



# GSCCLBA

Griffin-SpaldingCounty Land Bank Authority

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

## MINUTES OF THE REGULAR MEETING

### Agenda

Thursday, March 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 and 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 March 9, 2023 meeting was approved unanimously.

##### 3. Approval of Minutes: February 9, 2023

Approval of the minutes of the February 9, 2023 meeting was deferred to the next Authority meeting.

#### REGULAR AGENDA:

##### 4. Report on Contracts: (Mr. Penland)

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

- A. 434 Lakeview - closed
- B. 1039 High Falls - closed

Mr. Penland reported that in addition to these two (2) closings, 117 Sapelo was also closed.

He reported that the following closings are in process:

727 E. Quilley  
Pecan Point properties  
1344 Maple  
Orange Street (Harriett Johnson)  
309 E. Tinsley (right of redemption foreclosure)

**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 February 28, 2023. Mr. Ballard stated that the closings conducted during February provided \$14,230 to the Authority. The balance in the operating account was \$33,113.36. 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 Ms. Beckham, 2d by Mr. Galloway and there being no discussion, the financial statements were approved.

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

Mr. Galloway noted that the closing and redemptions allowed the Authority to operate with the same account balances going forward that Mr. Ballard presented at the February meeting. However, he noted that amount of revenue generation is required to meet the approximately \$10,000 per month required for Authority operation. He continued his concern that with closings and legal fees LBA funding may be depleted soon.

**6. Public Comments:**

Ms. Vickie Davis, 811 North 9<sup>th</sup> Street

Ms. Davis address issues related to 815 North 9<sup>th</sup> Street and 810 North 10<sup>th</sup> Street. Mr. Penland advised that an error in the notice to foreclose those properties required correction.

Ms. Christy Phelps, 341 14<sup>th</sup> Street

Ms. Phelps inquired about the status of the contract on the property.

Mr. Daniel Robinson, Ms. Kim Robinson, 1734 Turnberry Drive

They asked about property which should have been under contract at 1739, 1741 Cardinal Drive. The contract was entered two (2) years ago. Ms. Beckham agreed to work with Beck, Owen to determine whether contract can be located.

Mr. Eric Tinoco,(address not stated)

Mr. Tinoco said that the Authority agreed to sell him 755 E. Broadway, 215 N. 8<sup>th</sup>. He also addressed a "skinny" lot on Collier Street. He was never provided a contract. He requested that the Collier Street property be added to the contract.

Ms. Pasta Garland spoke to the Authority.  
Mr. M. J. Berruti spoke to the Authority.  
Mr. Clive McCarthy spoke to the Authority.

## 7. Discuss County Nuisance Abatement/Trespassing

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

- 30 Franklin Dr - sent on 10/17 (ROR forecloses sometime in February 2023, needs demo)

Mr. Bernard Dorelian, 5685 Bethlehem Road, Fairburn, Georgia 30213  
Mr. Dorelian continued the discussion on 30 Franklin Drive from the February, 2023 Authority meeting. Mr. Dorelian was advised that no closing on the property would occur until the existing structure was demolished and all junk cars/boats were removed.

- 139 Rehoboth Rd-sent on 9/9 (ROR needs foreclosing) - Title requested
- 60 Fifth St-sent on 9/1 (ROR needs foreclosing) - in process
- 122 Ella St-sent on 8/30 (COG) (ROR needs foreclosing)- in process
- 4 Edwards-sent on 8/25 (ROR is foreclosed, request County demo)

## 8. Discuss Demolitions,

*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

No new developments were reported.

## 9. Discuss Individual Properties, (King)

*The following properties require action from the Board.*

- A. 591N12thSt
- B. 522 Orange St
- C. 220 & 222 E Quilley St, 219 & 221 E Chappell St
- D. 341 N 14th St
- E. 309 E Tinsley St
- F. 817 Ray St - Reports that church is blocking property; right of redemption foreclosed.
- G. 223 Seminary Ridge (Tabled)

**10. Discussion on Status of Executive Director (Galloway)**

Despite efforts to raise the necessity of hiring an Executive Director, 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. The Authority determined that Mr. Harvey is in breach of the contract and that a new contract should be entered, or alternatively, that the purchaser's rights be transferred back to the Authority.

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

Mr. Penland reported that notices were sent to Ms. Crowley, the purchaser to comply with the terms of her contract and combine the lots as required by the deed covenants.

**13. GIRMA Insurance (Ballard)**

Mr. Ballard reported that the coverage application forms were completed on line and that the Authority is covered through May, 2024. He expects an invoice from GIRMA before the next meeting.

**14. Tree Service (Ballard)**

Mr. Ballard reported that he conducted a site visit at 402 Circus Street to identify any trees that may have fallen from Authority property onto an adjoining landowner. Mr. Ballard reported that the trees that fell were on the property owner's property and fell onto Authority property.

**AUTHORITY MEMBER COMMENTS**

Ms. Beckham inquired about the Reuven appeal. Mr. Penland reported that he is waiting for an opinion to issue from the Court of Appeals.

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

None required.

**16. Adjourn.**

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