

LBA/2022

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

April 14, 2022

- A. Determination of Quorum - Meeting was called to Order by the Vice-Chairman. A quorum was determined to be present.
- B. Approval of Minutes- for meeting on February 2022. Motion to approve with changes to the agenda by Ms. King, seconded by Ms. Copeland, approved 4-0.
- C. Public Comment- Larry Curry attended to discuss 1039 High Falls Rd., Regina Slater attended to discuss 434 Lakeview Dr., and Marquita Goodrum attended to discuss 1002 Meriweather St. All are on the agenda to be discussed.
- D. LBA Management:
 - 1. Discussion on Transition Procedures - Michelle Haynes addressed this. She reported that she has been through all the files we have and has prioritized them. The board will vote on upcoming contracts at each meeting as the city and county work to clear up and clean out pending contracts and business. Stephanie Wmdham was present and reported a lot of issues with title work.
 - 2. Determination to accept no new requests for donations, offers to purchase, side lot program requests prospectively until conclusion of consultant period.
 - 3. Report on Sales information/data-analysis of value of properties closed: tax revenues.
 - 4. Memorandum of Understanding- City of Griffin/G-SLBA-Jessica O'Connell was present and discussed the MOU, particularly with regard to the citations issued for substandard maintenance of LBA property. She explained that the citations were a result of their code enforcement task force, and the city will continue to do the maintenance. A motion was made by Ms. King to accept the MOU with the city. It was seconded by Mr. Ballard. Approved 4-0
 - 5. Report on Demos - 122 Ella St., 55 Palm St., 152 Second Ave., and 30 Franklin Dr.- Mr. Jacob addressed this. 55 Palm is in the county to this was not addressed at this

time. 122 Ella and 152 Second-A motion was made by Ms. King that Ms. Windham check on ROR status and if the status is close to move forward with applications for demo. Seconded by Ms. Beckham. Approved 4-0

For 55 Palm St., a motion was made by Ms. King to have someone from the county to check on ROR and check for a demo application. If there is not one, the LBA will apply for demo. Seconded by Ms. Copeland. Approved 4-0 Brad Vaughn attended the meeting but had no information about the status of this property.

152 Second St. is under contract with Oscar Mayes. No evidence of ROR at this time. A motion was made by Ms. King to follow up with Mr. Mayes to see if he is still interested in the property and check on status of ROR, then move forward with demo application, seconded by Ms. Beckham. Approved 4-0. Ms. Windham will check on the ROR.

30 Franklin Street - Tabled until ROR is checked on.

6. Lot maintenance for 4 First St.- Under the new MOU the property will be covered.

E. Financial information

1. QuickBooks reports and bank statements from February and March 2022, review and approval of disbursements. Motion to approve - Ms. King, seconded by Ms. Copeland - Approve 4-0.
2. Discussion of payments to Metro Southern Media and Stephanie Windham - Mr. Ballard reported that he has had difficulty getting invoices from Ms. Windham's office. She will get invoice resent to him.
3. Discussions of donations - 28 Edwards St. - Ms. King made a motion for the city to reach out to Ms. Lane to let her know we are not accepting donations at this time. Seconded by Ms. Beckham

319 Chappell St. - request by James Willis - Ms. Beckham replied that this property will be a side lot request, not a donation.

4. Discussion of check #2461 issued to Ronnie Duncan for \$2200. Mr. Ballard checked in this - Property 624 E. Solomon St. - Trees were cut down on that property. Ms. King made a motion for the City Code Enforcement to check on an encroaching shed on that property, seconded by Mr. Ballard. Approved 4-0
5. Repoti on sales - none
6. Approval of GIRMA quote - Motion to approve made by Ms. King, seconded by Mr. Ballard. Approved 4-0

7. Truist Bank Resolution-Mr. Ballard reports that the bank needs *this* updated resolution due to changes in LBA management. Ms. King made a motion to approve the resolution, Seconded by Ms. Copeland. Approved 4-0
- F. Side Lot Program -1. Mr. James Willis sent a request to obtain the property next to 319 Chappell St. as a side lot. No new requests will be handled at *this* time. Ms. Beckham will let him know.
2. 155 First Ave. -Tapia-There is possibly a squatter on *this* property. The County is checking on it. Consensus is that LBA does not want this property.
 3. 116 Melton Street-Robert Howard-Ms. King made a motion that Mr. Galloway look into the legal description of *this* property and a contract made and signed. Seconded by Mr. Ballard. Approved 4-0
- G. New Business/Pressing Issues
1. 810 N 10th St - Vickie Davis - inquiry on status of the ROR (Sharon King) - Unknown at *this* time, Ms. Haynes will get information on this.
 2. 212 Kendell Dr. - Charles Lovett- inquiry on receipt of deed (Sharon King)
 3. 1002 Meriwether Street - Markita Goodman - inquiry on status of the ROR (Sharon King) There is title but no ROR. Ms. King made a motion to move forward on ROR, seconded by Mr. Ballard. Approved 4-0.
 4. 402/406 Circus Street - Green - inquiry on closing, code violations (Sharon King) - It was reported to Ms. Beckham that Ms. Green had paid a fine under code violations even though it was still LBA at the time. Also, the code violations sign was put on the wrong Jot. Ms. King made a motion that Ms. Beckham will follow up with Ms. Green about the fine and Ms. Windham will check on the ROR, seconded by Ms. Beckham. Approved 4-0.
 5. 1425 1/2 Spelman Ave.- Walker- previously approved under SLP, inquiry on status of closing (Sharon King) A motion was made by Ms. King that we go forward with *this* side Jot with Ms. Copeland checking on the contract, seconded by Mr. Ballard. Approved 4-0.
 6. 30 Frandlin Dr- inquiry on placement on County demo list. (Sharon King) Moved to LBA Management.
 7. 152 Second Avenue - request for purchase from Gena Ford- There was already a contract on this property for Oscar Mayes. Motion made by Ms. King that we reach out to Mr. Mayes to see if he is still interested the property and let him and Ms. Ford know that we are in transition and for all to reach out again in 2-3 months, seconded by Mr. Ballard. Approved 4-0. Ms. King agreed to contact all who have made applications and to direct James, the website developer, to take down applications from the site.
 8. 319 East Chappell-proposed donation by James Willis (Patty Beckham)-This was not for a donation but rather a request under the side lot program and was

addressed in that section.

H. Properties Reviewed by City Staff/Identified as Priorities

1. 79 Elm St. Jimenez - Sales contract signed, Ms. King made a motion to move the property to ROR, seconded by Ms. Beckham. Approved 4-0.
2. 152 Second Ave. -Mayes -Contract signed, amended contract to include demo.
3. 186 Poplar St. - Jimenez - sales contract signed, ROR done- Ms. King made a motion to move forward with the sales, seconded Ms. Copeland, Approved 4-0,
4. 201 N. Sth St. -Novaterra-(ROR affidavit not signed) has closing documents-Sept. 19 2021.
5. 213 N, 8^h St- Novaterra-has closing document and nothing else (cannot find contract) Closed Sept. 29, 2021.
6. 215 N. 8th St-Novaterra-has closing document- Will check on this document.
7. 217 N.9th St- Novaterra - Has closing ,document-Regarding properties 4-7, Ms. Windham will check on whether the deeds have been recorded, deeds are needed for all 4 properties, Mr. Ballard will check for payments for these properties.
8. 434 Lakeview St. - Slaton - Sales contract, ROR in process.
9. 755 E. Broadway St.-Novaterra-signed contract, needs ROR - Ms. King made a motion to foreclose ROR, seconded by Ms. Beckham, Approved 4-0.
10. 1002 Meriwether St. - Goodman - ROR.
11. 1039 High Falls Rd.-Curry-Ms. King made a motion to go forward with ROR with amendment to the contract to place in the side lot program and reach out to Mr. Curry to sign and move forward with ROR., seconded by Copeland. Approved 4-0.
12. 117 Sapelo Rd. - Novaterra -Sales Contract and closed on Aug. 30, 2021. Ms. King made a motion to proceed with ROR, seconded by Mr. Ballard, approved 4-0.
13. Collier St. Parcel 06705002C - Novaterra requested 3 parcels, A,B,C, contract found only on parcel B. Ms. King made a motion to table ROR, seconded by Mr. Ballard, Approved 4-0.

- I. Board Member Comments. Ms. King would like the agenda format to include Agenda Approval
- J. Executive Session pursuant to O.C.G.A. 50-14-2 and -3 if needed. No Executive Session was conducted.
- K. Adjourn. Motion by Ms. Beckham, seconded by Mr. Ballard. Approved 4-0.