

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

September 9, 2021

A. Determination of Quorum

Mr. Galloway opened the meeting at 4:01 pm and determined that there was a quorum as all board members were present. Mr. Ballard was out of the room.

B. Approval of minutes – August 12, 2021

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

C. LBA Management

1. November meeting

Ms. Church stated that the November Board meeting needed to be reschedule to an earlier date as she will be out of town on November 11. The meeting is rescheduled to November 4, 2021.

2. Policy for overhanging trees & overgrown lots

Ms. Church reported that she and Troy at the Griffin Housing Authority are still working to develop a list of just Land Bank properties which the Housing Authority is maintaining. At this time, Mr. Ballard joined the meeting.

3. Lacey Holdings, LLC

Mr. Galloway stated that the ball is in their court, as they did not respond to requests for a new date to meet.

4. Central Lake

Ms. Church informed the Board that she had sent letters to all surrounding property owners about taking over ownership of the lake and had received two responses. She is waiting another week or two to give everyone an opportunity to respond.

5. Email addresses/Web site

Mr. Galloway agreed to have a gsclda email address. Ms. King noted that the August after agenda needed to be posted on the website.

6. Contract wording

Ms. King noted that there are several things missing from the current contract language that should be included. After discussion and advice from counsel, the standard contract will be amended to include language about the Side Lot Program, responsibility for demolition, and expenses to be borne by the purchaser.

7. Bethany Road

Ms. King requested that this be put on the agenda to remind the Board that there is still a road which the Land Bank owns which is in bad repair that people still live on. Ms. Windham reported that she'd had no response to the letter she sent

in response to the correspondence she had received from one of the resident's attorney and that she would follow up with the attorney.

8. 701 E. Tinsley Street

Ms. Church stated that a tree had fallen at 703 E. Tinsley, which the Land Bank owns, and was over the property line and touching the house located at 701 E. Tinsley St. She reported two bids for removal of the tree. Ms. King expressed disappointment that there were only two bids, and that a list of potential bidders had not been assembled since the last time the BLA was in a similar situation. Mr. Ballard agreed. After discussion of the two bids, Mr. Galloway moved to accept the bid from L&L Designs, Inc. as it was the lower of the bids. The motion included instruction to staff to create a list of tree removal companies, second to the motion by Mr. Ballard. Motion passed 3-1 with Ms. King disagreeing.

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 –

- a. 139 Rehoboth Road: Staff reported that this property was not redeemed after all.
- b. 215 Kentucky Ave.: Staff reported that Mike Kendall decided he did not want to redeem this property and stated that he had planned to give it to Impact Racing Ministries anyway.

3. Report on donations –

- a. 704 E. Tinsley – pending title exam
- b. 421 N. 13th Street – pending title exam
- c. 823 Land Street – pending title exam

Ms. King asked about the absence of the property on Hwy 16 W, which has been on previous agendas. Staff reported that, while not sure if the title exam was cancelled, it was removed because the Board did not want to consider accepting it.

4. Report on sales –

- a. 33 Bleachery St. - \$1500 (co demo lien)
- b. 37 Bleachery St. - \$1500 (co demo lien)
- c. 212 Kendall Drive - \$800

Staff reported that the first two closing were done in tandem since the buyer was the same. Staff stated that the demo lien meant that the County would receive $\frac{3}{4}$ of the proceeds from the sale, pursuant to our policy. Ms. Church did the closing on the Kendall Drive property.

E. Citizen Comments

Freddie & Vickie Davis stated that they have a bid on 815 N. 9th Street, which is adjacent to their property at 811 N. 9th Street. Ms. King moved to give the property to the Davises under the Side Lot Program, second by Mr. Ballard with the amendment that the contract note that the property is part of that program. Motion passed 4-0.

F. Side Lot Program

Staff reported that several positive replies have been received in response to the letters sent to potential side lot purchasers.

1. N. Hill St., parcel #003C03062
Jaguar McDowell is interested in this parcel as her property is just to the south of it. Staff recommend approving her application under the Side Lot Program. Ms. King moved to accept staff recommendation, second by Ms. Beckham. Motion passed 4-0.

G. Properties – Old Business

1. **Haisten Building** – No report.
2. **632 Meriwether Street** –
3. **58 Pine St.** – (Co Demo) ready to demo
4. **55 Park Ave.** – (Co Demo) ready to demo
5. **118 Little Big Horn Rd** – buyer scheduling closing
6. **116 Pecan Point** – scheduling closing
7. **215 Kentucky Ave** – The deed transferring this property to Impact Racing Ministries was filed today.
8. **114 Pecan Point** – buyer scheduling closing
9. **152 Second Ave** – buyer scheduling closing
10. **1408 N. 9th Street, Ext.** – in line for foreclosure
11. **113 Anne St.** – ROR expires 9/10/21
12. **55 Palm St.** – ROR expires 9/17/21
13. **118 Pecan Point** – buyer scheduling closing
14. **433 W. College St** – ROR expires 10/4/21
15. **435 W. College St** – in line for foreclosure
16. **437 W. College St** – in line for foreclosure
17. **549 Lane St.** – quit claim deed being prepared
18. **Ella Circle, 116A04007** –in line for foreclosure
19. **211 Ella Circle** – ready to close; waiting for parcel foreclosure
20. **112 Pecan Point** – buyer scheduling closing
21. **1117 (old) Sapelo Road** –title work received, new application received
Staff stated that the Board had asked for a revised application, which is included in the packet.
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
Discussion was held about the fact that Belinda Mathis brought this offer to the Board on behalf of her sister, Diane Green, but that fact is not clear in the paper trail. Because of that, there is a question about the legality of her contract for the two lots. Ms. King pointed out that Ms. Green has been cited for code violations at her house at 404 Circus Street on at least two occasions. Staff was instructed to include language in the standard contract that it can be voided by the LBA for code violations by a bidder. Staff was also instructed to inform Ms. Green of the questions surrounding her contract and ask her to start the process over again with a new application for purchase.
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. **213 E. Quilly St.** – title work ordered; buyer aware of plan requirement
59. **215 E. Quilly St.** – title work ordered; buyer aware of plan requirement
60. **1425 ½ Spelman Ave.** – contract extension signed; aware of demo requirement
Ms. King expressed her dissatisfaction about the fact that staff executed the contract extension without Board approval. There was discussion about contract extensions and Ms. Church explained that their expiration is typically tied to the expiration of the right of redemption. She also stated that this property is ready to be closed. Mr. Galloway moved that the closing be scheduled, subject to the buyers executing a second addendum stating that they are responsible for demolition of the property based on the report from Charles Abbott & Assoc. Second by Ms. King, motion passed 4-0.
61. **1230 N. 9th St. Ext.** – counteroffer accepted; title work ordered
62. **1360 N. 9th St. Ext.** – title work ordered
63. **2760 Old Atlanta Rd.** – (Co demo) ROR closed 5/21/21
64. **2780 Old Atlanta Rd.** – (Co demo)
65. **4 Edwards St.** – (Co demo) ROR closed 5/21/21
66. **60 Fifth St.** – (Co request) title work ordered
67. **1344 Maple Dr.** – title work ordered
68. **86 Hillcrest Ave.** – scheduling closing
69. **196 Kendall Dr.** –title work ordered
70. **108 Hillsborough Ct.** – title work ordered
71. **109 Princess Cir.** –title work ordered

72. **1039 High Falls Rd.** – title work ordered
73. **504 E. Tinsley St.** – title work ordered
74. **508 E. Tinsley St.** – title work ordered
75. **838 Anne St.** – counteroffer accepted; title work ordered
Ms. King asked that staff check on the status of this counteroffer.
76. **815 N. 9th St.** – title work ordered
77. **411 Northside Drive** – title work ordered
78. **Northside Drive parcel #108A07024** – title work ordered
79. **323 Moreland Road** – title work ordered
80. **321 Moreland Road** – title work ordered
81. **341 N. 14th Street** –
Staff pointed out that the Board had asked for the county engineer to visit this house. According to her, it is not salvageable; and her recommendation is based on the RMB for the land only. Ms. King stated that Mr. Mayes is not maintaining the other properties he has closed on and that there had been at least one complaint about one of the properties. There was discussion of the other properties he is scheduling closings for, and Ms. Church stated that he may not want two of the Pecan Point lots because he has learned that the land won't 'perk,' so they are not buildable. Ms. King moved to reject his offer, second by Mr. Ballard. Motion passed 4-0.
82. **502 Circus Street** – title work ordered
83. **409 Lakewood Drive** – counteroffer countered at \$500
Ms. Church stated that she had looked at the plat again, with some assistance, and determined that the Georgia Power easement on 409 covers all of that property, plus 10 feet of 407. Mr. Galloway moved to approve staff recommendation, which is to accept the counteroffer of \$1300 for 407 and to counteroffer at \$750 for 409, with consolidation required, second by Ms. King. Motion passed 4-0.
84. **407 Lakewood Drive** – counteroffer countered at \$1300
See item #88.
85. **220 E. Quilly Street** - title work ordered
86. **222 E. Quilly Street** – title work ordered
87. **186 Poplar Street** – title work ordered
88. **79 Elm Street** – title work ordered
89. **647 N. 17th St.** – title work ordered
90. **104 Woodhollow Dr.** – title work ordered
91. **1005 Meriwether Street** – title work ordered
92. **1009 Meriwether St.** – title work ordered
93. **1017 Meriwether St.** – title work ordered
94. **124 Short Street** – counteroffer being considered
95. **Parcel #003C04033A Short St.** – counteroffer being considered
96. **1024 Serene Lake** – limited title search ordered
97. **106 Amanda Ave.** – title work ordered
98. **421 Adams Street** – title work ordered; reoffer under Side Lot program
Motion to offer this property to the bidder for free under the Side Lot Program by Ms. King, second by Ms. Beckham. Motion passed 4-0.

- 99. **309 N. 17th Street** – title work ordered
- 100. **219 Chappell Street** – title work ordered
- 101. **221 E. Chappell Street** - title work ordered
- 102. **428 N. 13th Street** – reoffer from bidder
Staff explained that the bidder had withdrawn her bid before the last meeting but decided she wanted to reinstate it and reoffer for the property. Staff recommends approval. Motion to approve staff recommendation by Ms. King, second by Mr. Ballard. Motion passed 4-0.
- 103. **1102 Parkview Drive** – title work ordered
- 104. **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.
- 105. **E. McIntosh Rd., parcel 250 01049** – title work ordered
- 106. **30 Franklin Street** – title work ordered
- 107. **116 Melton St.** – hold and reoffer under Side Lot program
Staff explained that the Board had approved this offer, contingent on the buyer purchasing the adjacent lot first. Ms. King stated that Murry Company was not aware of any negotiations for the adjacent lot.
- 108. **726 Ellis St.** – proof of purchase of adjacent lot
Staff presented closing documents for the adjacent lot in the same name as the offer on this property. Staff recommends approval of the offer. Ms. Beckham moved to approve staff recommendation, second by Ms. King. Motion passed 4-0.

H. Properties – New Business

- 1. 110 Davidson Circle
Offer to purchase from Richard & Carolyn Cobb for \$1,500.00
The recommended minimum bid is \$1,500.00. Bidders plan to build for owner-occupancy. They already have approved bids on two other sites. Staff recommends approval. Ms. King moved to approve staff recommendation, second by Mr. Ballard. Motion passed 3-0.
- 2. 428 E. Tinsley Street
Offer to purchase from Roshanda & Lamont Dallas for \$1,000.00
Recommended minimum bid is \$1,000.00. Bidders want to put in a garden and reading area. Staff recommends approval with the usual conditions. Ms. King pointed out that there are better lots in the immediate area for the designated purpose and moved the approach the bidders with alternate locations. Motion died for lack of a second. Mr. Galloway stated that the LBA has several properties in this area, and he would like to see the Land Bank hold what it has and try to acquire more with an eye toward selling to a developer. Chad Jacobs stated that the City would be interested in such a plan. Mr. Galloway moved to table the bid, second by Mr. Ballard. Motion passed 4-0.
- 3. 427 Circus Street
Offer to purchase from Marcus Dallas, Sr. for \$1,400.00
The recommended minimum bid is \$1,400.00. Bidder plans to build a house for his daughter. Staff recommends approval of the. Ms. King questioned the accuracy of the address because it appears that this address was the subject of a

previous approved bid from Mr. Dallas. She moved to table until the address issue can be corrected, second by Mr. Galloway. Motion passed 4-0.

4. 207 Central Lake Circle
Offer to purchase from Sergio & Justina Pengel for \$1,000.00
The recommended minimum bid is \$2,700.00. Bidders plan to develop the property for owner-occupancy. Staff recommends a counteroffer of \$2,500.00. Mr. Galloway moved to approve staff's recommendation, second by Ms. King with the addition that they submit plans to the County. Ms. Beckham seconded the amended motion. Motion passed 4-0.
 5. 624 E. Slaton Ave.
Offer to purchase from Sergio & Justina Pengel for \$1,000.00
The recommended minimum bid is \$1,000.00. Staff pointed out that this lot is eligible for the Side Lot Program and recommends the offer be tabled until the adjacent property owner can be approached about acquiring it. Mr. Galloway moved to approve staff recommendation, second by Ms. King. Motion passed 4-0.
 6. 823 E. Solomon Street (SLP)
Offer to purchase from Sergio and Justin Pengel
This lot is already part of the Side Lot Program and the adjacent owner wants the property.
 7. 451 Hammond Drive
Offer to purchase from Sergio & Justina Pengel for \$1,000.00
This lot is in the Flood Zone. Staff recommends that the offer be rejected and that the property be put into the 'banked' category. Mr. Galloway moved to approve staff recommendation, second by Mr. Ballard and Ms. King. Motion passed 3-0.
 8. 706 S. 9th Street
Offer to purchase from Ricardo Cheeves
Mr. Cheeves wants to develop this property for owner occupancy. The lot is zoned PCD and is in the hospital overlay district. Staff recommends that the offer be rejected based on zoning. Ms. King moved to approve staff recommendation, second by Mr. Ballard. Motion passed 4-0.
- I. Board Member Comments
Mr. Galloway reiterated that we have to get these properties closed.
 - J. Executive session pursuant to O.C.G.A. § 50-14-2 and -3, if necessary.
None
 - K. Adjourn
Mr. Galloway moved to adjourn at 5:44 pm, second by Ms. Beckham. Motion passed 4-0.