

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

October 8, 2020

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:06 pm and determined that there was a quorum as he, Ms. Beckham, and Mr. Hanes were present.
- B. Approval of minutes – September 10, 2020
After review, Mr. Hanes moved to approve the September 10, 2020 minutes, second by Ms. Beckham. Motion passed 3-0.
- C. LBA Management
 - 1. MOU between City, GHA and LBA for maintenance
Staff informed the Board that we have not received a copy of the fully executed agreement yet, but Jessica O’Conner is shepherding it through the process.
 - 2. Web site project
Ms. Church reported that she has found another photographer and may also use the services of Mr. Galloway’s paralegal.
 - 3. Audit
Ms. Church stated that the auditors have come and gone and that she has submitted all records they should need to complete the audit.
 - 4. ArtSpace update
Mr. Galloway reported that the second phase report has been released in draft form and that all invested parties want to continue working along the lines outlined by ArtSpace. The Land Bank has been asked to continue in a liaison position.
- D. Financial information
 - 1. Quickbooks reports, bank statements, and reconciliation reports; review and approval of disbursements
After review, Mr. Galloway moved to approve, second by Ms. Beckham. Motion passed 3-0. Ms. Church stated that the reports will be put into pdf format and forwarded to the City and the County.

At this time, Mr. Smith entered the meeting.

2. Report on redemptions –
 - a. 215 Dixon Street
The redemption price has been paid and the property will be deeded back to the debtor in fi fa next week.
3. Report on donations –
The properties listed on the Agenda are there to make sure they don't fall off of staff's radar but there has been no progress.
4. Report on sales –
 - a. 602 & 604 Northside Drive – sold for \$600
 - b. 814 Ray Street – sold for \$1500
- E. Properties – Old Business
 1. **Haisten Building** – rehab progressing
 2. **Achdah Reuven** – Mr. Galloway moved to have staff request that Beck, Owen & Murray start proceedings to enforce the contract, second by Mr. Smith. Motion passed 4-0.
 3. **405 N. Hill Street** – closing scheduled for Oct. 13
 4. **414 Jefferson Street** – deed restriction removed; deed filed
 5. **26 Washington Street** – waiting for final plat from surveyor
 6. **Offers from Kristin Johnson** – ready to close after Oct. 26
 7. **204 & 212 Kendall Drive** – in line for foreclosure
 8. **118 Little Big Horn Rd** – in line for foreclosure
 9. **116 Pecan Point** – affidavit being obtained
 10. **151 Peachtree St** –buyer scheduling closing
 11. **37 Bleachery St** – READY TO DEMO
 12. **Kentucky Ave (215, 225, 229, parcel)** – in line for foreclosure (225 foreclosed)
 13. **416 Meadowlark Court** – (Co Demo) in line for foreclosure
 14. **114 Pecan Point** –affidavit being obtained
 15. **152 Second Ave** – in line for foreclosure
 16. **1408 N. 9th Street, Ext.** – in line for foreclosure
 17. **113 Anne Street** – in line for foreclosure
 18. **55 Palm Street** – in line for foreclosure
 19. **214 W. Quilly Street** – ready to close after Oct. 26
 20. **152 Peachtree St.** – ready to close after Oct. 26
 21. **58 Pine St.** – (Co Demo) ready to demo after Oct. 26
 22. **86 Hillcrest Ave** – (Co Demo) ready to demo after Oct. 26
 23. **55 Park Ave** – (Co Demo) ready to demo after Oct. 26
 24. **1412 Lucky Street** – (Co Demo) ready to demo after Oct. 26
 25. **7 Cedar Ave.** – ready to close after Oct. 26
 26. **118 Pecan Point** – in line for foreclosure
 27. **341 N. 14th Street** – ready to close after Oct. 26
 28. **433, 435, 437 W. College St** – in line for foreclosure
 29. **50 Little Street** – ready to close after Oct. 26
 30. **549 Lane Street** – in line for foreclosure
 31. **7 Whitten Ave.** – ready to close after Oct. 26
 32. **Ella Circle, 116A04007** –in line for foreclosure

33. **211 Ella Circle** – ready to close after Oct. 26 if not redeemed
34. **112 Pecan Point** – in line for foreclosure
35. ***418 Jefferson St** – ready to transfer after Oct. 26
36. ***Jefferson St parcel 007 07001** – ready to transfer after Oct. 26
37. **1117 (old) Sapelo Road** –title work ordered
38. **223 Seminary Ridge** – title work ordered
39. **448 Belle Street** – (City Demo) City checking for demo order
40. **329 N. 1st Street** – title work ordered
41. **214 N. 3rd Street** – title work ordered
42. **402, 406 Circus Street** – title work ordered
43. **103 Central Lake Drive** – offer accepted; title work ordered
44. **810 Pamela Drive** – offer accepted; title work ordered
45. **811 Pamela Drive** – offer accepted; title work ordered
46. **213 E. Quilly Street** – offer tabled pending meeting between City and offeror
47. **215 E. Quilly Street** – offer tabled pending meeting between City and offeror
48. **1024 School Road** – (Co Demo; land sale) ready to demo/close after Oct. 26
49. **179 Poplar Street** – (Co Demo) ready to close after Oct. 26
50. **195 Davidson Circle** – counteroffer accepted; title work ordered
51. **336 Wynterhall Drive** – title work ordered
52. **808 Meriwether Street** – offer accepted; title work ordered
53. **809 Pamela Drive** – offer accepted; title work ordered
54. **222 E. Quilly Street** – tabled pending discussion between City and offeror
55. **2 Habersham Circle** – negotiating with buyer
56. **1002 Meriwether Street** – title work ordered
57. **152 Peachtree Street** – (Co Demo; land sale) ready to demo/close after Oct. 26
58. **180 Grizzley Land** – title work ordered
59. **618 E. McIntosh Road** – title work ordered
60. **480 Ella Drive** – title work ordered
61. **Parcel 130 04007, Macon Road** – title work ordered

F. Properties – New Business

1. **227 Ella Circle** – 0.18 acre lot
 Offer to acquire from Reginald Goodrum for \$5,625.00
 The recommended minimum bid is \$5,625.00. Mr. Goodrum wants to build a house for himself. Staff recommends approval. After discussion it was noted that this lot is probably larger than indicated. Motion to approve staff recommendation by Ms. Beckham, second by Mr. Hanes. Motion passed 4-0.
2. **Collier Street, parcel #067 05002C** – 0.17 acre lot
 Offer to acquire from Novaterra, LLC for \$950.00.
 The recommended minimum bid is \$1,575.00, The company wants to store cars on this narrow strip adjacent to Watson's Towing. Staff recommends referring the matter to the City to determine if this is an acceptable use. Ms. Church pointed out that the LBA acquired two lots adjacent to this strip at the tax sale this week and stated that these lots will be landlocked if the Board approves this sale. Mr. Hanes

- moved to table this matter until staff could discuss the issues of the newly acquire lots with Novaterra, LLC, second by Ms. Beckham. 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. 1 1st Street - 0.27 acre lot
Offer to acquire from JR & Sons Enterprises, LLC for \$1,500.00
The recommended minimum bid is \$1,500.00. The City has previously removed the structure on this lot and this company wants to build a house to sell. They understand the LBA's restrictions. Staff recommends approval. Mr. Galloway moved to accept staff recommendation, second by Mr. Smith. Motion passed 4-0.
- G. Executive session pursuant to O.C.G.A. § 50-14-3, if necessary.
None necessary.
- H. Adjourn
Mr. Galloway moved to adjourn at 4:35 pm, second by Ms. Beckham. Motion passed 4-0.