

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

December 10, 2020

A. Determination of Quorum

Mr. Galloway opened the meeting at 4:10 pm and determined that there was a quorum as all members were present. Mr. Galloway took a moment to tell Mr. Smith that he had enjoyed serving on this Board with Mr. Smith and noted that they were the last two original board members for the Land Bank Authority.

B. Approval of minutes – November 12, 2020

After review, Ms. Beckham moved to approve the November 8, 2020 minutes, second by Mr. Hanes. Motion passed 4-0.

C. LBA Management

1. 209 Kentucky Ave.

The Land Bank took donation of this property from Impact Racing Ministries in January 2020. IRM is a non-profit but had never applied for that status with the tax commissioner's office, so taxes have accrued. The property was transferred to the Land Bank so those taxes can be extinguished. Ms. Church explained that the property needs to be returned to IRM and requested that the Board authorize Mr. Galloway to sign the deed. Mr. Smith moved to authorize Mr. Galloway, second by Ms. Beckham. Motion passed 4-0.

2. Tax Extinguishments

This matter will be held, as the request to extinguish the school district taxes needs to be presented to the School Board first.

3. Web site project

Ms. Church has spoken with Mr. Galloway's part-time paralegal about taking photographs of the properties for the website. He has agreed to do so at a rate of \$20.00 an hour. The Board agreed that this is reasonable in order to get the project completed. Ms. Church stated that her goal is to have the website up and running, with photos of all the properties, by the end of the first quarter of 2021.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements
After review, Mr. Hanes moved to approve, second by Ms. Beckham. Motion passed 4-0.
2. Report on redemptions –
None
3. Report on donations –
 - a. 637 N. 17th Street – pending title exam
 - b. 611 Wright Street – pending title exam
 - c. 310 Morris Street – request to donate
This lot has tax liens as well as a City demo lien. The owners want to donate it to the Land Bank. Mr. Hanes moved to accept the donation with instruction to Ms. Church to contact the owners of 308 Morris Street about combining the lots. Second by Mr. Smith. Motion passed 4-0.
 - d. 1425 ½ Spelman Ave – request to donate
The right of redemption has been foreclosed on this property, but the owner, Mr. Releford, Jr. wants to donate it. There is a federal tax lien against Mr. Releford Sr. that showed up in the title exam. Accepting the donation would clear the title so any future purchaser would not have to undertake an action to quiet title. Mr. Galloway moved to accept the donation, second by Ms. Beckham. Motion passed 4-0.
4. Report on sales –
 - a. 50 Little Street – sold to John Baird for the cost of foreclosing the right of redemption.
 - b. 418 Jefferson Street – transferred to Square Foot

E. Properties – Old Business

1. **Haisten Building** – rehab progressing
The buyers provided an update on their progress to date. Ms. Church will make sure they are obtaining all of the necessary permits for the work they are doing.
2. **632 Meriwether Street** – matter sent to Beck, Owen & Murray
4. **26 Washington Street**¹ – waiting for final plat from surveyor
5. **214 W. Quilly St.**² – Ms. Church reported that she has not heard from the bidder and does not think he is going to purchase this property since he has not signed the contract. Mr. Hanes suggested she contact the new owners of 212 W. Quilly to discuss purchase and consolidation.
6. **152 Peachtree St.**¹ – (Co Demo; land sale) ready to demo and close
7. **58 Pine St.**¹ – (Co Demo) ready to demo
8. **86 Hillcrest Ave.**¹ – (Co Demo) ready to demo
9. **55 Park Ave.**¹ – (Co Demo) ready to demo
10. **1412 Lucky St.**¹ – (Co Demo) ready to demo
11. **7 Cedar Ave.**¹ – ready to demo
12. **7 Whitten Ave.**² – ready to close
13. **151 Peachtree St.**¹ – moved to County demo list; ready to demo

1 Foreclosed; Waiting for action by another party

2 Foreclosed; Action needed by E.D.

14. **37 Bleachery St.**¹ – ready to demo
15. **179 Poplar St.**¹ – (Co Demo) ready to demo
16. **204 & 212 Kendall Drive** – next in line for foreclosure
17. **118 Little Big Horn Rd** – next in line for foreclosure
18. **116 Pecan Point** – affidavit being obtained; REQUEST TO CHANGE BID AMOUNT
 Oscar Mayes has requested a reduction in the contract price for this property from \$3,000.00 to \$1,800.00 because of the presence of a retention pond in the middle of the lot and the maintenance he will have to perform. Mr. Hanes moved to allow the reduction contingent upon Mr. Mayes entering into a detention pond maintenance agreement with Spalding County through Tim Bethune. Second by Ms. Beckham. Motion passed 4-0.
19. **Kentucky Ave (215, 225, 229, parcel)** – next in line for foreclosure
20. **416 Meadowlark Court** – (Co Demo) next in line for foreclosure; approved offer to purchase after demo
21. **114 Pecan Point** –affidavit obtained
22. **152 Second Ave** –next in line for foreclosure
23. **1408 N. 9th Street, Ext.** – in line for foreclosure
24. **113 Anne St.** – in line for foreclosure
25. **55 Palm St.** – in line for foreclosure
26. **118 Pecan Point** –affidavit obtained
27. **341 N. 14th St.** – buyer scheduling closing
28. **433, 435, 437 W. College St** – in line for foreclosure
29. **549 Lane St.** – in line for foreclosure
30. **Ella Circle, 116A04007** –in line for foreclosure
31. **211 Ella Circle** – ready to close; waiting for parcel foreclosure
32. **112 Pecan Point** – affidavit obtained
33. **1117 (old) Sapelo Road** –title work ordered
34. **223 Seminary Ridge** –title work received
35. **448 Belle St.** – (City Demo) City proceeding with demo
36. **329 N. 1st St.** – title work ordered
37. **214 N. 3rd St.** – title work ordered
38. **402, 406 Circus St.** – title work ordered
39. **103 Central Lake Drive** – title work ordered
40. **810 Pamela Drive** – title work ordered
41. **811 Pamela Drive** – title work received
42. **213 E. Quilly St.** – offer tabled pending meeting between City and offeror
43. **215 E. Quilly St.**– offer tabled pending meeting between City and offeror
44. **195 Davidson Cir.** – title work ordered
45. **336 Wynterhall Dr.** – REQUEST FOR RELEASE FROM CONTRACT
 The buyer has requested that he be released from this contract. After discussion, Mr. Galloway moved that the buyer be released from the contract, second by Mr. Hanes. Motion passed 4-0.
46. **808 Meriwether St.** –title work received
47. **809 Pamela Dr.** –title work received
48. **222 E. Quilly St.** – tabled pending discussion between City and offeror

49. **2 Habersham Cir.** – negotiating with purchaser
50. **1002 Meriwether St.** – title work received
51. **180 Grizzley Lane** – title work received
52. **618 E. McIntosh Rd.** – title work received
53. **480 Ella Dr.** – title work received
54. **Parcel 130 04007, Macon Rd.** – title work ordered
55. **227 Ella Cir.** – title work ordered
56. **Collier St, parcel #067 05002C** – Offer renewed by Novaterra, LLC
Novaterra, LLC previously offered \$950.00 for this 0.17 acre tract, which is a narrow strip. The company wants to store cars on the property. After discussion, Mr. Galloway moved to make a counteroffer in the amount of \$1,400.00, second by Mr. Smith. Motion passed 4-0.
57. **1 1st St.** – title work ordered
58. **Rehobeth Rd, parcel 125 02013A** – negotiating with purchaser
Mr. Scott will have this parcel consolidated into one lot with the property he owns on Helms Street and agrees to either rehabilitate the trailer or tear it down. His bid remains at \$2,500.00. After discussion, Mr. Galloway moved to accept the offer, second by Mr. Smith. Staff stated that Mr. Scott will be made aware that he cannot fix the trailer and rent it out. Motion passed 4-0.
59. **817 Ray St.** – title work ordered

F. Properties – New Business

1. 501 Belle Street – 0.38 acre lot
Offer to acquire from Josh Sanders for \$2,000.00
Offer to acquire from Shawanda Peavy-Butts for \$2,175.00
The recommended minimum bid is \$2,000.00, Staff has no information about Mr. Sanders intended use for the property. The parcel is adjacent to Ms. Peavy-Butts’ grandmother’s house and they would like to have it to use as a garden space and for gatherings. Staff recommends acceptance of the higher offer from Ms. Peavy-Butts, with the standard deed restrictions. Mr. Galloway moved to approve the offer, second by Mr. Smith. Motion passed 4-0.
2. 47 Dundee Lake Circle – 2.0 acres
Offer to acquire from Jose Ayala for \$1,400.00
The recommended minimum bid is \$9,145.00, Staff recommends tabling this matter to determine the ownership of the trailer present on the property. Mr. Galloway moved to approve staff recommendation, second by Mr. Hanes. Motion passed 4-0.
3. South 9th Street, parcel #031 02021 – 0.44 acre lot
Offer to acquire from Dan Dunson for \$1,900.00
The recommended minimum bid is \$1,875.00 Staff recommends acceptance of the offer. After discussion, Mr. Galloway moved to approve staff recommendation, second by Mr. Hanes. The motion was amended to require a written plan for development of the project from Mr. Dunson. Motion passed 4-0.

4. 901 E. Solomon Street – 0.07 acre lot
Offer to purchase from Oscar Mayes for \$1,200.00. The recommended minimum bid is \$1,090.00. Staff explained that this parcel will cease to exist as a result of the intersection improvements which are scheduled to occur within the next few years. Mr. Mayes is aware of this fact and still wants to purchase the land. Mr. Hanes moved to table this matter, second by Mr. Galloway. Motion passed 4-0.

 5. 434 Lakeview Street – 0.33 acre lot
Offer to purchase from Regina Slaton for \$850.00. Ms. Slaton plans to build a house on this lot. The minimum recommended bid is \$1,875.00. Staff recommends a counteroffer in the amount of \$1,500.00. Mr. Galloway moved to approve staff recommendation, 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 5:05 pm, second by Mr. Smith. Motion passed 4-0.