

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

406 North Hill Street
Griffin Georgia 30223

678-603-1986

vchurch@gsclba.org

www.gsclba.org

EXECUTIVE DIRECTOR

Virginia S. Church

BOARD OF DIRECTORS

Newton Galloway

Patty Beckham

Sharon King

Bruce Ballard

Pansy Copeland

AFTER AGENDA

January 13, 2022

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 except for Ms. Copeland.

B. Approval of minutes – December 9, 2021; January 6, 2022

Mr. Ballard moved to approve the minutes of December 9, 2021, second by Ms. Beckham. Motion passed 4-0. Ms. King moved to approve the minutes of January 6, 2022, second by Mr. Ballard. Motion passed 4-0.

Mr. Galloway moved that item C.a. be moved to the end of the agenda, second by Ms. Beckham. Motion passed 4-0.

C. LBA Management

a. Moved to end of agenda

b. Outstanding Title Work

Staff presented a list of all of the outstanding title work, which is attached hereto. Staff pointed out that 1106 Spring Creek Circle, on the list of donations, should be removed as there was incorrect information received from the donor. There are approximately 50 properties on this list.

c. Outstanding Right of Redemption Foreclosures

Staff presented a list of all of the properties which need to have the right of redemption foreclosed. It contains approximately 90 properties. The list is attached hereto.

d. Five-year Budget History

Staff presented a summary of LBA budgets for the past 5 years along with copies of the budgets. The summary is attached hereto. The higher contributions from the City in 2018 and 2019 resulted from the City's reimbursement of maintenance costs to the Land Bank.

e. Three-year Sales History

Staff presented a list of sales during Ms. Church's time as the executive director. Mr. Galloway noted that the number shows an average of 20 closings a year. There are 4 properties on the list that do not have the deed restrictions: 414 Jefferson Street; 1718 Carrington Drive; South 9th Street; and the Haisten Building. Staff will put together a full list, including sales prices.

f. Suspected Deed Restriction Violation

Staff does not have this list prepared due to time constraints.
Ms. Copeland joined the meeting at this time.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements
Staff presented bank statements and QuickBooks reports for December, 2021. 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
 - b. 507 E. Chappell Street – pending title exam
 - c. Spring Creek Circle #s 1106, 1108, 1110, 1112, 1114 – pending title exam
Staff reminded the board that 1106 Spring Creek Circle has been removed by the donor.
4. Report on sales –
 - a. 115 Pecan Point - \$2,950.00

E. Citizen Comments

Kerry Harris had a question regarding payment of funds for 117 Pecan Point and the property lines. Staff stated that funds would be paid at closing and Brad Vaughan instructed him to look up the property lines at the Court house.

Freddie & Vickie Davis questioned the tabling of their application for 810 North 10th Street – the lot behind their property - under the Side Lot Program. Board members explained that they are already getting the adjacent lot and the LBA will only give away one lot. They are free to re-apply to purchase 810 N. 10th Street.

Brandy Byland, who lives on Bethany Road, stated that she thinks the Land Bank is good for the community and that she sees trickle-down pride in neighborhoods when a house becomes owner-occupied.

F. Side Lot Program

1. 421 Adams Street – title work ordered
2. N. Hill Street, parcel 003C03062 – title work ordered
3. Newnan Road, parcel 268 02010F – title work ordered
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 – title work ordered
8. 118 Short Street – offering to 314 Riley Street
9. Davidson Drive, parcel 258A01032A – title work ordered
10. 810 N. 10th Street - held
11. 823 E. Solomon Street – title work ordered
12. Callie Road, parcel 114 04013 – title work ordered
13. 428 N. 13th Street – title work ordered
14. 123 N. Brawner Street - tabled
This property is tabled until Ms. Rutherford-Lemons is the actual owner of 201 N. Brawner.
15. 624 E. Slaton Ave. - tabled
16. 110 Valley Drive – title work ordered

17. 116 Melton St. – title work ordered
18. **818 Hallyburton Street** – offer to acquire from Annie H. White
 Chad Jacobs pointed out that Ms. White will need a variance to consolidate this lot with hers. It was suggested that the City and County come up with a way to rubber stamp these consolidations, allowing administrative approval if the consolidation is a product of the Side Lot Program.
 Staff recommends approval of the offer to acquire. Ms. King moved to approve staff recommendation, second by Mr. Ballard. 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** – ready to close
6. **55 Palm St.** – moved to County demo list
7. **118 Pecan Point** – awaiting proof on non-perk status from buyer
8. **435 W. College St** – ROR closes 1/17/2022
9. **437 W. College St** – ROR closes 1/17/2022
10. **1117 (old) Sapelo Road** –title work received
11. **223 Seminary Ridge** –title work received
12. **329 N. 1st St.** – ROR closes 1/22/2022
13. **214 N. 3rd St.** – title work received
14. **402 Circus St.** – New application under SLP
15. **406 Circus St.** – title work received
 See entry #14 for 402 Circus Street.
16. **103 Central Lake Drive** – title work received
17. **810 Pamela Drive** – title work received
18. **811 Pamela Drive** – title work received
19. **195 Davidson Circle** – contract cancelled
20. **336 Wynterhall Dr.** – title work received
21. **808 Meriwether St.** –title work received
22. **809 Pamela Dr.** –title work received
23. **1002 Meriwether St.** – title work received
24. **180 Grizzley Lane** – title work received
25. **618 E. McIntosh Rd.** – title work received
26. **480 Ella Dr.** – title work received
27. **Old Macon Rd., parcel 130 04007** – title work received
28. **227 Ella Cir.** –transaction cancelled
29. **Collier St, parcel #067 05002C** – title work received
30. **1 1st St.** – title work received
31. **Rehoboth Rd, parcel 125 02013A** – title work received
32. **817 Ray St.** – title work ordered
33. **501 Belle St.** – title work ordered
34. **434 Lakeview St.** – title work received
35. **727 W. Quilly St.** – moved to SLP; title work ordered
36. **317 N. Hill St.** – title work ordered
37. **23 W. Hall Rd.** – title work ordered
38. **755 E. Broadway** – title work ordered

39. **213 N. 8th St.** – title work received
40. **309 E. Tinsley St.** – title work ordered
41. **122 Ella St.** –contract rescinded
42. **213 E. Quilly St.** – title work ordered; buyer aware of plan requirement
43. **215 E. Quilly St.** – title work ordered; buyer aware of plan requirement
44. **1425 ½ Spelman Ave.** – Demo permit entered by City
45. **1230 N. 9th St. Ext.** – counteroffer accepted; title work ordered
46. **1360 N. 9th St. Ext.** – title work ordered
47. **2760 Old Atlanta Rd.** – (Co demo) ROR closed; awaiting demo
48. **2780 Old Atlanta Rd.** – (Co demo) ROR closed; awaiting demo
49. **4 Edwards St.** – (Co demo) ROR closed; awaiting demo
50. **60 Fifth St.** – (Co request) title work ordered
51. **1344 Maple Dr.** – title work received
52. **86 Hillcrest Ave.** – scheduling closing
53. **196 Kendall Dr.** –title work received
54. **108 Hillsborough Ct.** –title work received
55. **109 Princess Cir.** –title work ordered
56. **1039 High Falls Rd.** – title work received
57. **504 E. Tinsley St.** – title work received
58. **508 E. Tinsley St.** – title work received
59. **838 Anne St.** –title work ordered
60. **815 N. 9th St.** – title work received; move to SLP
61. **411 Northside Drive** – title work ordered
62. **Northside Drive parcel #108A07024** – title work ordered
63. **323 Moreland Road** – title work ordered
64. **321 Moreland Road** – title work ordered
65. **502 Circus Street** – title work ordered
66. **220 E. Quilly Street** - title work received
67. **222 E. Quilly Street** – title work ordered
68. **186 Poplar Street** – title work ordered
69. **79 Elm Street** – title work ordered
70. **647 N. 17th St.** – title work ordered
71. **104 Woodhollow Dr.** – title work ordered
72. **1005 Meriwether Street** – title work ordered
73. **1009 Meriwether St.** – title work ordered
74. **1017 Meriwether St.** – title work ordered
75. **1024 Serene Lake** – limited title search ordered
76. **106 Amanda Ave.** – title work ordered
77. **309 N. 17th Street** – title work ordered
78. **219 Chappell Street** – title work ordered
79. **221 E. Chappell Street** - title work ordered
80. **428 N. 13th Street** – title work ordered
81. **1102 Parkview Drive** – title work received
82. **802 Pamela Drive** – title work received
83. **30 Franklin Street** – title work ordered
84. **726 Ellis St.** – title work ordered
85. **110 Davidson Cir** – title work ordered
86. **428 E. Tinsley St.** – no response from bidders
87. **427 Circus Street** – title work ordered
88. **Princess Cir, parcel 268 02041** – title work received

89. **1734 Turnberry Drive** – title work ordered

90. **207 Central Lake** – title work ordered

91. **117 Pecan Point** – Closing _____

Mr. Galloway asked about this entry. Staff explained that the property will be closing very soon but a date was not decided at the time the agenda was published.

92. **526 Lane Street** – title work ordered

93. **522 Orange Street** – title work ordered

94. **526 Orange Street** – title work ordered

95. **561 N. 12th Street** – title work ordered

H. Properties – New Business

1. 111 Pecan Point

Offer to purchase from Patricia M. Jones for \$3,000.00

The recommended minimum bid is \$2,500.00. Bidder plans to build a single family home for her daughter and grandchildren. Staff ~~recommends~~ approval. Ms. Beckham moved to approve staff recommendation, second by Mr. Ballard. Motion passed 5-0.

2. 113 Pecan Point

Offer to purchase from Patricia M. Jones for \$4,000.00

The recommended minimum bid is \$2,500.00. Bidder plans to build a single family home for her family. Staff recommends approval. Mr. Ballard moved to approve staff recommendation, second by Ms. Beckham. Motion passed 5-0.

3. Steele Road, parcel #254 01010B

Offer from Shlawanca Calhoun for \$3,165

The recommended minimum bid is \$3,165.00. Bidder plans to build a single family home in the future. Staff recommends rejecting the offer and moving the property to the Not For Sale list as most of it lies in the flood plain. Ms. Beckham moved to reject the offer and investigate whether it is a fit for the Side Lot Program, second by Mr. Ballard. Motion passed 5-0.

4. 47 Dundee Lake Circle

Offer from Core Dreher for \$1,000.00

The recommended minimum bid is \$6,500.00. Bidder plans to remove dilapidated trailer. Staff recommends a counteroffer at \$6,000.00, noting that the RMB is based on the value of the land only, and does not include the trailer. Stephanie Windham recommended that the trailer be sold with a bill of sale and a hold harmless agreement. Ms. Calhoun moved to accept staff recommendation, second by Ms. Beckham. Ms. King asked to amend the motion to include Ms. Windham's recommendation. The amendment was accepted, and the motion passed 5-0.

5. Bourbon Street, parcel #112 03001

Offer to purchase from Hugh D. Foster for \$2,000.00

The recommended minimum bid is \$1,800.00. Bidder plan to build a one-story 2400-foot structure for family dwelling. Staff recommends rejecting the offer. Ms. King moved to table to offer and contact the bidder to get more information on his development plans, second by Ms. Beckham. Motion passed 5-0

C. a. Mr. Galloway stated that there is too much invested in the Land Bank for it to dissolve, and that the statutory authority has benefits; however, if we expect a panacea for

substandard housing, it won't work. He suggests that the following recommendations be made to the City and County: 1) that the new executive director be a city and/or county employee. 2) that the LBA take a 60-day break for the City and County to decide what they each want to do regarding the Land Bank. 3) that priority in purchasing be given to graduates of the Housing Authority's ownership program. 4) that the new executive director have experience with a successful land bank.

Ms. Copeland stated that we need to refer to local governments for things the LBA can't do. A good rapport with those entities is needed. She said that her research shows that a lot of other governments have land trusts rather than land banks. She also suggests a committee structure, where each member represents a particular district and knows what is going on in that district, which would help prevent last minute decisions. The district representation would rotate each year. Mr. Galloway noted that this structure was similar to the Atlanta Community Planning unit. Ms. Windham pointed out that a local rep for each district who knows what is going on with particular pieces of property could help alleviate title issues.

Mr. Galloway noted that the local governments have to give the LBA investigative and enforcement support. Ms. King stated that she would rather see a different enforcement mechanism besides just lawsuits.

Ms. Beckham stated that the Land Bank has been a work in progress and noted that she wanted to see more hours from the executive director as well as a different office location. Every month there are new issues to be addressed. Mr. Galloway agreed that it is complex, and that local housing issues make it moreso. Ms. Beckham wants the contract to explain what will happen in a buyer doesn't comply with the terms of the contract. Ms. King would like to see community seminars.

Mr. Ballard produced a handout with his thoughts and recommended that we need the City and County to buy-in. He said we need their objectives for the Land Bank, which should tie in with overall housing plans.

Ms. King believes that there are things the board members can do during the 60-day break to help move things along. Mr. Ballard and Mr. Galloway agreed that it may be difficult to find a new executive director with experience. They both feel that the Land Bank needs someone who can critique how we are doing things now. Ms. Copeland would like to see someone with a business degree in the position.

Ms. King asked for a workshop to discuss the various ideas. Staff is to summarize everyone's ideas into bullet points.

I. Board Member Comments
See C.a. discussion.

J. Executive session.
None.

K. Adjourn

Mr. Ballard moved to adjourn, second by Ms. King. Motion passed 5-0.

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OUTSTANDING TITLE WORK

A. Donations

1. 704 E. Tinsley St – pending title exam
2. 507 E. Chappell St. – pending title exam
3. Spring Creek Circle #s ~~1105~~, 1108, 1110, 1112, 1114 – pending title exam

B. Side Lot Program

1. 421 Adams Street – title work ordered
2. N. Hill Street, parcel #003C03062 – title work ordered
3. Newnan Road, parcel #268 02010F – title work ordered
4. 82 Windsor Way – title work ordered
5. 1309 Wildwood Dr. – title work ordered
6. 601 W. Quilly St. – title work ordered
7. 802 Lane St. – title work ordered
8. 118 Short St. – title work ordered
9. Davidson Dr., parcel #258A01032A – title work ordered
10. 823 E. Solomon St. – title work ordered
11. Callie Rd., parcel 114 04013 – title work ordered
12. 428 N. 13th St. – title work ordered
13. Central Lake, parcel 121A02025 – title work ordered
14. 110 Valley Drive – title work ordered
15. 116 Melton St. – title work ordered

C. Properties

1. **727 W. Quilly St.** –title work ordered
2. **317 N. Hill St.** – title work ordered
3. **23 W. Hall Rd.** – title work ordered
4. **309 E. Tinsley St.** – title work ordered
5. **1230 N. 9th St. Ext.** –title work ordered
6. **109 Princess Cir.** –title work ordered
7. **504 E. Tinsley St.** – title work received
8. **508 E. Tinsley St.** – title work received
9. **838 Anne St.** – counteroffer accepted; title work ordered

10. **411 Northside Dr.** – title work ordered
11. **Northside Dr., parcel 108A07024** – title work ordered
12. **323 Moreland Rd.** – title work ordered
13. **321 Moreland Rd.** – title work ordered
14. **647 N. 17th St.** – title work ordered
15. **1005 Meriwether St.** – title work ordered
16. **1017 Meriwether St.** – title work ordered
17. **1024 Serene Lake** –limited title search ordered
18. **106 Amanda Ave** – title work ordered
19. **309 N. 17th Street** – title work ordered
20. **219 E. Chappell Street** – title work ordered
21. **221 E. Chappell Street** – title work ordered
22. **428 N. 13th Street** – title work ordered
23. **30 Franklin Dr.** – title work ordered
24. **726 Ellis St.** – title work ordered
25. **110 Davidson Cir** – title work ordered
26. **427 Circus Street** – title work ordered
27. **1734 Turnberry Drive** – title work ordered
28. **207 Central Lake** – title work ordered
29. **526 Lane Street** – title work ordered
30. **522 Orange Street** – title work ordered
31. **525 Orange Street** – title work ordered
32. **526 Orange Street** – title work ordered
33. **561 N. 12th Street** – title work ordered

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OUTSTANDING ROR FORECLOSURES

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 - 13. 110 Valley Drive – title work ordered
 - 14. 727 W. Quilly St. –title work ordered

- B. Properties – Old Business
 - 1. **435 W. College St.** – ROR closes 1/17/2022
 - 2. **437 W. College St.** – ROR closes 1/17/2022
 - 3. **1117 (old) Sapelo Road** – in line for foreclosure
 - 4. **223 Seminary Ridge** – in line for foreclosure
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74. **526 Orange Street** – title work ordered
75. **561 N. 12th Street** – title work ordered

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY
FIVE YEAR BUDGET HISTORY

YEAR	LBA	COUNTY	CITY	TOTAL
2018	\$ -	\$ 44,000.00	\$ 89,600.00	\$ 133,600.00
2019	\$ -	\$ 44,000.00	\$ 126,000.00	\$ 170,000.00
2020	\$ -	\$ 43,750.00	\$ 43,750.00	\$ 87,500.00
2021	\$ 23,600.00	\$ 38,400.00	\$ 38,400.00	\$ 100,400.00
2022	\$ 35,350.00	\$ 38,400.00	\$ 38,400.00	\$ 112,150.00
TOTALS	\$ 58,950.00	\$ 208,550.00	\$ 336,150.00	\$ 603,650.00