

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

August 12, 2021

A. Determination of Quorum

Mr. Galloway opened the meeting at 4:05 pm and determined that there was a quorum as all board members except Ms. Beckham were present.

B. Approval of minutes – July 8, 2021

Ms. King moved to approve the minutes, second by Mr. Ballard. Motion passed 3-0.

C. LBA Management

1. Web site project

Ms. King reported that the website is up and running and asked the other members if they want Land Bank email addresses. Mr. Ballard said it didn't matter to him; Mr. Galloway will get back to staff.

2. Tax extinguishment

Ms. Church presented the current list of tax extinguishments, which the school board has already approved. Mr. Ballard moved to approve the resolution, second by Ms. King. Motion passed 3-0.

3. Policy of overhanding trees & overgrown lots

Staff is looking for guidance for what to do with these complaints. After discussion of maintenance of the city lots that are on the maintenance list under the contract with the City and GHA vs. lots not being maintained in the city or the county, Ms. Church will bring information about those lots to the next meeting for further discussion.

4. Lacy Holdings, LLC

Ms. King requested that this be put on the agenda to determine the status of the meeting. Ms. Church stated that she needed a date and time from Mr. Galloway, as his schedule is the most complicated. Mr. Galloway proposed Aug 17 at 9:00 am for the meeting.

5. Side-lot program

After discussion of the purpose of the program and review of the drafted policy, Ms. King moved to accept the policy, second by Mr. Ballard. Motion passed 3-0.

6. 232 Kentucky Ave.

Ms. King asked about the previously discussed development with Impact Racing Ministries and Square Foot Ministries. Ms. Church explained that Square Foot

was hesitant as long as Kentucky is a dead end road. Commissioner Flowers- Taylor stated that putting a road between Lexington and Kentucky had been on the table at the City in the past. Ms. King suggested that the Land Bank bank the properties it holds on the end of Kentucky and meet with the City about the possible road.

7. Bethany Road, parcel 076 01017F

Ms. King asked for any update. Staff reported that Ms. Windham had responded to the demand letter but had received no response. Mr. Galloway explained that there are no real deadlines for letters such as these when they happen pre-suit.

8. Central Lake Road, parcel 121A02025

This is the lake in the Central Lake subdivision.

Ms. Windham sent a letter to Mr. Johnson, informing him that the lake would be deeded back to him. Ms. King moved that other residents of the lake be contacted to see if they want it if Mr. Johnson does not, second by Mr. Galloway. Motion passed 3-0.

9. 118 Short Street

This property should be part of the side lot program. Ms. Church will approach the owner of the landlocked, adjacent property.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements

After review, Mr. Galloway moved to approve, second by Ms. King. Motion passed 3-0.

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. 421 N. 13th Street – pending title exam

d. 823 Land Street – pending title exam

Ms. King questioned who is paying for the title exams. Ms. Church stated that the Land Bank will pay for first two properties because they were offered prior to adoption of the policy which calls for donors to pay for title exams for property they want to donate. Ms. King asked about the times when the Board knows it doesn't want to accept a piece of property and the need to get a title exam in those instances. For example, the lot on Hwy 16W. Ms. Church agreed and will try to cancel the title exam on that property.

4. Report on sales –

None.

E. Citizen Comments

Ms. Sutton asked about 1425 ½ Spelman Ave. Mr. Galloway stated that it was on the list for discussion. Commissioner Flowers-Taylor stated that she was glad about the side-lot program, as that was something the county commission had always wanted to see the Land Bank do. She questioned the amount being paid by John Adams and wondered if the property he is acquiring should be handled under the side-lot

program. Mr. Galloway reminded everyone that purchasers, even under this program, will need to pursue a quiet title action.

F. Properties – Old Business

1. **Haisten Building** – Staff presented a report from Mr. Harvey, who says they are continuing to work on the windows and exterior.
2. **632 Meriwether Street** –
3. **326 Washington Street** – final plat from surveyor received and presented to the Board
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, tabled pending meeting with city Co
After discussion, Mr. Galloway moved to approve staff's recommendation with the added requirement, in addition to the usual ones, that the buyer amend his application to show what he will be doing with the property. Second by Ms. King. Motion passed 3-0.
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. **309 E. Tinsley St.** – title work ordered
56. **122 Ella St.** – title work ordered
57. **Newnan Rd., parcel #268 02010F** – tabled until conversation with D. Bell
58. **316 E. Central Ave.** – no response from adjacent property owner
59. **318 W. Central Ave.** – no response from adjacent property owner
60. **213 E. Quilly St.** – title work ordered; buyer aware of plan requirement
61. **215 E. Quilly St.** – title work ordered; buyer aware of plan requirement
62. **1425 ½ Spelman Ave.** – counteroffer accepted

Michelle Haynes, with the City, stated that Angela had heard from Ms. Mathis, who presented a letter from another contractor. Chad Jacobs described the interior of the building. He stated that it is his belief that the house could not be brought up to code, and that any attempt to do so would lead to the conclusion that the house has to be demolished. Ms. King and Mr. Galloway visited the house and agree with CAA's assessment. Mr. Galloway requested that staff communicate Mr. Jacobs' comments to the buyers.

63. **1230 N. 9th St. Ext.** – counteroffer accepted; title work ordered
64. **1360 N. 9th St. Ext.** – title work ordered
65. **33 & 37 Bleachery St.** – counteroffer accepted; scheduling closing on 33
66. **2760 Old Atlanta Rd.** – (Co demo) ROR closed 5/21/21
67. **2780 Old Atlanta Rd.** – (Co demo)
68. **4 Edwards St.** – (Co request) ROR closes 5/21/21
69. **60 Fifth St.** – Co request) title work ordered
70. **1344 Maple Dr.** – title work ordered
71. **86 Hillcrest Ave.** – scheduling closing
72. **196 Kendall Dr.** – counteroffer accepted; title work ordered
73. **108 Hillsborough Ct.** – counteroffer accepted; title work ordered
74. **109 Princess Cir.** – counteroffer accepted; title work ordered

75. **1039 High Falls Rd.** – title work ordered
76. **314 E. Tinsley St.** – negotiating for adjacent lot
77. **504 E. Tinsley St.** – title work ordered
78. **508 E. Tinsley St.** – title work ordered
79. **223 Seminary Ridge** – title work ordered
80. **838 Anne St.** – counteroffer accepted; title work ordered
Ms. King asked that staff check on the status of this counteroffer.
81. **815 N. 9th St.** – title work ordered
82. **411 Northside Drive** – title work ordered
83. **Northside Drive parcel #108A07024** – title work ordered
84. **323 Moreland Road** – title work ordered
85. **321 Moreland Road** – title work ordered
86. **341 N. 14th Street** –
After discussion of what Mr. Mayes is doing with his other properties, Mr. Galloway moved to counteroffer at \$5,000.00, second by Mr. Ballard. Ms. King objected, so the motion failed for lack of 2 city-appointee votes on a property within the city limits. Ms. King then moved to table until Angie can inspect the property, second by Mr. Galloway, motion passed 3-0.
87. **502 Circus Street** – title work ordered
88. **409 Lakewood Drive** – counteroffer countered at \$500
Ms. Church stated that she had gone to look at the plat and wasn't sure what she was looking at so she asked Ms. Windham to have someone check on this.
89. **407 Lakewood Drive** – counteroffer countered at \$1300
See item #88.
90. **220 E. Quilly Street** - title work ordered
91. **222 E. Quilly Street** – title work ordered
92. **186 Poplar Street** – title work ordered
93. **79 Elm Street** – title work ordered
94. **647 N. 17th St.** – title work ordered
95. **104 Woodhollow Dr.** – title work ordered
96. **1005 Meriwether Street** – title work ordered
97. **1009 Meriwether St.** – title work ordered
98. **1017 Meriwether St.** – title work ordered
99. **124 Short Street** – counteroffer being considered
100. **Parcel #003C04033A Short St.** – counteroffer being considered
101. **1024 Serene Lake** – limited title search ordered
102. **106 Amanda Ave.** – title work ordered
103. **421 Adams Street** – title work ordered
104. **110 Davidson Circle** – tabled pending meeting with NMG, SK, VSC
105. **168 Davidson Circle** – tabled pending meeting with NMG, SK, VSC
106. **178 Davidson Circle** – tabled pending meeting with NMG, SK, VSC
107. **199 Davidson Circle** – tabled pending meeting with NMG, SK, VSC
108. **117 Delray Circle** – tabled pending meeting with NMG, SK, VSC
109. **4 First Street** - - tabled pending meeting with NMG, SK, VSC
110. **822 Hammock Street** – tabled pending meeting with NMG, SK, VSC
111. **326 W. Tinsley Street** – tabled pending meeting with NMG, SK, VSC

- 112. **309 N. 17th Street** – title work ordered
- 113. **219 Chappell Street** – title work ordered
- 114. **221 E. Chappell Street** - title work ordered
- 115. **428 N. 13th Street** –_tabled pending meeting with City
- 116. **1102 Parkview Drive** – title work ordered
- 117. **802 Pamela Drive** – title work ordered

Ms. Church explained that it is her policy to notify bidders of the status of their offer within 2 business days of the meetings.

G. Properties – New Business

1. 116 Melton Street

Offer to purchase from Robert Howard for \$1,600.00

The recommended minimum bid is \$1,500.00. Bidder lives at 118 Melton Street and wants to combine the lots to expand the yard. Staff explained that he is purchasing 118 from Pilkinton Murray. Staff recommends approval on the condition that he begin construction within one year. Mr. Galloway moved to approve as long as this transaction does not progress until he has purchased the primary lot, second by Ms. King. Motion passed 3-0.

2. 726 Ellis Street

Offer to purchase from The Bookers, LLC for \$1,250.00

Recommended minimum bid is \$1,250.00. Bidder owns the house next door and wants to expand their holding. Currently, the house is a rental property. Staff recommends approval on condition they combine the two lots. Ms. King discussed the fact that the adjacent property is not owned in the name of The Bookers, LLC, so the lots couldn't be combined. Ms. Church revised staff's recommendation to tabling the vote until this issue can be resolved. Ms. King moved to approve staff recommendation, second by Mr. Galloway. Motion passed 3-0.

3. E. McIntosh Road, parcel 250 01049

Offer to purchase from Kathy Marshall for \$750.00

This is a landlocked piece of property behind the house Ms. Marshall recently purchased. Staff recommends approval of the offer with consolidation of the two lots. Mr. Ballard moved to approve staff recommendation, second by Ms. King. Motion passed 3-0.

4. 139 Rehoboth Road

Offer to purchase from Mikie Temisan for \$2,000.00

The current house on this property is about to be demolished by the County. Mr. Temisan wants the lot to build a second home. Staff recommends approval of the offer. Mr. Galloway moved to approve staff's recommendation, second by Mr. Ballard. Motion passed 3-0.

5. 30 Franklin Drive

Offer to purchase from Bernard Dorelien for \$7,740 if he can renovate, \$3,500 if he has to demolish.

Staff reported that Angie had inspected this property, and this is a mobile home that is past repair. Mr. Dorelien has submitted a revised application, stating the lower bid and that he wants to build a house for family use. The recommended minimum bid for just the land is \$6,875.00. Staff recommends approval of the offer. Ms. King moved to approve staff recommendation with Mr. Dorelian demolishing the mobile home, second by Mr. Galloway. Motion passed 3-0.

H. Board Member Comments

Mr. Ballard stated that he appreciates everyone's work. Mr. Galloway stated that we have to start getting some of these properties closed. Ms. Church related that the hold up now is Beck, Owen & Murray. Mr. Galloway asked if Ms. Church could do some of the closings. She will look into that possibility.

I. Executive session pursuant to O.C.G.A. § 50-14-2 and -3, if necessary.

J. Adjourn

Mr. Galloway moved to adjourn at 5:55 pm, second by Mr. Ballard. Motion passed 3-0.