

GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

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EXECUTIVE DIRECTOR

Virginia S. Church

BOARD OF DIRECTORS

Newton Galloway

Patty Beckham

Sharon King

Bruce Ballard

Pansy Copeland

MINUTES

December 9, 2021

A. Determination of Quorum

Mr. Galloway opened the meeting at 4:00 pm and determined that there was a quorum as all board members were present.

Ms. King requested that items K and L at the end of the agenda be moved to the beginning of the meeting.

- K. Mr. Galloway called for item K, discussion of Executive Director's resignation. Ms. King questions Ms. Church's willingness to address current problems given the language in her resignation letter. Ms. Church responded that she is more than willing to address the Land Bank's current issues. Ms. King stated that she was not happy with Ms. Church's performance and saw no reason to keep her on until the end of January. She moved for Ms. Church's immediate termination, second by Ms. Beckham for purposes of discussion. Ms. Beckham asked Ms. Church if she wants to work out her contractual notice provision and Ms. Church stated that she did. Motion failed 1-4.

- L. Mr. Galloway called for item L, discussion of the future of the LBA, including dissolution. He had sent an email to the Board outlining his concerns and thoughts on the future of the Land Bank which is attached to these minutes and made a part hereof.

Ms. Beckham stated that she believes in the Land Bank and the work it is doing but thinks that the job is bigger than a part-time employee can handle, and a dedicated full-time director is needed. Ms. King agrees. Ms. Copeland noted that it is difficult to get involved and that some restructuring may be needed. Ms. Beckham agreed because the Land Bank has grown. Ms. Copeland feels that the LBA is needed by the community but that it is more reactive than proactive and that the Board needs to decide its direction.

Mr. Ballard noted that it has been a challenging year but feels that the LBA has made improvements and changes to have better visibility with the Side Lot Program and increased sales. He thinks it is going in a good direction, but he has concerns about the necessity of the owner-occupancy restriction, even though it is set out in the Intergovernmental Agreement. He questions if it is necessary if the property has been improved. He thinks this is an opportune time to look at the need for that restriction, as well as compliance with it. Is it holding the Land Bank back? Mr. Ballard stated that he thinks the Board needs to look at the contracts and compliance with them, and at a better way to get properties under contract closed. He agrees that a joint city-county employee

may be a good idea. He also stated that it would be a big task to dissolve.

Mr. Galloway does not share the other Board members' positive outlook. He agrees that a full-time employee will help to get properties to the closing table but whether that person needs to have legal experience is up in the air. He stated that he has always wanted the Land Bank to be self-sufficient but sees little hope of that with the value of the properties in the inventory. The LBA would need to close 50-60 properties a year just to pay for the executive director. Ms. King doesn't think that is impossible.

City Commissioner Cynthia Ward brought up a property on S. 9th Street, then discussed Mr. Galloway's concern about political encroachment. She stated that the City and County had tried to mold this land bank after the one in Macon but look where they are with development. She stated that all that has happened here is the Land Bank holding lots of useless properties.

Mr. Galloway mentioned the owner-occupancy restriction and stated that he does not have much faith in the affidavit buyers have to sign at closing. He pointed out that there is now a pressure for rental neighborhoods that is undermining what the Land Bank is trying to accomplish. The remedy for violations of the contracts is specific enforcement which means litigation. He asked for a list of properties where the restrictions are a sham. Ms. King said that she had found 8 properties out of 20 so far that appeared to be violating the owner-occupancy restriction. Mr. Galloway noted that the Land Bank will have to sue over any violations and stated that there may be older deeds out of the LBA that do not contain the restriction. He also said that, originally, the owner-occupancy restriction was an internal LBA policy which the City and County liked but he does not know if the restriction made it into all the closing documents prior to Ms. Church's arrival. After that, the contracts and processes were shored up and the IGA codified the restriction.

Mr. Galloway noted that the Land Bank could sell everything if it allowed rental properties as there are now market pricing and pressures that were not present in years past. He feels that the LBA was making progress with projects from Square Foot and banking land, only to be undercut by the rental market now present in Spalding County.

Ms. Ward questioned working with a Land Trust. Mr. Galloway said that the Land Bank had been approached by a purported land trust several years ago that was essentially a land lease arrangement. He did not see how that increased people's equity, which is what he thought the Land Bank was trying to do. He feels that, until the 5 points in his email can be addressed, there is little chance of the Land Bank succeeding. He also thinks that the Land Bank should operate out of either city or county office space and would be better with a joint employee.

He asked that the Board members put their thoughts on paper and distribute them to the rest of the Board.

B. Approval of minutes – November 4, 2021

Mr. Ballard moved to approve the minutes, second by Ms. Beckham. Motion passed 5-0.

C. LBA Management

1. Bethany Road

Ms. King questioned what the Land Bank is doing. Mr. Galloway explained that the

Board had voted to approve that, if the County agrees to one-time maintenance and if property owners agree to accept, then the LBA would transfer to driveway to the current residents. He stated that it is up to the property owners to move it forward. Ms. King is free to go with them to the County as an individual, but not as a representative of the Land Bank. He noted that the County has been advised of the Land Bank's position.

2. 323 N. 1st Street

Ms. King had submitted a report to the Board ahead of this meeting which is incorporated here and made a part of these minutes. The report stated that this property is listed for rent on various websites and it appears that the purchaser is violating the owner-occupancy restriction. Mr. Ballard noted that the LBA needs to get details of all of the violations. Mr. Galloway agreed with Ms. King's recommendation that a demand letter be sent to potential violators, but the Board has got to decide if it is prepared to expend the funds to litigate. He feels that is a necessary expenditure. Possibly an example could be made of a few violators. Mr. Galloway moved that a demand letter be sent to the owner of this property and that Ms. Church build a list of all potential violators, second by Ms. Copeland. Motion passed 5-0.

3. Lot Maintenance

- a. 48 Bleachery Street
- b. 79 Elm Street
- c. 326 E. Tinsley Street
- d. 304 N. 13th Street

One of these lots is under contract, but there is nothing that can be done to upkeep the properties since the right of redemption has not been foreclosed on any of them.

4. Demolitions

- a. 58 Pine Street
- b. 152 Second Ave.
- c. 55 Palm Street
- d. 416 Meadowlark
- e. 1425 ½ Spelman Ave.

The Second Ave. property is under contract to Oscar Mayes who has agreed to sign a contract addendum agreeing to demolish the house. Brad Vaughn, the County's senior planner, noted several properties that are on the County's list for demolition. He stated that the only hold up is that they are waiting for Public Works to put the demos on their schedule.

D. Financial information

1. Quickbooks reports and bank statements; review and approval of disbursements
Staff presented bank statements and QuickBooks reports for October and November, 2021. Ms. King 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
4. Report on sales –
 - a. 1408 N. 9th Street - \$1500
 - b. 113 Anne Street - \$1500
 - c. E. McIntosh Road, parcel 250 01049 - \$750

Susan Prichard lives next door to 113 Anne Street and said the house is falling in. She asked how the Land Bank will know if the rehab meets code? Brad Vaughn stated that Code Enforcement will make sure.

E. Citizen Comments

None.

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
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
The buyer presented a development plan which includes a garden and possibly a manufactured home. Mr. Ballard moved to approve with information that this Board cannot approve a manufactured home, second by Ms. King. Motion passed 5-0.
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.** – held from prior bid, moved to SLP
Ms. King moved to approve transfer to 118 Melton under the Side Lot Program, second by Mr. Ballard. Motion passed 5-0.

G. Properties – Old Business

1. **Haisten Building** – James Harvey reported that progress continues and that they hope to have some holiday decorations up soo.
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
Ms. King moved to reject the revised, lower offer, second by Ms. Copeland. After discussion, the motion was withdrawn and Ms. King moved to approve, second by Ms. Beckham. Motion passed 5-0.
6. **55 Palm St.** – moved to County demo list
7. **118 Pecan Point** – tabled pending meeting with buyer
Ms. King moved to table the revised offer pending proof from Mr. Mayes that the land won't perk, second by Ms. Beckham. Motion passed 5-0.
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
 Ms. King moved to approve the application, second by Ms. Beckham. Motion included a request that the City hold off enforcement for 8-10 weeks, when the ROR for 406 Circus Street will be foreclosed, so that Ms. Green can close both acquisitions at once.
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.** – contract not signed; 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. **115 Pecan Point** –buyer scheduling closing
39. **755 E. Broadway** – title work ordered
40. **213 N. 8th St.** – title work received
41. **309 E. Tinsley St.** – title work ordered
42. **122 Ella St.** – buyer seeks to rescind contract
 Mr. Ballard moved to allow rescission of the contract, second by Ms. Copeland. Motion passed 5-0.
43. **213 E. Quilly St.** – title work ordered; buyer aware of plan requirement
44. **215 E. Quilly St.** – title work ordered; buyer aware of plan requirement
45. **1425 ½ Spelman Ave.** – Demo permit entered by City
46. **1230 N. 9th St. Ext.** – counteroffer accepted; title work ordered
47. **1360 N. 9th St. Ext.** – title work ordered
48. **2760 Old Atlanta Rd.** – (Co demo) ROR closed; awaiting demo
49. **2780 Old Atlanta Rd.** – (Co demo) ROR closed; awaiting demo
50. **4 Edwards St.** – (Co demo) ROR closed; awaiting demo
51. **60 Fifth St.** – (Co request) title work ordered

52. **1344 Maple Dr.** – title work received
53. **86 Hillcrest Ave.** – scheduling closing
54. **196 Kendall Dr.** –title work received
55. **108 Hillsborough Ct.** –title work received
56. **109 Princess Cir.** –title work ordered
57. **1039 High Falls Rd.** – title work received
58. **504 E. Tinsley St.** – title work received
59. **508 E. Tinsley St.** – title work received
60. **838 Anne St.** –title work ordered
61. **815 N. 9th St.** – title work received
62. **411 Northside Drive** – title work ordered
63. **Northside Drive parcel #108A07024** – title work ordered
64. **323 Moreland Road** – title work ordered
65. **321 Moreland Road** – title work ordered
66. **502 Circus Street** – title work ordered
67. **220 E. Quilly Street** - title work received
68. **222 E. Quilly Street** – title work ordered
69. **186 Poplar Street** – title work ordered
70. **79 Elm Street** – title work ordered
71. **647 N. 17th St.** – title work ordered
72. **104 Woodhollow Dr.** – title work ordered
73. **1005 Meriwether Street** – title work ordered
74. **1009 Meriwether St.** – title work ordered
75. **1017 Meriwether St.** – title work ordered
76. **1024 Serene Lake** – limited title search ordered
77. **106 Amanda Ave.** – title work ordered
78. **309 N. 17th Street** – title work ordered
79. **219 Chappell Street** – title work ordered
80. **221 E. Chappell Street** - title work ordered
81. **428 N. 13th Street** – title work ordered
82. **1102 Parkview Drive** – title work received
83. **802 Pamela Drive** – title work received
84. **30 Franklin Street** – title work ordered
85. **726 Ellis St.** – title work ordered
86. **110 Davidson Cir** – title work ordered
87. **428 E. Tinsley St.** – no response from bidders
88. **427 Circus Street** – title work ordered
89. **Princess Cir, parcel 268 02041** – title work received
90. **1734 Turnberry Drive** – title work ordered
91. **207 Central Lake** – title work ordered
92. **117 Pecan Point** – title work ordered
93. **111 Pecan Point** – counteroffer rejected
94. **113 Pecan Point** – counteroffer rejected

H. Properties – New Business

1. 526 Lane Street

Offer to purchase from Deborah Williams for \$1,250.00

The recommended minimum bid is \$1,250.00. Bidders plan to build a single family home. Staff recommends approval. Ms. King moved to approve staff recommendation, second by Ms. Beckham. Motion passed 5-0.

2. Harriett Johnson Offers

a. 522 Orange Street

Offer to purchase for \$1,250.00

The recommended minimum bid is \$2,500.00. Bidder plans to build a single family home. Staff recommends approval. Ms. Beckham moved to approve staff recommendation, second by Mr. Galloway with consolidation with 526 Orange Street. Motion passed 5-0.

b. 525 Orange Street

Offer to purchase for \$1,225.00

The recommended minimum bid is \$1,250.00. Bidder plans to build a single family home. Staff recommends approval. Ms. King moved to approve staff recommendation, second by Mr. Ballard. Motion passed 5-0.

c. 526 Orange Street

Offer to purchase for \$1,225.00

The recommended minimum bid is \$1,125.00. Bidder plans to build a single family home. Staff recommends approval. Ms. Beckham moved to approve staff recommendation with consolidation with 522 Orange Street, second by Mr. Galloway. Motion passed 5-0.

d. 591 N. 12th Street

Offer to purchase for \$1,300.00

The recommended minimum bid is \$1,500.00. Bidder plans to build a single family home. Staff recommends approval. Mr. Ballard moved to approve staff recommendation, second by Ms. King. Motion passed 5-0.

3. 199 Bourbon Street

Offer to purchase from Hugh D. Foster for \$1,600.00

The recommended minimum bid is \$2,250.00. Bidder plan to gift to his son as inheritance. Staff recommends a counteroffer of \$2,000.00 Ms. Beckham moved to reject the offer, second by Ms. Copeland. Motion passed 5-0

I. Board Member Comments

Mr. Galloway wants to hold a special called meeting to further discuss the future of the LBA. He will provide lunch at his office to facilitate. He asked the Board members to let him know their conflicts over the next few weeks.

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

None.

K. Adjourn

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



LBA/Gen

Newton Galloway <ngalloway@gallyn-law.com>

Thu, Dec 2, 2021 at 11:29 AM

To: Ballard Bruce <bruce.ballard@gscs.org>, Beckham Patty <patricia.beckham@att.net>, "F.E.Copeland@outlook.com"

<F.E.Copeland@outlook.com>, King Sharon <sharonroy1317@gmail.com>

Cc: Virginia Church <vchurch@gsciba.org>

All:

Yesterday, I participated in a call w/the City and County (conducted at my request) to review LBA's status after January 31, 2022. This was only a preliminary discussion regarding LBA's future. Before we proceed with hiring new Staff, now is the time to assess the status of LBA, its problems (and some successes).

I identified 5 major points to the City/County which I believe affect the operation, viability and purpose of LBA, as follows:

1. Inability to get properties sold and closed. We have over 100 pending contracts for sale that just seem to sit. We are seemingly incapable of moving these properties to closing.
2. Inability to move LBA to economic self-sufficiency. We are impacted by the low property values in Griffin resulting from decades of rental property/slum toleration by the City and County. At the current values of properties that are tax foreclosed and given the contract values for the sales for which we have contracts, it would take the sale/closing of 50-60 properties per year just to cover operational expenses of an Exec. Director. The reality is that there is little chance that LBA can remove itself from the requirement of local government subsidization. This does not even include the cost of property maintenance.
3. Political encroachment in the contracting process. The contracting process for sales of properties should be free from the political involvement of either local government. It is inconsistent for elected officials to threaten LBA funding, then in the same meeting insist on transfers of property to the politically favored under circumstances that actually increase the costs to the respective government.
4. The sham of the owner occupancy requirement. I suspect that most prospective purchasers of LBA properties execute whatever statements under oath we require to attain owner occupancy, while having no real intent to comply with the requirement because we have no mechanism to efficiently enforce the deed restrictions. Further, such enforcement would require more economic support from both governments to challenge violations thereof.
5. Based on construction and market prices of newly constructed developments, the effort to encourage owner occupancy is now being undermined by the economics of new rental property, coupled with the development pressure of new "rental" single family subdivisions. These encourage the return of S/F dwellings from owner occupancy to rental units.

I advised both local governments yesterday that now is the time to address these issues before we incur the time, cost to retain new professional staff. If we are not willing to commit to address these issues going forward, then it is time (in my opinion) to terminate LBA.

In the event the decision is made to go forward w/LBA, I requested the following changes:

1. Moving LBA offices to a government building, rather than my ofc.
2. Making any new Exec. Director an employee of either (or jointly) City or County Planning departments

It was made clear that these are only my personal observations and do not reflect the cumulative will of LBA. I advised both governments that this issue will be considered during LBA's December mtg. In response to Sharon's recent email, this discussion will be held in open meeting. It does not qualify under any exception to the Open Meetings law.

Please give this your thought as well and be prepared to discuss this next week.

Thanks.

NMG

Newton M. Galloway

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December 7, 2021

Attn: Griffin-Spalding County Land Bank Board of Directors
Newton Galloway, Chairman
Patty Beckham, Vice-Chair
Bruce Ballard, School Board Appointee
Pansy Copeland, County Appointee
Virginia Church, Executive Director

cc: Stephanie Windham, Attorney for GSCLBA
Jessica O'Conner, City Manager
Chad Jacobs, Director of Planning and Development
Michelle Haynes, City Planner

Dear Chairman Galloway,

In February of 2020, the Griffin-Spalding County Land Bank (GSCLBA) sold 323 N 1st Street, lot with a structure, to Venette Wallace for the purpose of rehabilitating the structure for owner occupancy. While reviewing GSCLBA inventory and tracking sales I learned that this property, parcel #006 12005 hereon referred to as 323 N 1st Street, is being rented. I believe Mrs. Wallace to be in violation of the signed purchase contract with the GSCLBA. The following is a summary of my findings for your review.

Property History

The GSCLBA obtained 323 N 1st Street through donation from Cleo Howard on June 29, 2018 (Exhibit A). On November 21, 2019, Ms. Venette Wallace made an offer to purchase the property for \$2,000.00. This offer was countered by the board for \$3,500.00 (Exhibit B). At some point between November of 2019 and January of 2020, the counteroffer was accepted. Although it is not noted in the after-agenda minutes, we know this because the property moved from our inventory to "Old Business" showing "Title Work Ordered" (Exhibit C). On February 20, 2020, the property was reported as "Sold" (Exhibit D).

Ms. Wallace entered a contract with the GSCLBA on January 30, 2020 (Exhibit E). This contract explicitly states, (section 7)

Purchaser shall accept this property subject to the following restrictive covenant (which shall be placed on the deed) requiring that the property be "owner occupied":

"Grantee accept(s) this property subject to a covenant running with the land providing that any primary dwelling structure upon his property must be owner-occupied; it is the interior of the Grantor and Grantee that a primary dwelling located upon this property will be occupied by an owner with at least 50 percent interest in the property, or a member of the owner's

family within the third degree of consanguinity, for six or more months of each calendar year as such person's principal residence."

The limited warranty deed recorded on March 2, 2020, deed book 04533, page 00348-00349 at the Spalding County Clerks Office located at 132 E Solomon Street, Griffin, GA 30223 (Exhibit F) clearly states,

"Grantee accepts this property subject to a covenant running with the land providing that any primary dwelling structure upon his property must be owner-occupied; it is the interior of the Grantor and Grantee that a primary dwelling located upon this property will be occupied by an owner with at least 50 percent interest in the property, or a member of the owner's family within the third degree of consanguinity, for six or more months of each calendar year as such person's principal residence."

Meaning that the Grantee, Ms. Wallace, was made aware in two different legal documents of the owner-occupancy requirement.

Current Issue

This property has been advertised on multiple websites as being fully renovated and available for rent (Exhibit G). Currently this property shows as being under "rental agreement" as of May 22, 2020 (Exhibit H).

Even though the renovations fall into the required time limit for development as outlined in the Intergovernmental Agreement, Article 8, Section B, Page 11 (Exhibit I), there is no evidence that permits were obtained (Exhibit J) which additionally violates the contract between Ms. Wallace and the GSCLBA (Exhibit E, Section 8). It is important to note that if only cosmetic changes were made to the structure that the City of Griffin does not require a permit. The concern lies with the GSCLBA historically owning property that is uninhabitable due to electrical, structural, and/or health and safety reasons. There is not any record of Code Enforcement viewing this property before or after the development/renovations. It will be virtually impossible to tell if major construction was completed without speaking directly to the contractors and therefore, we have no way of knowing if this structure meets City of Griffin code requirements.

Conclusion

I believe it to be GSCLBA's responsibility to work with our attorney and city staff to hold Ms. Wallace accountable for ignoring the contract and deed covenant. I believe the first step should be to send a letter to Ms. Wallace notifying her that she is in violation of our contract and deed restriction along without lining possible solutions.

My immediate, primary concern is for the safety of the resident of 323 N 1st Street. I believe that we should ask that Ms. Wallace provide a home inspection report that will be reviewed by Charles Abbot and Associates (CAA). Once CAA has reviewed the inspection, they can determine if they need to inspect

the property themselves. If so, we expect full compliance from Ms. Wallace. This needs to happen within the next 30 days to ensure the residents safety.

After the safety of the resident is established, I believe it to be in the best interest of all parties involved for Ms. Wallace to offer the resident of 323 N 1st Street the option to purchase the home for an affordable amount based on Spalding County Tax Assessors reassessed fair market value. All rent paid to this date will be considered as a down payment for the house. If the resident of 323 N 1st Street does not wish to purchase the home, then we can leave Ms. Wallace with two options.

1. Ms. Wallace list the house for an affordable amount based on Spalding County Tax Assessors reassessed fair market value. The resident can remain in the home until it sells or until the end of their lease agreement, whichever comes first. Any rent collected starting now (December 2021) to the time the house sells or lease ends, will be given back to the resident when they vacate.
2. Ms. Wallace sells the property back to the GSCLBA for the purchase cost of \$3,500.00. Then GSCLBA can place the property for sale for the affordable amount based on Spalding County Tax Assessors reassessed fair market value. The resident can remain in the home until it sells or until the end of their lease agreement, whichever comes first. Any rent collected starting now (December 2021) to the time the house sells or lease ends, will be given back to the resident when they vacate.

If Ms. Wallace fails to address our concerns or work with us in resolving this matter as outlined above, it should be the responsibility of GSCLBA to fully enforce the deed restriction to the greatest extent of the law.

I look forward to discussing in our meeting Thursday.

Thank you,

Sharon King
Board Member, City Appointee