



# **GSCLBA**

Griffin-Spalding County Land Bank Authority

Newton Galloway, Chair  
Patty Beckham, Vice-Chair  
Bruce Ballard, Treasurer  
Pansy Copeland  
Charles Gilbert

## **MINUTES OF THE REGULAR MEETING**

Thursday, May 11, 2023

Historic City Hall

201 E Solomon St

4:00 p.m.

### **CALL TO ORDER:**

#### **1. Determination of Quorum:**

The May 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 Mr. Charles Gilbert were in attendance. Mr. Galloway welcomed Mr. Gilbert to the Authority following his appointment by the City. Ms. Stephanie Windham, 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, March 9, 2023**

As to the minutes of February 9, 2023: Motion to approve the minutes by Mr. Ballard, 2d by Ms. Beckham. There being no discussion, the minutes were approved 3-0. Mr. Gilbert did not vote having not attended the meeting.

As to the minutes of March 9, 2023. Motion to approve the minutes by Ms. Beckham, 2d by Mr. Ballard. There being no discussion, the minutes were approved 3-0. Mr. Gilbert did not vote having not attended the meeting.

### **REGULAR AGENDA:**

#### **4. Report on Contracts: (Ms. Windham)**

*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. Windham reported that the following sales were closed since the last Authority meeting:

1344 Maple  
1002 Meriwether  
79Elm  
186 Poplar  
522, 525, 526 Orange Street  
591 N. 12<sup>th</sup>

These sales were completed in a single closing. She presented a check to the Authority for proceeds from the sale for approximately \$14,200.00.

**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 April 28, 2023. The financial statements did not include the proceeds of the sales for the properties identified above. The balance in the operating account was \$39,701.48. The balance in the project account remained at \$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 unanimously.

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

Mr. Galloway noted that funds received from the closing identified by Ms. Windham allowed the Authority to operate with the same account balances going forward that Mr. Ballard presented several months ago. However, he noted that amount of revenue generation required to operate the Authority with a full-time Executive Director will require more funds. This agenda item will continue to appear on the agenda for subsequent Authority meetings to permit Authority members to stay informed in the cash flow changes with the Authority.

**6. Public Comments:**

Ms. Rosa Lemons, 5778 Deerfield Trail, College Park, Georgia (accompanied by Ms. Carlene McDowell)  
123 Brawner Street

Ms. Lemons presented a notification to her Mother (now deceased) pertinent to the side lot program. Ms. Lemons now represents her Mother's estate and is responsible for her property at 201 Brawner Street. Ms. Lemons desires to proceed with acquisition of 123 Brawner under the side lot program. Mr. Penland (through direction from Ms. Windham) will prepare a contract for the acquisition and check on the status of the adjoining lot.

Mr. Tommy Willis, Ms. Hazel Willis, 226, Ella Circle

This item appears separately on the agenda. The consensus was to move the agenda item up to follow public comment.

Mr. Freddie Davis, Ms. Vicky Davis, 811 N. 9<sup>th</sup> Street  
815 N. 9<sup>th</sup> Street; 810 N. 10<sup>th</sup> Street

Mr. and Mrs. Davis applied to Ms. Church to properties that abut their property at 811 N. 9<sup>th</sup> Street. They asked why the properties could not proceed to closing and whether both could be acquired under the side lot program.

As to 815 N. 9<sup>th</sup> Street, Ms. Windham reported that the property was owned by two or more persons. The tax sale notice only identified one of the owners and did not give notice to the remainder. As a result, the tax sale was legally defective and must be redone. Requests to that Tax Commissioner have been tendered.

As to 810 N. 10<sup>th</sup> Street, Ms. Windham reported that the last deed to the property dated from 1977. Her office has been unable to locate the owner, find any pertinent death record or identify any heirs. Until that is done, the owner's right of redemption cannot be foreclosed. Ms. Windham anticipates difficulty in getting the title done to move this property through foreclosure of the right of redemption.

#### **Motion to Amend the Agenda to move Item 14(b) to Item 7.**

Motion by Ms. Beckham, 2d by Mr. Ballard to amend the agenda to to move as stated. There being no discussion, the motion was approved unanimously.

#### **7. 227/228 Ella Circle - Discussion Request from Mr. Tommy Willis**

Mr. Tommy Willis 226 Ella Circle identified trees located on 227/228 Ella Circle that are owned by the Authority that were damaged, but not felled by the January, 2023 tornado. Ms. Beckham presented pictures of the hanging limbs that can damage his residence. He reported that his residence was damaged in the tornado, and he incurred repair costs of approximately \$35,000.

Mr. Ballard was asked to contact GIRMA to confirm whether the Authority had coverage to remove the hanging limbs and to obtain estimates for the cost of removal.

#### **8. • 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-sen/ 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 ne(;)ds foreclosing) - in process
- 4 Edwards-sent on 8/25 (ROR is foreclosed, request County demo)

No changes in the status of these properties from the Authority's last meeting was identified.

**9. 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.

**10. Discuss Individual Properties, (King)**

*The following properties require action from the Board.*

- A. 591 N 12th St
- 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)

Ms. Windham reported that items 10(B) and (C) were closed and could be removed from this list. She also confirmed that the signed contract for 341 N. 14<sup>th</sup> Street was identified and the right of redemption had been foreclosed.

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

Ms. Jessica O'Connor, City Manager, Doug Hollberg, Mayor and Cynthia Reid Ward, City Commissioner attended the meeting to review the draft Intergovernmental Agreement ("IGA") to employ an Executive Director. Representatives from Spalding County were no present. Ms. Windham reported that the County will consider the IGA at its meeting on May 15, 2023. The City representatives noted that nothing could be done until the County makes a decision on the IGA.

**11. Update on Haisten Building status (Galloway)**

Mr. Harvey was not present. Mr. Galloway made a motion to direct Mr. Penland to draft a letter to Mr. Harvey and the property purchasers that the failure to restore and renovate the Haisten Building constitutes a d breach of the sales contract with the result that the property will revert to the Authority. 2d by Ms. Beckham. There being no discussion, the motion was approved unanimously.

**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 will report on Ms. Crowleys' response to notices directing here to comply with the terms of her contract and combine the lots as required by the deed covenants at the next Authority meeting.

**13. GIRMA Insurance** (Ballard)

Mr. Ballard and Mr. Galloway reported that the coverage was confirmed and premium paid to GIRMA.

**14. Tree Service** (Ballard)

(a) Mr. Ballard reported that he had no additional information on tree removal issues.

**AUTHORITY MEMBER COMMENTS**

There were no comments from Authority members

**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 Ms. Beckham. Approved unanimously.