

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

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BOARD OF DIRECTORS

Newton Galloway
Patty Beckham
Sharon King
Bruce Ballard
Pansy Copeland

EXECUTIVE DIRECTOR

Virginia S. Church

AFTER AGENDA

November 4, 2021

A. Determination of Quorum

Mr. Galloway opened the meeting at 4:04 pm and determined that there was a quorum as all board members were present.

Mr. Galloway moved to amend the agenda to move item J., Executive Session, to the beginning of the meeting. Second by Mr. Ballard. Motion passed 5-0.

J. Mr. Galloway moved to go into executive session, second by Ms. Copeland. Motion passed 5-0.

Mr. Galloway moved to return to regular session, second by Mr. Ballard. Motion passed 5-0.

Mr. Ballard moved to adopt the proposed procedures for review of current complaints, second by Ms. King. Motion passed 5-0.

B. Approval of minutes – October 19, 2021

Ms. Beckham noted one typographical error. With that correction, Ms. King moved to approve the minutes as amended, second by Ms. Beckham. Motion passed 5-0.

C. LBA Management

1. LBA Master List

Staff presented an updated list of all the Land Bank properties and noted that it was under 400 for the first time since 2018.

2. Bethany Road

Ms. King had sent a proposal to Board about this topic ahead of the meeting. The proposal calls for the County to repair the road, if their Board of Commissioners approves, the Land Bank to pay for the improvements, and the residents to accept donation of the driveway after the improvements are completed. After discussion, Mr. Galloway stated that he would agree to the Land Bank transferring the property to the residents if the County will agree to one-time maintenance and upgrade of this driveway and the residents agree to accept dedication afterwards. Ms. King made that motion, second by Ms. Beckham. Motion passed 5-0.

3. Consider proposed bidding policy

Staff presented a formal bidding policy along with a list of 6 tree service companies. After review, Mr. Ballard moved to approve the policy, second by Ms. Beckham. Mr. Galloway noted that the E.D. can be contacted for tree removal and then contact all of the listed providers for bids. Motion passed 5-0. Ms. King asked how someone

would go about getting put on the list of providers. Staff will add anyone who contacts the Land Bank to the list.

4. Consider authority of executive director to sign contract addenda
 - a. 1344 Maple Drive
Ms. King moved to approved execution of this contract addendum by the executive director, second by Mr. Ballard. Motion passed 5-0.
5. Central Lake
Staff presented two letters that had elicited positive responses from the property owners around Central Lake and who want to accept donation of the lake. The lot will be put on the foreclosure list.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements
Staff presented bank statements and the general ledger for October, as Ms. Shirley has not completed the reconciliations. Her reports will be sent to the Board members once staff receives them. Mr. Ballard moved to approve the information presented, second by Ms. Beckham. Motion passed 5-0.
2. Report on redemptions – None
3. Report on donations –
 - a. 704 E. Tinsley – pending title exam
4. Report on sales –
 - a. 211 Ella Circle - \$2500
 - b. Ella Circle, parcel 116A04007 - \$2500
 - c. 433 W. College Street - cost

E. Citizen Comments

None.

F. Side Lot Program

1. 421 Adams Street – title work ordered
2. Newnan Road, parcel 268 02010F
After speaking with Ms. Bell at the County, Ms. Elder plans to build a single family home for owner-occupancy on this property. Motion to approve by Ms. King, second by Ms. Copeland. Motion passed 5-0.
3. 120 Leo Street
The offer for this lot has been withdrawn by the adjacent property owner.
4. 82 Windsor Drive – title work ordered
5. 1309 Wildwood Drive – title work ordered
6. 601 W. Quilly Street – title work ordered
7. 802 Lane Street
Staff reported that the adjacent property owner had not responded to a letter outlining his responsibilities if he acquires this property. Ms. King move to approve the request, second by Ms. Copeland. Motion passed 5-0.
8. 118 Short Street
This request was held for a development plan. After discussion of other adjacent property owners, Ms. King moved to instruct staff to approach the owner of 314 Riley Circle to see if they are interested in acquiring this property under the Side Lot Program, second by Ms. Copeland. Motion passed 5-0.
9. Davidson Drive, parcel 258A01032A – title work ordered

10. 810 N. 10th Street
This item is held from the October meeting
11. 823 E. Solomon Street – title work ordered
12. Callie Road, parcel 114 04013 – title work ordered
13. 428 N. 13th Street
This property is tabled until a development plan is known.
14. 123 N. Brawner Street
This property is tabled until Ms. Rutherford-Lemons is the actual owner of 201 N. Brawner.
15. 624 E. Slaton Ave.
This request is tabled.
16. **110 Valley Drive** – request from Samaria Aydee Hidalgo Diaz
Ms. Diaz owns the adjacent parcel but lives on another piece of property that adjoins. After discussion, Mr. Galloway moved to approve with the requirement of combination of the lots and the owner-occupancy stipulation. Second by Ms. King. Motion passed 5-0.

G. Properties – Old Business

1. **Haisten Building** –
2. **632 Meriwether Street** –
3. **58 Pine St.** – (Co Demo) ready to demo
4. **55 Park Ave.** – (Co Demo) ready to demo
5. **116 Pecan Point** – tabled pending meeting with buyer
Oscar Mayes was not able to attend the scheduled meeting due to illness. Mr. Galloway moved to keep the item on the table, second by Mr. Ballard. Motion passed 5-0.
6. **1408 N. 9th Street, Ext.** – closing Nov. 9
7. **113 Anne St.** – closing Nov. 9
8. **55 Palm St.** – consider reports from CAA and buyers
After review of the reports, Mr. Galloway moved not to proceed with the sale and to put this house on the County's demolition list, second by Ms. King. Motion passed 5-0.
9. **118 Pecan Point** – new offer presented
Oscar Mayes was not able to attend the scheduled meeting due to illness. Mr. Galloway moved to keep the item on the table, second by Ms. Copeland. Motion passed 5-0.
10. **435 W. College St** – in line for foreclosure
11. **437 W. College St** – in line for foreclosure
12. **1117 (old) Sapelo Road** –title work received
13. **223 Seminary Ridge** –title work received
14. **448 Belle St.** – demolition complete; title work received
15. **329 N. 1st St.** – title work received
16. **214 N. 3rd St.** – title work received
17. **402, 406 Circus St.** – tabled pending meeting with buyer
Mr. Galloway moved to transfer 402 Circus Street to the Side Lot Program so Ms. Green can apply for it. Second by Ms. Beckham, motion passed 5-0. There is an offer on the table for 406 Circus Street for \$500 from Ms. Diane Green. Mr. Galloway moved to approve the offer, second by Mr. Ballard. Motion passed 5-0.
18. **103 Central Lake Drive** – title work received
19. **810 Pamela Drive** – title work received

20. **811 Pamela Drive** – title work received
21. **195 Davidson Circle** – buyer wants to cancel contract
Staff recommend allowing the rescission. Mr. Galloway moved to follow staff recommendation, second by Ms. King. Motion passed 5-0.
22. **336 Wynterhall Dr.** – title work received
23. **808 Meriwether St.** –title work received
24. **809 Pamela Dr.** –title work received
25. **1002 Meriwether St.** – title work received
26. **180 Grizzley Lane** – title work received
27. **618 E. McIntosh Rd.** – title work received
28. **480 Ella Dr.** – title work received
29. **Old Macon Rd., parcel 130 04007** – title work received
30. **227 Ella Cir.** – title work received
31. **Collier St, parcel #067 05002C** – title work received
32. **1 1st St.** – title work received
33. **Rehoboth Rd, parcel 125 02013A** – title work received
34. **817 Ray St.** – title work ordered
35. **501 Belle St.** – title work ordered
36. **434 Lakeview St.** – title work received
37. **727 W. Quilly St.** – Side Lot Program?
Staff questioned whether this property should be part of the Side Lot Program and be offered to the current buyer free of charge. Mr. Galloway moved to assign this property to the Side Lot Program. Second by Ms. King. Motion passed 5-0.
38. **317 N. Hill St.** – title work ordered
39. **23 W. Hall Rd.** – title work ordered
40. **115 Pecan Point** –buyer scheduling closing
41. **755 E. Broadway** – title work ordered
42. **213 N. 8th St.** – title work received
43. **309 E. Tinsley St.** – title work ordered
44. **122 Ella St.** – title work ordered; addendum presented to buyer
Spencer Miller, the buyer, was present at the meeting. He explained that the cost to remove the structure then build new was cost-prohibitive for the location and questioned if he could rehab the house. Mr. Galloway moved to table until the City can make a recommendation, second by Ms. Beckham. Motion passed 5-0.
45. **213 E. Quilly St.** – title work ordered; buyer aware of plan requirement
46. **215 E. Quilly St.** – title work ordered; buyer aware of plan requirement
47. **1425 ½ Spelman Ave.** – contract expired; offer from J.D. Walker under SLP
Mr. Galloway moved to accept the offer from Mr. Walker, subject to the demolition of the house by the City. Second by Ms. Copeland, motion passed 5-0.
48. **1230 N. 9th St. Ext.** – counteroffer accepted; title work ordered
49. **1360 N. 9th St. Ext.** – title work ordered
50. **2760 Old Atlanta Rd.** – (Co demo) ROR closed; awaiting demo
51. **2780 Old Atlanta Rd.** – (Co demo) ROR closed; awaiting demo
52. **4 Edwards St.** – (Co demo) ROR closed; awaiting demo
53. **60 Fifth St.** – (Co request) title work ordered
54. **1344 Maple Dr.** – title work received
55. **86 Hillcrest Ave.** – scheduling closing
56. **196 Kendall Dr.** –title work received
57. **108 Hillsborough Ct.** –title work received

58. **109 Princess Cir.** –title work ordered
59. **1039 High Falls Rd.** – title work received
60. **504 E. Tinsley St.** – title work received
61. **508 E. Tinsley St.** – title work received
62. **838 Anne St.** –title work ordered
63. **815 N. 9th St.** – title work received
64. **411 Northside Drive** – title work ordered
65. **Northside Drive parcel #108A07024** – title work ordered
66. **323 Moreland Road** – title work ordered
67. **321 Moreland Road** – title work ordered
68. **502 Circus Street** – title work ordered
69. **409 Lakewood Drive** – LBA countered at \$750
 No response was received to the Land Bank’s counteroffer. Staff requests that this offer and that for 407 Lakewood be moved to a rejected status.
- 407 Lakewood Drive** – counteroffer countered at \$1300 accepted by LBA
70. **220 E. Quilly Street** - title work received
71. **222 E. Quilly Street** – title work ordered
72. **186 Poplar Street** – title work ordered
73. **79 Elm Street** – title work ordered
74. **647 N. 17th St.** – title work ordered
75. **104 Woodhollow Dr.** – title work ordered
76. **1005 Meriwether Street** – title work ordered
77. **1009 Meriwether St.** – title work ordered
78. **1017 Meriwether St.** – title work ordered
79. **124 Short Street** – counteroffer being considered
80. **1024 Serene Lake** – limited title search ordered
81. **106 Amanda Ave.** – title work ordered
82. **309 N. 17th Street** – title work ordered
83. **219 Chappell Street** – title work ordered
84. **221 E. Chappell Street** - title work ordered
85. **428 N. 13th Street** – title work ordered
86. **1102 Parkview Drive** – title work received
87. **802 Pamela Drive** – title work received
88. **E. McIntosh Rd., parcel 250 01049** – title work ordered
89. **30 Franklin Street** – title work ordered
90. **116 Melton St.** – holding until 118 Melton is purchased, then SLP
91. **726 Ellis St.** – title work ordered
92. **110 Davidson Cir** – title work ordered
93. **428 E. Tinsley St.** – tabled
94. **427 Circus St.** – title work ordered
95. **207 Central Lake Cir.**- title work ordered
96. **624 E. Slaton Ave.** – SLP; application sent
97. **824 E. Solomon St.** – SLP; application sent
98. **451 Hammond Dr.** – moved to NFS list
99. **N. Hill St., parcel #003C03062 (SLP)**
100. **427 Circus Street** – title work ordered
101. **Princess Cir, parcel 268 02041** – title work received
102. **1734 Turnberry Drive** – title work ordered

103. **105 Kentucky Ave.** – moved to SLP
104. **214, 216 Lexington Ave.** – Shedrick Williams willing to combine for 1 house
Ms. King expressed a concern about the crowding in this area and Commissioner Cynthia Ward pointed out that this is in an upcoming development area for the City. Mr. Galloway moved to reject the offer and place the two lots in the bank until the City has their redevelopment plan in place. Second by Ms. King, motion passed 5-0.
105. **207 Central Lake** – title work ordered
106. **117 Pecan Point** – title work ordered

H. Properties – New Business

1. 111 Pecan Point

Offer to purchase from Jesse Adams for \$1,250.00

The recommended minimum bid is \$2,500.00. Bidders plan to build for owner-occupancy. Staff recommends a counteroffer of \$2,400.00 Mr. Ballard moved to approve staff recommendation, second by Ms. Beckham. Motion passed 5-0.

2. 113 Pecan Point

Offer to purchase from Jesse Adams for \$1,250.00

The recommended minimum bid is \$2,500.00. Bidders plan to build for owner-occupancy. Staff recommends a counteroffer of \$2,400.00 Mr. Ballard moved to approve staff recommendation, second by Ms. Beckham. Motion passed 5-0

I. Board Member Comments

None.

J. Executive session pursuant to O.C.G.A. § 50-14-2.

Held at 4:05 pm.

K. Adjourn

Mr. Galloway moved to adjourn at 5:45 pm, second by Mr. Ballard. Motion passed 5-0.