



GSCLBA

Griffin-Spalding County Land Bank Authority

Board of Directors

Newton Galloway, Chair
Patty Beckham, Vice-Chair
Bruce Ballard, Treasurer
Sharon King
Pansy Copeland

MINUTES OF THE REGULAR MEETING

January 12, 2023

MINUTES OF THE SPECIAL CALLED MEETING

Thursday, January 26, 2023

The Regular Meeting of the Griffin-Spalding County Land Bank Authority was conducted on Thursday, January 12, 2023 at 4:00 p.m. at Historic City Hall, 201 E. Solomon St., Griffin, Georgia. Due to inclement weather, the meeting was continued at the Special Called Meeting of the Griffin-Spalding County Land Bank Authority on Thursday, January 26, 2023 at 4:00 p.m. at the same location.

Minutes of the meeting on January 12, 2023.

Call to Order

- 1. Determination of Quorum.** The meeting was called to Order by the Chairman at 4:00 p.m. A quorum of the Authority was present: Mr. Ballard, Ms. King and Mr. Galloway.
- 2. Approval of Agenda.** The agenda was presented and amended. Agenda item 4(a) was added: Discussion on Property Closings. A Motion to Amend, Accept the agenda was made by Mr. Ballard, 2d by Ms. King and approved unanimously.
- 3. Approval of Minutes: November 2022.** The minutes of the Authority meeting on November 10, 2022 were presented and reviewed.

Due to weather, the meeting was moved from the Conference Room to the Historic City Hall basement.

Regular Agenda

4. Report on Contracts (King)

Ms. King stated that she had reviewed the pending contracts and closings on LBA properties. She prepared a long list of properties under contract which she provide to Authority members.

She discussed contracts between the Authority and Starttime Technology on properties located at 213, 215 E. Quilly, 810, 811 Pamela Drive and 103 Central Lake Drive. Another contract Starttime on 808 Meriwether has expired. She expressed concerned that the purchaser was a technology firm with little or no interest in redevelopment of residential properties for owner occupancy in Griffin. Efforts to contact them directly were not successful. She recommended that the Authority cancel the Starttime contracts. Ms. King moved to cancel the Starttime contracts and prepare a notification of cancellation to them, 2d by Mr. Ballard, unanimously approved.

Due to weather, the meeting was adjourned at 4:25.

Minutes of the Special Called Meeting on January 26, 2023.

Call to Order

- 1. Determination of Quorum.** The meeting was called to Order by the Chairman at 4:00 p.m. A quorum of the Authority was present: Ms. Beckham, Ms. King, Ms. Copeland and Mr. Galloway. Mr. Ballard arrived at 4:30.
- 2. Approval of Agenda.** The agenda was presented and amended. Agenda item 4(a) was added: Discussion on Property Closings. A Motion to Amend the agenda was made by Ms. King, 2d by Ms. Beckham and approved unanimously.
- 3. Approval of Minutes: November 2022.** (Previously approved on January 12, 2023).

Regular Agenda

4. Report on Contracts (King)

Ms. King continued the discussion on contracts between the Authority and Starttime Technology on properties located at 213, 215 E. Quilly, 810, 811 Pamela Drive, 103 Central Lake Drive and 808 Meriwether. All of the properties are vacant lots. The Right of Redemption has not been foreclosed on any of the properties. In her research, she found no indication that the purchaser has any interest in affordable housing. She restated her concern that the purchaser was a technology firm and had little or no interest in redevelopment of residential properties for owner occupancy in Griffin. She recommended that the Authority cancel the Starttime contracts. Ms. King moved to cancel the Starttime contracts and prepare a notification of cancellation to them, 2d by Ms. Beckham, unanimously approved.

4.a. Discussion on Closings (King).

Ms. King reported that 22 properties are ready to close, subject to completion of a final title opinion by Beck, Owen and Murray. The properties were identified during meetings with Authority counsel. She stated that the Authority needs to confirm that the purchasers still want the properties. She has contacted most of them. She could not reach Novaterra and Cooley. 12-13 of the properties are to be demolished. She will provide the Authority with a list of the properties.

5. Report of Finances, (SallardJ)

Mr. Ballard presented the Authority's bank statements and transactions through December, 2022. He noted that Authority funds to proceed with title work and closings will likely be exhausted in 4 months. The financial statements were approved on Motion by Ms. King, 2d by Ms. Beckham, approved unanimously

6. Public Comments. None.

7. Discuss County Nuisance Abatement/Trespassing (King)

Ms. King discussed the following properties as to which nuisance abatement and trespassing notices have been prepared and sent through Code Enforcement.

- 30 Franklin Dr-sent on 10/11 (ROR forecloses sometime in February 2023, needs demo)
- 139 Rehoboth Rd-sent on 9/19 (ROR needs foreclosing)
- 60 Fifth St-sent on 9/1 (ROR needs foreclosing)
- 122 Ella St-sent on 8/30 (COG) (ROR needs foreclosing)
- 4 Edwards-sent on 8/25 (ROR is foreclosed, request County demo)

8. Discuss Demolitions (King)

Ms. King discussed the following properties, noting that demolitions are scheduled for them.

- 55 Park Ave
- 152 Second Ave
- 416 Meadowlark Dr
- 55 Palm St

Ms. King also added 4 Edwards Street to the list. It was noted that 55 Palm is in unincorporated Spalding County and Dr. Ledbetter, County Manager should be contacted to determine when demolition can be done.

9. Discuss Individual Properties (King)

Ms. King discussed the following properties:

- A. 591 N 12th St: Contracted for purchased by Mike Jackson, the right of redemption has been foreclosed. Mr. Jackson desires to rescind the contract. He was directed to make the request in writing to the Authority.
- B. 522 Orange St: Mr. Jackson also has a contract for this property which he wants to merge into 526 Orange Street. Mr. Jackson was directed to make a written request. Ms. King will notify Mr. Jackson of the Authority's direction.
- C. 220 & 222 E Quilly St, 219 & 221 E Chappell St: Discussion on these properties was tabled.
- D. 341 N 14th St: Property under contract with Mr. Phelps for \$4,000. The structure should be demolished.

E. 309 *E Tinsley St*: Property under contract with Chris Ray. It is not structurally safe. The right of redemption has not been foreclosed. Motion to direct foreclosure of right of redemption by Mr. Galloway, 2d by Ms. Beckham, unanimously approved.

F. 817 *Ray St*: Discussion on this property was tabled.

G. 223 *Seminary Ridge*: Discussion on this property was tabled.

10. Discussion on Status of Executive Director (Galloway)

Mr. Galloway reported that no action has been taken by either City of Griffin or Spalding County to hire a new Executive Director. He has provided the Authority's recommendation for continued operation to both City and County; both of which have verbally agreed with therewith. But, no action has been taken.

11. Update on Haisten Building status (Mr. Harvey)

Mr. Harvey could not attend due to medical appointments. No discussed was conducted on this agenda item.

12. Update on Discussion with Ms. Hollums and recent issues on ad valorem tax bills (Ballard/Galloway)

Mr. Ballard and Mr. Galloway reported on their discussion with Ms. Hollums. Mr. Galloway reported that numerous people interested in purchasing Authority properties were referred to him office by the Tax Commissioner's office. Ms. Hollums documented the procedures by which title is reflected in the tax records, noting that the tax purchaser (irrespective of identity or government agency) is identified therein in the same manner. Properties acquired by the Authority are identified in the same manner as properties acquired by a private purchaser.

13. Request for Release of Deed Covenants: 121 E. Chappell, 131 E. Chappell, 315 N. 6th (Mr. Joiner)

Mr. Joiner did not appear. Mr. Galloway reported that Mr. Joiner requested relief from a deed restriction included in the deed from the Authority to Ms. Tracey Crowley. She acquired a vacant lot at 315 Quilley Street from the Authority that adjoined her property at 121 E. Chappell Street. The deed required combination of the two lots. Ms. Crowley sold the tract at 121 E. Chappell without complying with the deed restriction. Her failure was identified as she attempted to sell 1315 Quilley and another property, 131 E. Chappell. He requested that the Authority revised the deed restriction. Later, Mr. Joiner advised that the transaction was resolved.

Discussing Mr. Joiner's request, the Authority noted that the issue of Ms. Crowley's violation of the deed restriction continued, irrespective of the sale of the property or the closing of the pending contract. The Authority agreed to discuss this further at the February meeting.

14. Immigration Report Compliance (Galloway)

Mr. Galloway reported that the Authority was required to submit an annual immigration report to the State Audit department. He reported that notices were sent to Ms. Church and Mr. Joiner, who were identified as previous contacts for the Authority. The report was due on December 31, 2022. However, access codes to allow the report to be filed could not be located and were not provided by either Ms. Church or

Mr. Joiner. The Authority directed Mr. Penland to contact the State Audit department and get the immigration report filed.

15. GIRMA Insurance (Galloway)

Mr. Galloway reported that the Authority's insurance through GIRMA requires renewal by February 6, 2023. Motion to renew Authority insurance through GIRMA by Mr. Galloway, 2d by Mr. Ballard, unanimously approved. Mr. Ballard agreed to provide the information to GIRMA for insurance renewal.

16. Tree Service (King)

Ms. King presented estimates for tree removal from tornado. Tree policy discussion deferred to February meeting.

17. 1230 N. 9th Street Extension (King)

Motion to notify Mr. Jackson that the contract for the purchase of this property has expired by Mr. Galloway, 2d by Mr. Ballard, unanimously approved.

18. 1360 N. 9th Street Extension (King)

Motion to notify Mr. Jackson that the contract for the purchase of this property has expired by Mr. Galloway, 2d by Mr. Ballard, unanimously approved.

Authority Member Comments

None.

19. Executive session pursuant to O.C.G.A. §§ 50-14-2 and -3 (If needed).

No Executive Session was conducted.

On Motion by Ms. Beckham, 2d by Mr. Ballard, unanimously adopted, the meeting was adjourned at 5:45.