

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

September 10, 2020

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:06 pm and determined that there was a quorum as all four members were present. Mr. Galloway moved to amend the agenda to add item C.4, Ratification of Brett Hanes' appointment. Second by Mr. Smith, motion passed 4-0.
- B. Approval of minutes – August 13, 2020
After review, Mr. Smith moved to approve the August 13, 2020 minutes, second by Ms. Beckham. Motion passed 4-0.
- C. LBA Management
 - 1. MOU between City, GHA and LBA for maintenance
The Agreement will cover maintenance of LBA-owned lots by the Housing Authority within in the City limits. There is a way to change the list of properties without having to reauthorize the Agreement. Mr. Hanes moved to approve the Memorandum of Understanding and authorize Mr. Galloway to sign it, second by Ms. Beckham. Motion passed 4-0.
 - 2. Web site project
Ms. Church reported that work has stalled, as she has lost her photographer. She asked if Mr. Galloway's paralegal might be able to assist.
 - 3. Audit
Ms. Church stated that the auditors will be on site September 29.
 - 4. Ratification of Brett Hanes' appointment
Mr. Hanes has been appointed by the County to fill the seat left vacant by Shirley Gardner's resignation. Mr. Galloway moved to ratify the appointment, second by Mr. Smith. Motion passed 4-0.
- 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 4-0. Mr. Galloway asked that the monthly reports being generation by Margaret Shirley be sent to the City and the County, pursuant to the original IGA.

2. Report on redemptions – none
 3. Report on donations – none
 4. Report on sales –
 - a. 632 Wright Street closed. The price was \$250.
- E. Properties – Old Business
1. **Haisten Building** – rehab progressing
 2. **Achdah Reuven** – Ms. Church was asked to send Ms. Reuven an empty envelope and try to elicit a response
 3. **405 N. Hill Street** – scheduling closing
 4. **414 Jefferson Street** – request for change to deed restriction
 4. **814 Ray Street** – closing delayed
 5. **26 Washington Street** – waiting for final plat from surveyor
 6. **Offers from Kristin Johnson** – 2 foreclosures complete, 1 proceeding
 7. **602/604 Northside Drive** – buyer scheduling closing
 8. **204 & 212 Kendall Drive** – in line for foreclosure
 9. **118 Little Big Horn Rd** – in line for foreclosure
 10. **116 Pecan Point** – affidavit being obtained
 11. **151 Peachtree St** – buyer scheduling closing
 12. **37 Bleachery St** – (Co Demo) READY TO DEMO
 13. **Kentucky Ave (215, 225, 229, parcel)** – in line for foreclosure (225 foreclosed)
 14. **416 Meadowlark Court** – (Co Demo) in line for foreclosure
 15. **114 Pecan Point** – affidavit being obtained
 16. **152 Second Ave** – in line for foreclosure
 17. **1344 Maple Drive** – bid withdrawn
 18. **1408 N. 9th Street, Ext.** – in line for foreclosure
 19. **113 Anne Street** – in line for foreclosure
 20. **55 Palm Street** – in line for foreclosure
 21. **214 W. Quilly Street** – Ad running Sept 18 – Oct 9
 22. **152 Peachtree St.** – (Co Demo) Ad running Sept 18 – Oct 9
 23. **58 Pine St.** – (Co Demo) in line for foreclosure
 24. **86 Hillcrest Ave** – (Co Demo) Ad running Sept 18 – Oct 9
 25. **55 Park Ave** – (Co Demo) Ad running Sept 18 – Oct 9
 26. **1412 Lucky Street** – (Co Demo) Ad running Sept 18 – Oct 9
 27. **7 Cedar Ave.** – in line for foreclosure
 28. **118 Pecan Point** – affidavit being obtained
 29. **341 N. 14th Street** – Ad running Sept 18 – Oct 9
Ms. Church noted that the approved bid for this property came from the same person who is making the closing of 814 Ray Street so difficult. She was directed to communication to the potential buyer that there is no contract for the property.
 30. **433, 435, 427 W. College St** – in line for foreclosure
 31. **50 Little Street** – Ad running Sept 18 – Oct 9
 32. **549 Lane Street** – in line for foreclosure
 33. **215 Dixon Circle** – Ad running Sept 18 – Oct 9

34. **7 Whitten Ave.** – in line for foreclosure
35. **Ella Circle, parcel no 116A04007**
36. **211 Ella Circle** – Ad running Sept 18 – Oct 9
37. **112 Pecan Point** – affidavit being obtained
38. ***418 Jefferson St** – Ad running Sept 18 – Oct 9
39. ***Jefferson St parcel 007 07001** – Ad running Sept 18 – Oct 9
40. **1117 (old) Sapelo Road** – counteroffer accepted; title work ordered
41. **223 Seminary Ridge** – counteroffer accepted; title work ordered
42. **448 Belle Street** – City is checking to see if they have a demo order
43. **309 E. Tinsley Street** – no response to counteroffer
44. **329 N. 1st Street** – tabled at March meeting
45. **314 E. Tinsley Street** – counteroffer accepted; title work ordered
46. **214 N. 3rd Street** – offer accepted; title work ordered
47. **402, 406 Circus Street** – offer accepted; title work ordered
48. **103 Central Lake Drive** – offer accepted; title work ordered
49. **810 Pamela Drive** – offer accepted; title work ordered
50. **811 Pamela Drive** – offer accepted; title work ordered
51. **213 E. Quilly Street** – offer tabled pending meeting between City and offeror
52. **215 E. Quilly Street** – offer tabled pending meeting between City and offeror
53. **1024 School Road** – Ad running Sept 18 – Oct 9
54. **179 Poplar Street** – (Co Demo) Ad running Sept 18 – Oct 9
55. **195 Davidson Circle** – counteroffer accepted; title work ordered
56. **336 Wynterhall Drive** – title work ordered
57. **808 Meriwether Street** – offer accepted; title work ordered
58. **809 Pamela Drive** – offer accepted; title work ordered
59. **222 E. Quilly Street** – tabled pending discussion between City and offeror
60. **2 Habersham Circle** – negotiating with buyer
61. **1002 Meriwether Street** – title work ordered

F. Properties – New Business

1. 152 Peachtree Street – 0.30 acre lot
Offer to acquire from Betty Blackburn for \$2,500.00
The recommended minimum bid is \$1,200.00. Ms. Blackburn owns adjacent property and wants to add this lot to hers as a back yard after the house is demolished. Staff recommends approval. Motion to approve by Mr. Galloway, second by Ms. Beckham. Motion passed 4-0.
2. 180 Grizzley Lane – 2.17 acre lot
Offer to acquire from James Morgan for \$5,425.00.
The recommended minimum bid is \$5,425.00, Staff recommends approval. Mr. Galloway moved to approve staff recommendation, second by Mr. Smith. Motion passed 4-0.
3. 618 E. McIntosh Road – 0.35 acre lot
Offer to acquire from Audrey Appling for \$1,300.00.
The recommended minimum bid is \$2,250.00. Ms. Appling plans to demolish the house and build new. Staff recommends approval. Mr. Hanes moved to accept

staff recommendation with the requirement that Ms. Appling apply for a demolition permit within 30 days of closing, second by Ms. Beckham. Motion passed 4-0.

4. 480 Ella Drive - 1.0 acre lot

Offer to acquire from Felix Williams for \$2,000.00

The recommended minimum bid is \$2,400.00. This is a landlocked piece of property and Mr. Williams owns adjacent land that will give this property road access. Staff recommends approval. Ms. Beckham moved to accept staff recommendation on the condition that Mr. Williams combine the two properties into one lot of record within 6 months of closing. Second by Mr. Smith. Motion passed 4-0.

5. Parcel 130 04007, 10 acres on Macon Road - 9.67 acre parcel

Offer to purchase from David Johnson for \$10,000.00

The recommended minimum bid is \$18,800, but this is largely unbuildable land. Mr. Johnson owns adjacent property and wants to add this to his existing lots. Staff recommends approval. Mr. Galloway moved to accept staff recommendation, second by Ms. Beckham. Motion passed 4-0.

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

None necessary.

Reverend Phillips was at the meeting and asked about the correction to the deed for his property at 414 Jefferson Ave. After discussion, staff will remove the restriction and deed the property back to the Consortium.

H. Adjourn

Mr. Galloway moved to adjourn at 4:55 pm, second by Ms. Beckham. Motion passed 4-0.