

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

406 North Hill Street, Griffin Georgia 30223

BOARD OF DIRECTORS

Newton Galloway

Patty Beckham

Jim Smith

Brett Hanes

EXECUTIVE DIRECTOR

Virginia S. Church

MINUTES

August 13, 2020

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:01 pm and determined that there was a quorum as he, Ms. Beckham, and Mr. Smith were present.
- B. Approval of minutes – July 23, 2020
After review, Mr. Smith moved to approve the July 23, 2020 minutes, second by Ms. Beckham. Motion passed 3-0.
- C. LBA Management
 - 1. Web site project
Ms. Church reported that work is ongoing, although she has lost her photographer.
 - 2. Audit
Ms. Church has communicated with Meredith Lipson, who will send the engagement letter so they can begin work on the 2020 audit.
- D. Financial information
 - 1. Quickbooks reports and bank statements; review and approval of disbursements
After review, Ms. Beckham moved to approve, second by Mr. Smith. Motion passed 3-0.
 - 2. Report on redemptions – none
 - 3. Report on donations – none
 - 4. Report on sales – 932 Hamilton Blvd closed and the owner began pulling permits immediately.
- E. Properties – Old Business
 - 1. **Haisten Building** – rehab agreement signed by buyer
 - 2. **405 N. Hill Street** – scheduling closing
 - 3. **414 Jefferson Street** – request for change to deed restriction
 - 4. **814 Ray Street** – closing scheduled for Aug 31
 - 5. **26 Washington Street** – waiting for final plat from surveyor

6. **623 Wright Street** – scheduling closing
7. **Offers from Kristin Johnson** – 2 foreclosures complete, 1 proceeding
8. **602 Northside Drive** – foreclosed; waiting for 604 Northside
9. **604 Northside Drive** – foreclosure proceeding
10. **204 & 212 Kendall Drive** – in line for foreclosure
11. **118 Little Big Horn Rd** – in line for foreclosure
12. **116 Pecan Point** – affidavit being obtained
13. **151 Peachtree St** – buyer scheduling closing
14. **37 Bleachery St** – (Co Demo) in line for foreclosure
15. **Kentucky Ave (215, 225, 229, parcel)** – in line for foreclosure (225 foreclosed)
16. **416 Meadowlark Court** – (Co Demo) in line for foreclosure
17. **114 Pecan Point** – affidavit being obtained
18. **152 Second Ave** – in line for foreclosure
19. **1344 Maple Drive** – in line for foreclosure
20. **1408 N. 9th Street, Ext.** – in line for foreclosure
21. **113 Anne Street** – in line for foreclosure
22. **55 Palm Street** – in line for foreclosure
23. **214 W. Quilly Street** – in line for foreclosure
24. **152 Peachtree St.** – (Co Demo) in line for foreclosure
25. **58 Pine St.** – (Co Demo) in line for foreclosure
26. **86 Hillcrest Ave** – (Co Demo) in line for foreclosure
27. **55 Park Ave** – (Co Demo) in line for foreclosure
28. **1412 Lucky Street** – (Co Demo) in line for foreclosure
29. **7 Whitten Ave.** – in line for foreclosure
30. **118 Pecan Point** – affidavit being obtained
31. **341 N. 14th Street** – in line for foreclosure
32. **433, 435, 427 W. College St** – in line for foreclosure
33. **50 Little Street** – in line for foreclosure
34. **549 Lane Street** – in line for foreclosure
35. **215 Dixon Circle** – in line for foreclosure
36. **7 Whitten Ave.** – in line for foreclosure
37. **Ella Circle, parcel no 116A04007**
38. **211 Ella Circle** – in line for foreclosure
39. **112 Pecan Point** – affidavit being obtained
40. ***418 Jefferson St** – in line for foreclosure
41. ***Jefferson St parcel 007 07001** – in line for foreclosure
42. **1117 (old) Sapelo Road** – counteroffer accepted; title work ordered
43. **223 Seminary Ridge** – counteroffer accepted; title work ordered
44. **448 Belle Street** – offer withdrawn
City would like to demo this house and asks that it be foreclosed.
45. **309 E. Tinsley Street** – counteroffer pending
46. **329 N. 1st Street** – tabled at March meeting
47. **314 E. Tinsley Street** – counteroffer accepted; title work ordered
48. **214 N. 3rd Street** – offer accepted; title work ordered
49. **402, 406 Circus Street** – offer accepted; title work ordered
50. **103 Central Lake Drive** – offer accepted; title work ordered

- 51. **810 Pamela Drive** – offer accepted; title work ordered
- 52. **811 Pamela Drive** – offer accepted; title work ordered
- 53. **213 E. Quilly Street** – offer tabled pending meeting between City and offeror
- 54. **215 E. Quilly Street** – offer tabled pending meeting between City and offeror
- 55. **1024 School Road** – offer accepted
- 56. **179 Poplar Street** – offer tabled pending decision from offeror re County razing structure; Staff reports that no response has been received from the offeror yet
- 57. **195 Davidson Circle** – counteroffer accepted; title work ordered
- 58. **336 Wynterhall Drive** – title work ordered
- 59. **808 Meriwether Street** – offer accepted; title work ordered
- 60. **809 Pamela Drive** – offer accepted; title work ordered
- 61. **222 E. Quilly Street** – tabled pending discussion between City and offeror
- 62. **Sales in Progress** – discussion with staff and Stephanie Windham about the status of foreclosures and moving the approved sales with contracts on them to the closing table.

F. Properties – New Business

- 1. 817 Ray Street – 0.13 acre lot
Offer to acquire from Theodore House for \$500.00
The recommended minimum bid is \$1,125.00, Staff recommends counteroffer in the amount of \$800.00. After discussion of the time to foreclose and the feasibility of a community garden, Mr. Galloway moved not to approve the bid, second by Ms. Beckham. Motion passed 3-0.
- 2. 2 Habersham Circle – 1.0 acre lot
Offer to acquire from John Waldron for \$1,000.00.
The recommended minimum bid is \$3,750.00, Staff recommends counteroffer in the amount of \$3,500.00. Mr. Galloway moved to approve staff recommendation, second by Ms. Beckham. Motion passed 3-0.
- 3. 1002 Meriwether Street – 0.51 acre lot
Offer to acquire from Markita Goodman for \$2,700.00.
The recommended minimum bid is \$2,700.00. Staff recommends approval. Mr. Galloway moved to accept staff recommendation, second by Mr. Smith. Motion passed 3-0. Chad Jacobs noted that the property may need to be rezoned and asked that the buyer be informed.

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

Mr. Galloway moved that the Board go into executive session at 4:50 pm, second by Ms. Beckham. Motion passed 3-0. Mr. Galloway moved that the Board re-enter regular session at 4:55 pm, second by Mr. Smith.

Mr. Galloway moved that, in recognition of the time missed due to knee replacement surgery, Ms. Church be paid ½ salary for the month of July, second by Mr. Smith. Motion passed 3-0.

H. Adjourn

Mr. Galloway moved to adjourn at 4:56 pm, second by Mr. Smith. Motion passed 3-0.