

# Griffin Spalding Cou. •Y Land Bank Authority

406 North Hill Street  
Griffin, Georgia 30223

LBA/100

678-603-1986

## BOARD OF DIRECTORS

Newton Galloway  
Patty Beckham  
Sharon King  
Bruce Ballard  
Pansy Copeland

After Minutes  
Thursday July 14, 2022  
Historic City Hall  
4:00 PM

### A. Determination of Quorum

Vice Chairperson Patty Beckham called the meeting to order at 4:00PM and determined that with Bruce Ballard, Sharon King, and herself in attendance a quorum was established. Newton Galloway attended through zoom, without the ability to vote. Missing from the meeting was Pansy Copeland.

Mrs. King made the motion to amend the agenda with the following additions:

D.2 (HJ 30 Franklin Dr  
0.2 (I) 1039 Highfalls Rd  
D.2 (J) 402 & 406 Circus St  
D.4 2195 S McDonough Rd

### B. Approval of minutes from June 2022 meeting.

Mrs. Beckham noted that minutes were not received until approximately 1 hour before the meeting. Mrs. King motioned to table the approval until the board had time to read them in more detail. Motion was seconded by Mr. Ballard. Motion passed 3-0.

### C. Public Comment.

Harriett Johnson spoke regarding the contracts she has for 591 N 12th St, 525 Orange St, 526 Orange St, and 522 Orange St. Ms. Johnson informed the board that she was able to sign contracts for all properties with the exception of 522 Orange St which Ms. Church never started a contract for. Michelle Haynes informed the board that contracts for 591 N 12th, 525 and 526 Orange St had been signed and the ROR was not yet foreclosed. Stephanie Windham suggested that the LBA have Newton Galloway sign an amendment adding 522 Orange St to the contract with adjacent property, 526 Orange St. Mrs. Beckham asked Mrs. Windham to add the amendment and then Mr. Galloway and Mrs. Beckham would sign anything needed.

Robert Jones stated his wife Patricia Jones had made an offer and on 113 and 111 Pecan Pointe. He wanted to know the status of the property. Michelle Haynes with the City stated that she would see if she had a signed contract(s) and would contact Mr. Jones the next day with an update.

Larry Curry spoke regarding his contract for property located at 1039 Highfalls Rd. He expressed frustration about how long the process has taken and wanted to know the status of the ROR. Mrs.

Windham advised that she had just gotten the title work back 3 weeks ago and there seemed to be a lot of issues with the title, there are open loans and issues with probate so this ROR was taking longer than normal. Mrs. Windham then explained the ROR process to Mr. Curry. Mr. Curry still expressed frustration. Mrs. Beckham then explained that acquiring LBA property was not a fast process because of the legalities involved. Mr. Curry asked for a time estimate. Mrs. Windham said she really did not know but she would guess 6-10 weeks.

Nathaniel Battle said that he lived on Circus Street and noticed several empty lots owned by the LBA. He asked what the process is for bidding on property. Mrs. Beckham explained the process but that the LBA is not taking any new bids while we are in the transition period. Mr. Battle asked about volunteering for the board and how that works. Mrs. King explained that we are appointed by the City and County Commissioners.

Commissioner Cynthia Ward spoke about citizens complaining of overgrown lots, especially in the Tuskegee, 3rd St, and Circus St area. Kelsey Carden, City of Griffin Staff Attorney, explained that on the agenda for this evening was an MOU that would hopefully be a solution to a lot of the complaints. Chad Jacobs, City of Griffin Planning and Development Director, stated that the previous contract with Griffin Housing Authority had expired and that the City was working with the LBA to establish an MOU so that City Public Works could start maintaining properties owned by the LBA. Ms. Carden explained that the MOU was on the agenda for tonight's meeting.

Pamela Gossman requested to know a followup on having a tree and overgrowth removed on LBA property (parcel# 22801021K). She said that she had sent many notifications to Ms. Church since 2017 and nothing had been done about it. She stated that Mrs. King had come out and taken pictures of the property. She stated that the urgent concern is for her handicapped son's safety. He needs assistance to walk and the tree is leaning towards his bedroom. Mrs. King asked who at the county would we need to notify about having Public Works remove the branch. Stephanie Windham suggested contact Dr. Steve Ledbetter, County Manager.

#### D. LBA Management

1. Update on City Work - Michelle Haynes - Nothing new to report
2. Update on Right of Redemption/Foreclosure (follow up on June's agenda) - Michelle Haynes
  - a. 155 First Ave - Mrs. Haynes stated that all paper work had been handled. Mrs. Windham reported that there is only one debtor in fi fa, but there were two people with the same name and her office is working to identify the correct person.
  - b. 1425 1/2 Spellman Ave - Mrs. Haynes explained this was a side lot program property and that Mr. and Mrs. Walker (who own adjacent property) have signed the contract. Mrs. Windham explained that the ROR had been foreclosed. Mrs. Haynes said she would pass the paper work onto Mrs. Windham who would prepare a Quit Claim Deed for Mr. Galloway and Mrs. Beckham to sign.
  - c. 815 N 9th St - Mrs. Haynes reported that the contract is ready she just needs Mr. & Mrs. Davis to sign. Mrs. Windham stated that the title needs to be updated. She said the title showed a City of Griffin Nuisance Abatement pending. Ms. Carden said she would look into it and get back with Mrs. Windham.
  - d. 223 Seminary Ridge - Mrs. Haynes updated the board that Mr. Dockery still has not returned the signed contract. Mrs. Windham stated that she might be able to get this property donated because the debtor in fi fa has worked with the LBA before. If this happens, foreclosing the ROR is no longer required. Mrs. Windham will check and see.

- e. 336 Wynnternall Dr - Mrs. Haynes reported that Mr. & Mrs. Hammond are still interested in the property. This is not a SLP lot. Mrs. Windham suggested that she might be able to get this property donated as well because the debtor in fi fa was a company that was still active. She would reach out to the debtor in fi fa to see if a donation is possible and let the board know her recommendation.
  - f. 152 Second Ave - Mrs. Haynes stated she gave the contract to Mrs. Windham to schedule the closing with Mr. Oscar Mayes. Mr. Mayes backed out of the deal. Mrs. King made a motion for the LBA to obtain a demo permit for the property since the ROR is already foreclosed and demo was recommended by CAA. Mrs. King requested to handle so that she could learn more about the process. Motion made by Mrs. King, Seconded by Mrs. Beckham. Motion carried 3-0.
  - g. 116 Melton St - Mrs. Haynes reported that the contract had been signed by Mr. Robert Howard. Mrs. Windham stated that there was an issue with the Quit Claim Deed and needed Mr. Galloway's signature. Mrs. Windham states that it shouldn't take anymore than 2 days for this to get handled by a paralegal. Mrs. Haynes to follow up with Mr. Robert Howard.
  - h. 30 Franklin Dr - Mrs. King asked what the status of the ROR was for this property. Mrs. Windham stated that the title has been ran but no further action has taken place. Mrs. King reported that this property is in deplorable condition. Recently Spalding County Sheriff Deputy's had to go to the property because of a complaint of squatters. Mrs. King made the motion that the LBA proceed with the ROR for this property because it needs to be demolished. Motion seconded by Mrs. Beckham. Motion carries 3 0.
  - i. 1039 Highfalls Rd - Mrs. King stated that this had already been discussed.
  - j. 402 & 406 Circus St - Mrs. King wanted to know the status of the ROR for these properties. Mrs. Windham stated that it appears that the ROR's had been foreclosed, but she needed to follow up on affidavits. Mrs. Windham will notify the board of the status.
3. Status of Inquiry to Griffin Housing Authority on authority to release income based restriction on transfer of 117 Sharon Parkway. Mr. Galloway explained that John Joiner had requested that Newton sign a QCD to allow the property to be released from the NSP program. Mr. Galloway then explained the NSP program and advised that he and Jessica O'Connor, City Manager, had the two same concerns; 1) that the affordable period had expired, and 2) who was the correct entity to release the property. GHA has the remainder of the NSP programs. Mr. Galloway referenced an email exchange between himself, Mrs. O'Connor, and GHA Attorney Scott Mayfield. According to Mr. Mayfield the LBA is responsible for releasing the property from the NSP program. Mr. Galloway asked the board to make a motion to release the property from the NSP restrictions. Mrs. King asked if this would cancel the homeowner occupancy restriction. Mrs. Windham explained that the NSP had a different set of restrictions and that the homeowner occupancy restriction did not apply. She also suggested that the closing attorney (Mr. Joiner) prepare the QCD. Mr. Galloway explained that Mr. Joiner had sent him a QCD on June 13th but he wasn't comfortable signing it without the previously mentioned concerns being addressed and without the approval of the board. Mrs. King made a motion to release the property from the NSP restrictions and to have the Mr. Joiner prepare the QCD. Motion seconded by Mrs. Beckham. Motion carries 3-0.
4. 2195 S McDonough Road - Mrs. King recapped what Mrs. Gossman had said earlier and suggested to the board that we remove the tree. Mrs. Beckham and Mr. Ballard asked if the tree was still alive. Mrs. King responded that she had no way of knowing. Mrs. Carden suggest that we contact Dr. Ledbetter to see about having the county assist with the tree removal. Mrs. King

volunteered to speak with Dr. Ledbetter. No objections. Mrs. Windham made the suggestion that the LBA go ahead and start the ROR process on the parcel to help navigate any potential legal issues. Mrs. King made the motion for her to contact Dr. Ledbetter and for Mrs. Windham to start the ROR foreclosure. Motion seconded by Mr. Ballard. Motion carries 3"0,

E. Consultant Report - Report on status of finalization of consultant report, status of City/County action. Mr. Jacobs reported that city staff had received the revised report, reviewed it, met and discussed minor changes. Mr. Jacobs said that he is not sure if the county has reviewed it. Mrs. King asked if this would be discussed in the July workshop meeting. Mrs. Carden said no that it should be on the August workshop agenda. Mrs. King pointed out that means the LBA will remain defunded until at least September. Mrs. Carden stated that she did not believe that the commissioners had to vote on the report, that it's something that they can update the board on and move forward.

F. Memorandum of Understanding City of Griffin/ GSCLBA (for property maintenance). Mrs. Carden explained the MOU and how the City planned on recovering cost for maintaining LBA property. If the purchase price of the property exceeds the lien amount, the lien will be paid in full. If the lien exceeds the purchase price, the City would collect 75% of the proceeds from any sale of the property. This is the same understanding the LBA has with the City for properties that have structures that are demolished by the City. Mrs. King expressed concern regarding the city maintaining properties which are under contract. Mrs. Carden explained that the city was focusing on the "worst of the worst" and mainly would be removing junk such as mattresses and other bulk items from the properties. Mrs. King made a motion to approve the MOU with the City, seconded by Mr. Ballard. Motion passed 3"0.

G. Confirmation that no requests for donations, purchase or side lot program received since last meeting. Mrs. Haynes and members of the board confirmed no request.

#### H. Financial Information

1. Quickbooks reports and bank statements for June 2022. Mr. Ballard presented the reconciliations for June 2022. Mr. Ballard read the current balances and explained that he was looking into Mrs. King's email about the google domain. Mrs. King said that google should have sent a notice of the renewal to Mrs. Church's email account and that she would look through it this evening and send the board anything she found. Mrs. Beckham questioned the payment to Mrs. Church for \$100.00. Mr. Ballard explained that the monthly quickbooks had been coming from Mrs. Church's account and the \$100.00 is a reimbursement. Mrs. King made the motion to approve the financial report, seconded by Mrs. Beckham. Motion passed 3-0.

I. Review of City citations. Mr. Ballard presented three code enforcement warnings for 809 Pamela Dr, 811 Pamela Dr, and 1344 Maple Dr. Mrs. Carden explained these were warnings and the City was sending them as a form of documentation. She added that the new MOU should help reduce any future citations. Mrs. King asked Mrs. Carden if she needed anything from the board at this time, did she need the board to motion to take any action. Mrs. Carden said not at this time.

#### J. Side Lot Program (request pending)

No request pending.

1. 155 First Ave
2. 336 Wuntherhall Dr

Both of these properties have already been discussed in item D.

K. Properties- Old Business1r- No  
Change No changes, no action taken.

L. Discussion of City and County Demolitions. Mrs. King stated that she had nothing further,

M. Movie Contract/Use Policy. Mrs. King made the motion to table this item, seconded by Mr. Ballard.  
Motion carried 3-0.

N. Board member comments.

Mrs. King expressed how pleased she was with how well everyone is working together as a team.

Mrs. Beckham thanked City staff for all other their hard work.

Mr. Ballard also thanked City staff.

O. Executive Session pursuant to OCGA 50-14-2 and -3 (if needed). Mrs/ King made the motion to enter into executive session, seconded by Mrs. Beckham.

Mr. Ballard made the motion to enter into open session, seconded by Mrs. Beckham. Motion passed 3-0.

P. Adjourn. Mr. Ballard made the motion to adjourn, seconded by Mrs. Beckham. Motion carried 3-0.