point** –scheduling closing
11. **152 Second Ave** – scheduling closing
12. **1408 N. 9th Street, Ext.** – in line for foreclosure
13. **113 Anne St.** – in line for foreclosure
14. **55 Palm St.** – in line for foreclosure
15. **118 Pecan Point** – scheduling closing
16. **433, 435, 437 W. College St** – in line for foreclosure
17. **549 Lane St.** – in line for foreclosure
18. **Ella Circle, 116A04007** –in line for foreclosure
19. **211 Ella Circle** – ready to close; waiting for parcel foreclosure
20. **112 Pecan Point** – scheduling closing
21. **1117 (old) Sapelo Road** –title work received, no contract
Ms. King questioned the status of this property, as there is a new bid for it on the agenda. Ms. Church explained that the current potential buyer had been sent the contract numerous times but had not signed it, so a new bid was accepted.
22. **223 Seminary Ridge** –title work received
23. **448 Belle St.** – demolition complete; title work received
24. **329 N. 1st St.** – title work received
25. **214 N. 3rd St.** – title work received
26. **402, 406 Circus St.** – title work received

27. **103 Central Lake Drive** – title work received
28. **810 Pamela Drive** – title work received
29. **811 Pamela Drive** – title work received
30. **195 Davidson Circle** – title work received
31. **336 Wynterhall Dr.** – title work received; no current buyer
32. **808 Meriwether St.** –title work received
33. **809 Pamela Dr.** –title work received
34. **1002 Meriwether St.** – title work received
35. **180 Grizzley Lane** – title work received
36. **618 E. McIntosh Rd.** – title work received
37. **480 Ella Dr.** – title work received
38. **Old Macon Rd., parcel 130 04007** – title work received
39. **227 Ella Cir.** – title work ordered
40. **Collier St, parcel #067 05002C** – title work received
41. **1 1st St.** – title work received
42. **Rehoboth Rd, parcel 125 02013A** – title work received
43. **817 Ray St.** – title work ordered
44. **501 Belle St.** – title work ordered
45. **434 Lakeview St.** – title work received
46. **727 W. Quilly St.** – title work ordered
47. **317 N. Hill St.** – title work ordered
48. **23 W. Hall Rd.** – title work ordered
49. **115 Pecan Point** –buyer scheduling closing
50. **755 E. Broadway** – title work ordered
51. **201 N. 8th St.** – title work ordered
52. **213 N. 8th St.** – title work ordered
53. **212 N. 8th St.** – title work ordered
54. **217 N. 8th St.** – title work ordered
55. **702 Scales St.** – ROR closes 5/21/21
56. **Scales St. parcel #046 03002** – title work ordered
Ms. King asked if these two properties, which are banked, are for the development of a park. Ms. Church stated that they are in one of the City’s targeted development areas, and the LBA had been asked to hold them until the City sees how they want to utilize it.
57. **309 E. Tinsley St.** – title work ordered
58. **122 Ella St.** – title work ordered
59. **Newnan Rd., parcel #268 02010F** – tabled until more definite plan of development
60. **316 E. Central Ave.** – side lot offer out to adjacent property owner
61. **318 W. Central Ave.** – side lot offer out to adjacent property owner
62. **416 E. Chappell St.** – counteroffer being considered
Ms. King stated that her notes reflected that this offer had been rejected and requested that this status be updated.
63. **213 E. Quilly St.** – title work ordered; buyer aware of plan requirement
64. **215 E. Quilly St.** – title work ordered; buyer aware of plan requirement
65. **1425 ½ Spelman Ave.** – counteroffer accepted

After discussion of the letter, Ms. King moved to reject it as not compliant with what the board asked for and because it has the wrong address. Discussion included the question of whether the current bidders have a binding contract with the Land Bank as of today. Mr. Galloway opined that they do not, whereas Ms. Church believes that they do. After extensive further discussion among the Board members and members of the community, including commissioner Cynthia Ward, Mr. Galloway moved to amend Ms. King's motion to require, within 30 days, a structural engineering letter with information of exactly how the building could be fixed in more detail, and that the letter be cleared with Charles Abbot & Co, second by Ms. Beckham. Motion passed 4-0.

66. **1230 N. 9th St. Ext.** – counteroffer accepted; title work ordered
67. **1360 N. 9th St. Ext.** – title work ordered
68. **33 & 37 Bleachery St.** – counteroffer accepted; scheduling closings
69. **2760 Old Atlanta Rd.** – (Co demo) ROR closed 5/21/21
70. **2780 Old Atlanta Rd.** – (Co demo)
71. **4 Edwards St.** – (Co request) ROR closes 5/21/21
72. **60 Fifth St.** – Co request) title work ordered
73. **1344 Maple Dr.** – title work ordered
74. **86 Hillcrest Ave.** – scheduling closing
75. **196 Kendall Dr.** – counteroffer accepted; title work ordered
76. **108 Hillsborough Ct.** – counteroffer accepted; title work ordered
77. **109 Princess Cir.** – counteroffer accepted; title work ordered
78. **1039 High Falls Rd.** – title work ordered
79. **314 E. Tinsley St.** – negotiating for adjacent lot
80. **504 E. Tinsley St.** – title work ordered
81. **508 E. Tinsley St.** – title work ordered
82. **428 E. Tinsley St.** – offer tabled

Ms. King pointed out that there was no activity or contract for this property so it should be taken off the list.

83. **838 Anne St.** – counteroffer being considered
Ms. King asked that staff check on the status of this counteroffer.
84. **815 N. 9th St.** – title work ordered
85. **411 Northside Drive** – title work ordered
86. **Northside Drive parcel #108A07024** – title work ordered
87. **323 Moreland Road** - counteroffer accepted
88. **341 N. 14th Street** – holding for an update from Mr. Mayes
89. **502 Circus Street** – title work ordered
90. **409 Lakewood Drive** – counteroffer countered at \$500

Staff explained that Mr. Hanes was going to look at the plat to see where the easement was on this address and 407 Lakewood. In light of his resignation, Ms. Church can handle that but needs time to do so. Motion to table by Ms. King, second by Mr. Ballard. Motion passed 4-0.

91. **407 Lakewood Drive** – counteroffer countered at \$1300
Motion to table by Ms. King, second by Mr. Ballard. Motion passed 4-0.
92. **220 E. Quilly Street** - title work ordered
93. **222 E. Quilly Street** – title work ordered

- 94. **186 Poplar Street** – title work ordered
- 95. **79 Elm Street** – title work ordered
- 96. **647 N. 17th St.** – title work ordered
- 97. **104 Woodhollow Dr.** – title work ordered
- 98. **Meriwether Street offers** – holding for discussion with City
- 99. Chad Jacobs has spoken with Mr. Cheeves and supports what he wants to do with these properties.
 - a. 1005 Meriwether St.
Motion to approve staff recommendation by Ms. King, second by Ms. Beckham. Motion passed 4-0.
 - b. 1009 Meriwether St.
Motion to approve staff recommendation by Ms. King, second by Ms. Beckham. Motion passed 4-0.
 - c. 1017 Meriwether St.
Motion to approve staff recommendation by Ms. King, second by Ms. Beckham. Motion passed 4-0.
- 100. **Short Street offers**
 - a. 124 Short St. – counteroffer being considered
 - b. Parcel #003C04033A Short St. – counteroffer being considered
- 101. **1024 Serene Lake** – Staff has not heard back from Ms. Windham about the limited title search she is going to run on this property
- 102. **47 Dundee Lake Circle** – counteroffer was rejected

F. Properties – New Business

- 1. 106 Amanda Ave.
Offer to purchase from Dimarco Farley for \$2,750.00
The recommended minimum bid is \$2,750.00. Bidder wants to own a piece of property for himself and family. Staff recommends approval on the condition that he begin construction within one year. Ms. King moved to approve staff recommendation, second by Mr. Galloway. Motion passed 4-0.
- 2. 421 Adams Street
Offer to purchase from John H. Adams for \$2,500.00
Recommended minimum bid is \$2,500.00. Bidder owns the property next door and wants to use this lot for parking and potentially a new dwelling in the future. Staff recommends approval on condition of consolidation with 509 N. 3rd Street, which would mean no house could be built in the future. Ms. King moved to approve, second by Ms. Beckham. Motion passed 4-0.
- 3. 110 Davidson Circle
Offer to purchase from Lacey Holding, LLC for \$1,500.00
Ms. King pointed out that offers #4-11 all come from Lacey Holding, which appears to be one of four LLCs owned by Michelle Allen. Ms. Allen also appears to own over 20 rental properties in Griffin. She moved to reject all offers from Lacey Holding, LLC. The motion died for lack of a second. After further

discussion, Mr. Galloway moved to table this request and ask Michelle Allen and Tommy Allen to meet with himself, Ms. King and Ms. Church. Second by Ms. King. Motion passed 4-0.

4. 168 Davidson Circle
Offer to purchase from Lacey Holding, LLC for \$1,200.00
Mr. Galloway moved to table this request and ask Michelle Allen and Tommy Allen to meet with himself, Ms. King and Ms. Church. Second by Ms. Beckham. Motion passed 3-0 as Ms. King had stepped out of the meeting.
5. 178 Davidson Circle
Offer to purchase from Lacey Holding, LLC for \$4,000.00
Mr. Galloway moved to table this request and ask Michelle Allen and Tommy Allen to meet with himself, Ms. King and Ms. Church. Second by Mr. Ballard. Motion passed 4-0.
6. 199 Davidson Circle
Offer to purchase from Lacey Holding, LLC for \$1,650.00
Mr. Galloway moved to table this request and ask Michelle Allen and Tommy Allen to meet with himself, Ms. King and Ms. Church. Second by Ms. King. Motion passed 4-0.
7. 117 Delray Circle
Offer to purchase from Lacey Holding, LLC for \$4,125.00
Ms. King moved to table this request and ask Michelle Allen and Tommy Allen to meet with Mr. Galloway, Ms. King and Ms. Church. Second by Mr. Galloway. Motion passed 4-0.
8. 4 First Street
Offer to purchase from Lacey Holding, LLC for \$6,325.00
Ms. King moved to table this request and ask Michelle Allen and Tommy Allen to meet with Mr. Galloway, Ms. King and Ms. Church. Second by Ms. Beckham. Motion passed 4-0.
9. 822 Hammock Street
Offer to purchase from Lacey Holding, LLC for \$19,000.00
Ms. King moved to table this request and ask Michelle Allen and Tommy Allen to meet with Mr. Galloway, Ms. King and Ms. Church. Second by Mr. Ballard. Motion passed 4-0.
10. 326 W. Tinsley Street
Offer to purchase from Lacey Holding, LLC for \$3,400.00
Mr. Ballard moved to table this request and ask Michelle Allen and Tommy Allen to meet with Mr. Galloway, Ms. King and Ms. Church. Second by Ms. King. Motion passed 4-0.

11. 309 N. 17th Street
Offer to purchase from Cierra Slaton for \$1,125.00
Recommended minimum bid is \$1,125.00. Offeror plans to build a house to live in. Staff recommends approval of the offer. Ms. King moved to approve staff recommendation, second by Ms. Beckham. Motion passed 4-0.
12. 219 E. Chappell Street
Offer to purchase from Pete & Tangela Williams for \$1,000.00
Recommended minimum bid is \$1,000.00. Offeror plans to build a house for sale to an owner-occupant. Staff recommends approval of the offer, with consolidation with 221 E. Chappell Street. Ms. King moved to approve staff recommendation, second by Ms. Beckham. Motion passed 4-0.
13. 221 E. Chappell Street
Offer to purchase from Pete & Tangela Williams for \$1,000.00
Recommended minimum bid is \$1,000.00. Offeror plans to build a house for sale to an owner-occupant. Staff recommends approval of the offer, with consolidation with 219 E. Chappell Street. Ms. King moved to approve staff recommendation, second by Ms. Beckham. Motion passed 4-0.
14. 428 N. 13th Street
Offer to purchase from Ford Brown Properties, Inc. for \$750.00
Recommended minimum bid is \$750.00. Offeror plans to expand her current property and start a small farming co-op. Ms. Haynes stated that she does not think that location can be used for a co-op or community garden. Mr. Galloway moved to table until the bidder can talk to Chad Jacobs, second by Ms. King. Motion passed 4-0.
15. 1117 (old) Sapelo Road
Offer to purchase from Novvaterra, LLC for \$9,500.00
Recommended minimum bid is \$9,475.00. Offeror plans to build within the allowances of county regulations. Staff recommends approval of the offer. Ms. King moved to table until the bidder can discuss their options with the County, second by Ms. Beckham. Motion passed 4-0.
16. 1102 Parkview Drive
Offer to purchase from Ricardo Cheeves for \$2,200.00
Recommended minimum bid is \$2,200.00. Offeror plans to build a house for sale to an owner-occupant. Staff recommends approval of the offer. Ms. King moved to approve staff recommendation, second by Mr. Beckham. Motion passed 3-0, as Mr. Galloway had stepped out of the meeting.
17. 802 Pamela Drive
Offer to purchase from Ricardo Cheeves for \$1,300.00
Recommended minimum bid is \$1,375.00. Offeror plans to build a house for sale to an owner-occupant. Staff recommends approval of the offer. Ms. King moved

to approve staff recommendation, second by Mr. Ballard. Motion passed 3-0, as Mr. Galloway had stepped out of the meeting.

G. Citizen Comments

Mr. Galloway returned to the meeting. Kerry Johnson asked if Mr. Hanes' resignation was official and was told that it was. Ms. Church explained that he was not able to serve the County in the way he wants even after trying to make adjustments to his schedule. Mr. Johnson also encouraged Ms. Sutton to keep coming to the meetings, as the proposed buyer of 1425 ½ Spelman may back out of any contract.

H. Board Member Comments

Mr. Ballard stated that he appreciates the work on the website.

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

Ms. Beckham moved to go into executive session, second by Mr. Ballard. Motion passed 4-0.

Mr. Galloway departed the meeting during executive session.

Ms. King moved to re-enter open session, second by Mr. Ballard. Motion passed 3-0.

J. Executive director contract

The proposal from Ms. Church is that her new contract be a 2-year contract at \$60,000.00 per year with a minimum of 20 hours per week of her time devoted to Land Bank business. All other terms of the current contract will be carried into the new one. Ms. King moved to approve a new contract on these terms, second by Mr. Ballard. Motion passed 3-0.

K. Adjourn

Ms. Beckham moved to adjourn at 7:10 pm, second by Mr. Ballard. Motion passed 3-0.