



GSCLBA

Griffin-Spalding County Land Bank Authority

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

MINUTES OF THE REGULAR MEETING

Agenda

Thursday, February 9, 2023
Historic City Hall
201 E Solomon St
4:00 p.m.

CALL TO ORDER:

1. Determination of Quorum:

The February meeting of the G-S Land Bank Authority was called to Order by Mr. Galloway at 4:00 p.m. Mr. Ballard, Ms. Beckham, Mr. Galloway and Ms. King were in attendance. Mr. David Penland, counsel, was in attendance.

2. Approval of Agenda:

Upon Motion to Approve by Mr. Ballard, 2d by Ms. Beckham and there being no discussion, the agenda for the February 9, 2023 meeting was approved unanimously.

3. Approval of Minutes: January 12, 2023, January 26, 2023:

a. January 12, 2023:

Upon Motion to Approve the minutes of January 12, 2023 by Ms. King, 2d by Mr. Ballard and there being no discussion, the minutes were approved unanimously.

b. January 26, 2023:

Ms. King moved to amend the minutes of the January 26, 2023 meeting to show that Ms. Copeland was not in attendance. Upon Motion to Approve the minutes of January 26, 2023 as amended by Ms. Beckham, 2d by Ms. King and there being no discussion, the minutes were approved unanimously.

REGULAR AGENDA:

4. Report on Contracts: (King)

Update the Board on closings, redeemed property, right of redemption foreclosure status, contracts pending, request for direction on properties "awarded" but not under contract.

Ms. King presented a list of properties under contract as to which the right of redemption has been foreclosed. As to closing the contracts, Ms. King asked whether the contract purchaser can select their own closing counsel. The Authority confirmed that there is no policy to require the contract purchaser to use Beck, Owen and Murray to close contracts to transfer LBA properties.

Ms. King also discussed contracts on LBA properties held by Starttime. She investigated this purchaser and questioned whether it was actually in the business of property renovation. She recommended that LBA require Starttime to submit plans for house construction on vacant lots and that LBA reconsider approval of its contracts. Action was deferred pending further investigation of the purchaser.

5. Report of Finances: (Ballard)

Treasurer will update the Board on expenses, monies received, and any other pertinent financial information.

a. Presentation of current financial statements:

Mr. Ballard presented the financial statements as of January 31, 2023. The balance in the operating account was \$46,729.77. The balance in the project account was \$17,994.01. Upon Motion to approve the financial statements for the operating and project accounts as presented by Mr. Galloway, 2d by Ms. King and there being no discussion, the financial statements were approved.

b. Discussion of anticipated exhaustion of funding, use of funds:

Mr. Ballard noted that LBA requires approximately \$10,000 per month for operation. He stated his concern that with closings and legal fees LBA funding may be depleted soon.

6. Public Comments:

Ms. Krispie Jordan, 723 Quilley Street.

Ms. Jordan stated that she has had a contract on 727 Quilley for 2 years under the side lot program (SLP). The right of redemption has been foreclosed, and she has contacted Joey Scanlon to do a survey to combine the lots. She would like to proceed to closing pending the survey preparation.

Ms. King made a Motion to allow Ms. Jordan's contract to proceed to closing prior to consolidation of the lots but with the inclusion of a deed restriction to require consolidation, 2d by Ms. Beckham. Ms. King's Motion was approved 3-1, Mr. Galloway voting no.

Mr. Bernard Dorelian, 30 Franklin Street

Mr. Dorelian did not make public comment since the property is already on the agenda.

Mr. Don Hunsacker, 80 Windsor Drive

Mr. Hunsacker stated that he proposed to acquire adjoining property located at 82 Windsor which was approved by the Authority in October, 2021. However, he never received a contract. He believes that the right of redemption has been foreclosed. Mr. Hunsacker was advised that the Authority would have to check it minutes to confirm the approval of the contract.

Mr. Robert Jones, 8831 Lake Road, Union City, Georgia 30291

Mr. Jones inquired on contracts/closing for 111, 113 Pecan Point. He stated the sales were approved on December 14, 2021, but contracts were not executed. He believes that the right of redemption on both tracts was foreclosed by Mr. Joiner.

Ms. Karen Bailey, 443 East Northwood Drive

Ms. Bailey inquired about the status of closing on 1344 Maple Drive. The sale was approved in March or April, 2021. There is an executed contract. An addendum to the contract was entered in August, 2021. The sale price is \$3000. Mr. Penland reported that an additional affidavit was required to proceed.

Regina Slaton, 876 Slash Pine Road, Forest Park, Georgia 30297

Ms. Slaton inquired about the closing on 434 Lakeview Street. Mr. Penland advised that the property was ready to close.

7. Discuss County Nuisance Abatement/Trespassing, (King)

The following properties have been issued warning letters for Nuisance Abatement from the Spalding County Marshal.

- 30 Franklin Dr - sent on 10/11 (ROR forecloses sometime in February 2023, needs demo)

Mr. Bernard Dorelian, 5685 Bethlehem Road, Fairburn, Georgia 30213

Mr. Dorelian stated that the sale of 30 Franklin to him was approved, but no contract issued. He concurred that the existing structure on the property had to be demolished. He stated that five (5) junk cars and two (2) boats on the property belong to him. He stated that he wanted to clear the property to build a house for his daughter. The Sheriff was called to the property contending that he was trespassing. He told the Deputy that he "owned" the property following approval for the sale, though he had no contract. He was directed to demolish the house and clear the property before a contract could be entered.

- 139 Rehoboth Rd-sent on 9/9 (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)

Foreclosure of the right of redemption has been completed on the following properties. Structures located thereon are uninhabitable. The Authority has already voted to require demolition.

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

Separate discussion on 4 Edwards Street - contact to County

9. Discuss Individual Properties, (King)

The following properties require action from the Board.

- A. 591 N 12th St - right of redemption has been foreclosed
- B. 522 Orange St - right of redemption has been foreclosed. Motion by Ms. King to reduce purchase price to \$750.00, 2d by Ms. Beckham, and there being no discussion, the motion was approved unanimously.
- C. 220 & 222 E Quilly St (donation property), 219 & 221 E Chappell St (Tabled) -direction to proceed with foreclosure of right of redemption
- D. 341 N 14th St- right of redemption has been foreclosed, property demolished. Motion by Ms. King to approve sale of property for \$1000, 2d by Ms. Beckham, there being no discussion, the motion was approved unanimously.
- E. 309 E Tinsley St
- F. 817 Ray St (Tabled) - Rev. Bush, lot is cleared, under contract to Theodore House, right of redemption foreclosed.
- G. 223 Seminary Ridge (Tabled) - purchaser no longer interested in property

10. Discussion on Status of Executive Director (Galloway)

Mr. Galloway reported that there have been no developments between City/County on hiring an Executive Director.

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

Mr. Harvey was not present.

12. Request for Release of Deed Covenants: 121 E. Chappell, 131 E. Chappell, 315 N. 6th (Mr. Joiner) Follow up on deed covenant violations

Mr. Joiner advised the Authority prior to the meeting that the closing had occurred. Mr. Galloway stated that the closing did not resolve the requirement of the purchaser to combine the lots, as required by the contract. Mr. Galloway made a Motion to require consolidation of the lots as required by the original contract, 2d by Ms. King, and there being no discussion approved unanimously.

13. Immigration Report Compliance (Galloway)

Mr. Galloway reported that Mr. Penland had worked to successfully bring LBA into compliance.

14. GIRMA Insurance (Ballard)

Mr. Ballard provided an update on LBA insurance coverage through GIRMA. He had requested renewal on line.

15. **Tree Service (King, Galloway)** Follow up on tree removal estimates; response to City inquiry.

AUTHORITY MEMBER COMMENTS

None.

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

None required.

17. Adjourn.

Motion by Mr. Galloway to adjourn, 2d Mr. Ballard. Approved unanimously.