
GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY

406 North Hill Street
Griffin Georgia 30223

678-603-1986

BOARD OF DIRECTORS
Newton Galloway
Patty Beckham
Sharon King
Bruce Ballard
Pansy Copeland

MINUTES

February 10, 2022

- A. Determination of Quorum - Meeting was called to Order by the Chairman. A quorum was determined to be present. The Agenda was approved.
- B. Approval of Minutes- for meeting on January 13, 2022. Motion to approve by Ms. King, seconded by Mr. Ballard, approved 4-0.
- C. Public Comment - None
- D. LBA Management:
 - L Reports from City/County on LBA status. A joint City/County meeting to discuss interim LBA operations was not conducted due to scheduling conflicts. The issues related thereto were deferred to this meeting. The City and County are negotiating for a consultant with experience in the operation of LBAs to assist/advise.
 - 2. A request for was made for the Appointment of City/County Employee to assist with day-to-day LBA operations and to serve as a point of primary contact with the public.
 - 3. Discussion on Transition Period procedures.
 - 4. Relocation of LBA office. It was recommended that the LBA office be relocated to the Griffin Housing Authority building, at the request of Mr. Dull.
 - 5. Report on sales information and data. The sales grid prepared by Ms. Church was reviewed which showed the number of property sales closed and the purchase prices paid. (Attached hereto as Exhibit A)
- E. Financial information
 - 1. QuickBooks reports and bank statements from January 2022, review and approval of disbursements. Motion to approve - Mr. Ballard, seconded by Ms. Beckham. Approve 5-0.

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| ADDRESS | BUYER | PARCEL# | SALE DATE | PRICE | 2021 VALUATION | 2021 TAX |
|----------------------------|--------------------------------------|------------|---------------|-------------|----------------|----------|
| 321 W. Tinsley Street | 8th Street Baptist Church | 008 01018 | 7/2/2014 | \$600.00 | \$5,000 | \$ |
| 108 Leo Street | Cassandra J. Melve, | 019 14016 | 5/21/2016 | \$600.00 | \$3,200 | \$5 |
| 112 Lynn Lane | Square Foot Ministries | 003 08005 | 5/23/2016 | \$0.00 | -\$64,698 | \$ 4 |
| 114 Lynn Lane | Square Foot Ministries | 003 08006 | 5/23/2016 | \$0.00 | \$61,010 | \$ < |
| 115 Lynn Lane | Square Foot Ministries | 003 09008 | 5/23/2016 | \$0.00 | \$62,257 | \$90 |
| 117 Lynn Lane | Square Foot Ministries | 003 09007 | 5/23/2016 | \$0.00 | \$59,880 | \$ 6 |
| 120 Lynn Lane | Square Foot Ministries | 003 08007 | 5/23/2016 | \$0.00 | \$64,698 | \$10 |
| 123 Lynn Lane | Square Foot Ministries | | NRF 5/23/2016 | \$0.00 | NRF | |
| 124 Lynn Lane | Square Foot Ministries | | NRF 5/23/2016 | \$0.00 | NRF | |
| 110 Pearl Street | Seven Bear, LLC | 019 12005 | 4/26/2016 | \$600.00 | \$4,800 | 7 |
| 131 E. Chappell Street | Be Elrod | 007 04008 | 10/31/2016 | \$5,500.00 | \$48,856 | \$10 |
| 2378 S. Walter's Mill Road | J. Bowen Janes | 227 01019 | 6/10/2017 | \$6,000.00 | \$179,084 | \$2,000 |
| 620 W. Poplar Street | Patricia & Christopher Zimmerman | 024 02014 | 5/22/2017 | \$10,000.00 | \$61,030 | \$,000 |
| 438 Lakeview Street | Shane Frix | 107 05002 | 6/10/2017 | \$5,000.00 | \$60,063 | \$100 |
| 820 Scales Street | Hotelling Authority | 046 08006 | 1/20/2017 | \$0.00 | \$5,000 | \$ |
| 822 Westbrook Street | City of Griffin | 046 09004 | 1/20/2017 | \$0.00 | \$5,000 | \$ |
| 855 Westbrook Street | Hotelling Authority | 046 08028 | 7/20/2017 | \$0.00 | \$5,000 | \$ |
| 857 Westbrook Street | Hotelling Authority | 046 08029 | 7/20/2017 | \$0.00 | \$3,750 | \$ |
| 403 Seven Forks Road | Corey Chadwick & Stephanie Cagle | 239 05041H | 5/23/2017 | \$2,500.00 | \$28,116 | \$,000 |
| 616 Newton Street | Anthony Dukes | 01102023 | 9/22/2017 | \$500.00 | \$18,399 | \$,000 |
| JD North Hill Street | Wild Plum, LLC | 058 04008 | 3/6/2018 | \$0.00 | \$21,577 | > 4 |
| 632 Meriwether Street | Act. David Reiven | 02405012 | 3/1/2019 | \$1,000.00 | \$40,245 | \$,000 |
| 1002 Kilgore Road | Felindo & Cynthia Carmichael | 242A01010 | 4/2/2019 | \$5,000.00 | \$12,120 | \$,000 |
| 429 Lakeview Street | Spencer Miller | 107 0004 | 4/10/2019 | \$2,750.00 | \$23,914 | \$,000 |
| 4717 W. McIntosh Road | Larty Brent & Glentja Knowles | | NRF 5/10/2019 | \$2,500.00 | NRF | |
| 125 Crawford Street | Square Foot Ministries | 003 07009 | 6/1/2019 | \$0.00 | \$57,435 | \$,000 |
| 118 Crawford Street | Square Foot Ministries | 003 07021 | 6/3/2019 | \$0.00 | \$69,185 | \$1,000 |
| 325 Washington Street | Michael J. Williams, Sr. | | NRF 6/14/2019 | \$300.00 | NRF | |
| 401 North 16th Street | Lucy B. Vick | 058 02014 | 6/20/2019 | \$500.00 | \$5,000 | \$,000 |
| 149 Peachtree Street | Jos & Giocinda Ayala | 110 03008 | 6/24/2019 | \$1,500.00 | \$22,876 | \$,000 |
| 1718 Carrington Drive | Fletcher & Co Investments, LLC | 054101122 | 7/22/2019 | \$5,000.00 | \$66,328 | \$,000 |
| 113 Quail Lane | Anja Giddings | 265 01072 | 5/16/2019 | \$2,000.00 | \$23,199 | \$,000 |
| 602 Turner Street | City of Griffin | 009 04016 | 9/17/2019 | \$0.00 | \$6,000 | \$ |
| 711 E. Tinsley Street | Lavanda Coggins | 006 09010 | 9/20/2019 | \$0.00 | \$5,000 | \$,000 |
| 102 Meadow Lark Court | Jos Torres | 108A10011 | 10/18/2019 | \$1,800.00 | \$39,559 | \$,000 |
| 104 Meadow Lark Court | OsaarMayes | 108M0012 | 10/23/2019 | \$2,000.00 | \$30,979 | \$,000 |
| 1410 Stephens Street | Kercy Johnson | 108 09008 | 10/29/2019 | \$2,000.00 | \$12,682 | \$,000 |
| 522 Meriwether Street | My Brother's Keeper Svc. Ctr. of Ga. | 02404002 | 11/1/2019 | \$0.00 | \$34,573 | \$,000 |
| 519 Lucile Street | Belinda Mathis | 006 05005 | 11/11/2019 | \$500.00 | \$6,400 | \$,000 |
| 623 E. Chappell Street | Wild Plum, LLC | 006 02009 | 11/26/2019 | \$0.00 | \$25,641 | \$,000 |
| 133 Ponderosa Road | Oscar Mayes | 244 01047 | 11/27/2019 | \$1,400.00 | \$24,148 | \$,000 |

| | | | | | | | | |
|------|-----------------------------|--------------------------------------|------------|------------|------------|----------|----------|------------------------|
| 140 | First Avenue | Gary M. Hardesty | IOI 02027 | 1/1/2020 | \$2,000.00 | \$26,601 | \$415.98 | |
| 532 | 1/orth 3rd Street | Tonyli Batts | 00607033 | In8/2020 | \$1,000.00 | \$21,871 | \$365.58 | GE Rentals LLC |
| 818 | E. Solomon Street | Mendi Morrow | 018 51025 | W0/2020 | \$2,000.00 | \$5,500 | \$87.91 | |
| 820 | E. Solomon Street | Mendi Morrow | 018 51026 | 1/10/2020 | \$2,000.00 | \$6,000 | \$95.91 | |
| 824 | E. Solomon Street | Mendi Morrow | 018 51027 | W0/2020 | \$2,000.00 | \$6,000 | \$95.91 | |
| 830 | E. Solomon Street | MendiM01roW | 018 51028 | 1/10/2020 | \$2,000.00 | \$9,000 | \$127.89 | |
| 323 | North 1st Street | Veneite Walll!CO and Michael Wallace | 006 12005 | 2/H/2020 | \$3,500.00 | \$16,362 | \$261.56 | |
| 209 | North 1st Street | Veneite Walll!CO and Michael Wallace | 018 29006 | 2/H/2020 | \$1,200.00 | \$19,173 | \$306.47 | |
| 431 | Lakeview Street | SpenQer Miller | 10710003 | 3/6/2020 | \$2,750.00 | \$19,946 | \$290.10 | |
| 201 | Lexingto Ave. | Frank Touchstone, Jr. | 003 01034 | 3/5/2020 | \$5,000.00 | \$8,000 | \$079.93 | Raft Holdings Two LLC |
| 323 | E. Bank Street | Muzik Enterprises, LLC | 017 46016 | 6/15/2020 | \$500.00 | \$1,800 | \$60.75 | |
| 623 | \\right street | Anthony Dukes | 01102013 | Bn5/2020 | \$250.00 | \$4,000 | \$1.42 | Seven Bears LLC |
| 602 | Northsid Drive | Stacy Arnold | 115B06010 | 9/8/2020 | \$600.00 | \$51,954 | \$1 J.55 | |
| 604 | Northsi Drive | Stacy Arnold | 115B06009 | 9/8/2020 | \$100.00 | \$6,500 | \$12s.9 | |
| 814 | flay StreGt | Christy Phelp | 009 15019 | 9/10/2020 | \$1,500.00 | \$6,000 | \$1),9\ | |
| 405 | North Hill Street | Thomas Bear4en & Deanna Brown | 008 03006 | 10/3/2020 | \$2,000.00 | \$9,600 | \$154.26 | |
| 414 | Jefferson Street | Ghiffin Historical Consortium, LTD. | 00707001B | 101w2020 | \$0.00 | \$69,052 | \$15.32 | Faith Community Dev |
| 370 | Holly Grove Roaig | Krislih Johnson | 228 01004M | 10/18/2020 | \$5,000.00 | \$64,000 | \$930.87 | |
| | riolly Grove Rd., 228 0100 | Kristin Johnson | 22801004C | 10ns12020 | \$500.00 | \$d,284 | J.,;u | |
| 418 | Jefferson Street | Square Foot Ministries; | 007 07005 | 12/10/2020 | \$0.00 | \$8,000 | <0).00 | |
| 50 | Little Street | Jon Baurd | 019 15003 | 12/10/2020 | \$0.00 | \$1,000 | \$63 9.; | |
| 209 | Icicutue,Y Ave. | Impam Racini Mifi.<rries | 003 03050 | 1/2/2021 | \$0.00 | \$41,842 | \$0.00 | |
| | South 9th St., 031_ 02021 | DunsQn Properties, LLC | 031 02021 | 1/11/2021 | \$1,900.00 | \$1,500 | \$0.00 | wa, deed recorded |
| 1106 | High Falls Road | Spalding CoUlly | 124 01002 | 2/2/2021 | \$0.00 | \$9,000 | \$0.00 | wa;; deed, corded |
| 179 | Poplar Street | Patrick Daye | 110 02008 | 4n912021 | \$2,000.00 | \$1,400 | \$0.00 | w8: deed r-rded |
| 152 | PeachireG Street | Mich,1el Scott Brooks | 110 09001 | 5/9/2021 | \$2,500.00 | \$1,800 | \$0.00 | w8:; deed recorded |
| 229 | I<tennucky Ave. | Impac,t Racini Minisl.;ies | 003 03025 | 7/21/2021 | \$0.00 | \$5,000 | \$0.00 | |
| | I<tennucky Ave., 003 0302.4 | Imp• Racini Minisl.;ies | 003 03024 | 7/17/2021 | \$0.00 | \$5,000 | \$0.00 | |
| 225 | 11:entucky Ave. | Impru:t Racini Ministries | 003 03026 | 7m2f2021 | \$0.00 | \$8,000 | \$0.00 | |
| 33 | Illeachery Street | MGR.Joni, L,J,C (Mike Jackson) | 109 01010 | 8/10/2021 | \$1,500.00 | \$1,500 | \$0.00 | |
| 37 | Illeachery Street | MGR.Joni, L,J,C (Mike Jackson) | 10901015 | 8/0/2021 | \$1,500.00 | \$16,232 | \$0.00 | |
| 212 | I<tendall Prive | Charles Lovett, Jr. | 268A01071 | 9/1/2021 | \$800.00 | \$6,500 | \$0.00 | Lar1dbank |
| 7 | \\hit<n, \ ve... | Deaucros y | 123_ 01004 | 9/1/2021 | \$700.00 | \$6,750 | \$(1.00 | sal11e as ne,<1 entry? |
| 1408 | North 9th Street | Veneite Wall,ce | | 9/19/2021 | \$3,000.00 | | | |
| 1408 | North 9th Street f:xt. | Vene(e WaU,ce | 108 06019 | 9/9/2021 | \$3,000.00 | \$21,956 | \$0.00 | |
| 215 | I<tenucky Ave. | Impa<t Racini Ministres | 003 03028 | 9/9/2021 | \$0.00 | \$1,500 | \$0.00 | |
| 545 | Lane Street | Anthony O Johnson | 008 17008 | 9/04/2021 | \$0.00 | \$16,114 | \$257.60 | |
| 201 | North 8th Street | Noval:erra, In - | 01222009 | 9n912021 | \$1,000.00 | \$1,850 | \$0.00 | |
| 213 | North 8th Street | Noval:erra, InG- | 01222008A | 9n912021 | \$1,000.00 | \$1,850 | 1f0.00 | |
| 217 | North 8th Street | Noval:erra, In - | 01222007 | 9/1912021 | \$1,100.00 | \$1,400 | to.00 | |
| 118 | Little Big Horn | Oscar Mayes | 252 01053 | 10/2/2021 | \$1,500.00 | \$9,200 | \$0.00 | Bltie Print Visions |
| 114 | Pecan Point | Oscar Mayes | 233 03021 | 10/12/2021 | \$2,000.00 | \$10,000 | to.00 | Bh;e Print Visions |

| Address | Owner | Parcel ID | Acquire Date | Value | Assessment | Notes |
|----------------------------|-------------------------------------|-----------|--------------|------------|------------|--------------------|
| 112 Pecan Point | Oscar Mayes | 233 03022 | 10/21/2021 | \$1,800.00 | \$1,000.00 | Blue Print Visions |
| 1133 W. College SL Ext. | My Brother's Keeper Svc. Ctr. of Ga | 051 04018 | 10/26/2021 | \$0.00 | \$6,105 | Landbank |
| 211 Ella Circle | Bacchus & Emmanuela Jackson | 116A04006 | 10/28/2021 | \$2,500.00 | \$14,250 | |
| Ella Cir 116A04007 | Bacchus & Emmanuela Jackson | 116A04007 | 10/28/2021 | \$2,500.00 | \$14,250 | |
| E. McIntosh Rd., 250 0104' | Kathy Marshall | 250 01049 | 12/2/2021 | \$750.00 | \$2,160 | Landbank |
| 114 Crawford Street | Thomas Dukes, Jr. (clin-ent owner) | 003 07020 | 6/20/2017 | \$0.00 | \$23,246 | 116 Ct-awford st |

TOTAL SALES: \$1,900,750 \$23,489.41