

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

November 12, 2020

- A. Determination of Quorum
Mr. Galloway opened the meeting at 4:05 pm and determined that there was a quorum as all members were present.
- B. Approval of minutes – October 8, 2020
After review, Mr. Hanes moved to approve the October 8, 2020 minutes, second by Ms. Beckham. Motion passed 4-0.
- C. LBA Management
 1. Audit
Ms. Church reported that she has sent everything to the auditors that they need, and we are simply waiting for them to finish their work.
 2. Hours
Ms. Church reported that she has changed the hours of operation for the Land Bank. It is now open Tuesday – Thursday from 10 am to 4 pm.
- D. Financial information
 1. Quickbooks reports and bank statements; review and approval of disbursements
After review, Mr. Galloway moved to approve, second by Mr. Smith. Motion passed 4-0.
 2. Report on redemptions
 - a. 1024 School Road
 - b. 4038 W. McIntosh Road
 - c. Jefferson Street, parcel 007 07001
A discussion followed regarding the LBA's knowledge of any plans the County might have for the Jefferson Street area vis-a-vis the Rosenwald School project. Gwen Flowers-Taylor was present and participated in the discussion.
 3. Report on donations

- a. 637 N. 17th Street
- b. 611 Wright Street
- c. 310 Morris Street

All of these are pending title exams and are being kept on the agenda so that they do not get forgotten.

- 4. Report on sales
 - a. 405 N. Hill Street sold for \$2,000 but the City had a lien on it. Ms. Church has already sent the check for $\frac{3}{4}$ of the purchase price to the City.
 - b. Kristin Johnson (2 properties)
Ms. Johnson purchased 370 Holly Grove Road and an adjacent parcel. Total purchase price was \$5,500.00.

E. Properties – Old Business

- 1. **Haisten Building** – rehab progressing
The buyers will begin providing a monthly update on their progress at the beginning of each month, starting in December.
- 2. **632 Meriwether Street** – matter sent to Beck, Owen & Murray
- 4. **26 Washington Street** – waiting for final plat from surveyor
- 5. **204 & 212 Kendall Drive** – in line for foreclosure
- 6. **118 Little Big Horn Rd** – in line for foreclosure
- 7. **116 Pecan Point** – affidavit being obtained
- 8. **151 Peachtree St** – ready to DEMO
Staff reported that the buyer for this property has cancelled the sale.
- 9. **37 Bleachery St** – ready to DEMO
- 10. **Kentucky Ave (215, 225, 229, parcel)** – in line for foreclosure
- 11. **416 Meadowlark Court** – (Co Demo) in line for foreclosure
- 12. **114 Pecan Point** – affidavit being obtained
- 13. **152 Second Ave** – in line for foreclosure
- 14. **1408 N. 9th Street, Ext.** – in line for foreclosure
- 15. **113 Anne Street** – in line for foreclosure
- 16. **55 Palm Street** – in line for foreclosure
- 17. **214 W. Quilly Street** – ready to CLOSE
- 18. **152 Peachtree St.** – (Co Demo; land sale) ready to DEMO and CLOSE
- 19. **58 Pine St.** – (Co Demo) ready to DEMO
- 20. **86 Hillcrest Ave** – (Co Demo) ready to DEMO
- 21. **55 Park Ave** – (Co Demo) ready to DEMO
- 22. **1412 Lucky Street** – (Co Demo) ready to DEMO
- 23. **7 Cedar Ave.** – ready to DEMO
- 24. **118 Pecan Point** – affidavit being obtained
- 25. **341 N. 14th Street** – ready to CLOSE
- 26. **433, 435, 427 W. College St** – in line for foreclosure
- 27. **50 Little Street** – ready to CLOSE
- 28. **549 Lane Street** – in line for foreclosure
- 29. **7 Whitten Ave.** – ready to DEMO
- 30. **Ella Circle, parcel no 116A04007** – in line for foreclosure

31. **211 Ella Circle** – ready to CLOSE
32. **112 Pecan Point** – affidavit being obtained
33. ***418 Jefferson St** – ready to TRANSFER
34. ***Jefferson St parcel 007 07001** – REDEEMED
35. **1117 (old) Sapelo Road** –title work ordered
36. **223 Seminary Ridge** – title work ordered
37. **448 Belle Street** – (City Demo) City proceeding with demolition (court order)
38. **329 N. 1st Street** – title work ordered
39. **214 N. 3rd Street** –title work ordered
40. **402, 406 Circus Street** –title work ordered
41. **103 Central Lake Drive** – offer accepted; title work ordered
42. **810 Pamela Drive** – offer accepted; title work ordered
43. **811 Pamela Drive** – offer accepted; title work ordered
44. **213 E. Quilly Street** – offer tabled pending meeting between City and offeror
45. **215 E. Quilly Street** – offer tabled pending meeting between City and offeror
46. **1024 School Road** – (Co Demo; land sale) REDEEMED
47. **179 Poplar Street** – (Co DEMO) ready to DEMO
48. **195 Davidson Circle** – counter offer accepted; title work ordered
49. **336 Wynterhall Drive** – title work received
50. **808 Meriwether Street** – title work received
51. **809 Pamela Drive** – title work received
52. **222 E. Quilly Street** – tabled pending discussion between City and offeror
53. **2 Habersham Circle** – negotiating with buyer
54. **1002 Meriwether Street** – title work received
55. **180 Grizzley Lane** – title work received
56. **618 E. McIntosh Road** – title work received
57. **480 Ella Drive** – title work received
58. **Macon Road, parcel 130 04007** – title work ordered
59. **227 Ella Circle** – title work ordered
60. **Collier St, parcel 067 05002C** – tabled pending discussion between City and offeror
61. **1 1st Street** – title work ordered

F. Properties – New Business

1. 416 Meadowlark Drive – 0.21 acre lot
Offer to acquire from George T. Richardson for \$800.00
The recommended minimum bid is \$1,250.00. Staff recommends counteroffer in the amount of \$1,100.00. Mr. Hanes moved to approve the offer, second by Ms. Beckham. Motion passed 4-0.
2. Rehobeth Road, parcel #125 02013A – 2.98 acres
Offer to acquire from Jerry Scott for \$2,500.00
The recommended minimum bid is \$3,420.00. Staff recommends counteroffer in the amount of \$3,200.00 and a requirement of consolidation with the currently owned parcel. Mr. Galloway moved to approve staff recommendation with the

added requirement that the mobile home be removed, second by Mr. Smith. Motion passed 4-0.

3. 817 Ray Street – 0.13 acre lot
Offer to acquire from Theodore House for \$450.
The recommended minimum bid is \$1,125.00. Staff recommends a counteroffer of \$1,000.00. After discussion, Mr. Galloway moved to approve staff recommendation, second by Mr. Hanes. Motion passed 4-0.
 4. Terrence House bids
 - a. 821 W. Quilly Street
 - b. 825 W. Quilly Street
 - c. 831 W. Quilly Street
 - d. 822 Williams Street
 - e. 830 Williams StreetAfter discussion Mr. Hanes moved that the item be tabled until LBA staff can communicate with County staff, second by Ms. Beckham. Motion passed 4-0.
- G. Executive session pursuant to O.C.G.A. § 50-14-3, if necessary.
No executive session was held.
- H. Adjourn
Mr. Galloway moved to adjourn at 4:50 pm, second by Ms. Beckham. Motion passed 4-0.