

LAND BANK AUTHORITY

MINUTES - APPROVED

Time: Wednesday, April 10, 12:00PM-1:00PM

Place: Annex 1st Floor Conference Room, 420 10th St.

Call to Order: Sherrie Aaron, 12:06pm

Attendance: Deidre Tilley, Sherrie Aaron, Steve Anthony, Alston Auton

Absent: Carson Cummings, Michelle Williams

Staff: Natalie Bouyett, Rob Scott, Kim Mitchell

Members of the Public: 7

1. Approve Minutes from March 13, 2024

Motion to approve minutes from March 13, 2024

1st: Alston Auton

2nd: Steve Anthony

2. Financial Report

Ms. Bouyett states that in the first 3 months of the year, the board cleared \$100,000. There will be some expenses coming out for. There will be \$50-60,000 coming due in the next few months for the Judicial In Rem Foreclosures and miscellaneous marketing expenses.

3. Resolution to Extinguish Taxes

David Britt has stepped down to run for Tax Commissioner. Jennifer Lunsford is the new contact person. Ms. Bouyett is hoping that the transition to a new contact person will be smooth.

Motion to pass resolution to extinguish taxes on 2 newly acquired properties.

1st: Alston Auton

2nd: Steve Anthony

4. Invest in Columbus Recap

This event had 100 registrants and 50 participants. Ms. Bouyett shares that the Land Bank honored Eric and Katrina Flowers with the Distinguished Development Partners award. If an applicant has received this award, this information will be included on future applications for acquisition.

Ms. Bouyett is working on developing a grading scale for developers to serve as a report card for previous work.

5. NeighborWorks proposal

Several NeighborWorks staff have been absent this past month and they are unavailable to provide an update. This topic will be revisited next month.

6. Review Property Bids and Proposals

953 Illges Road

Applicant: Kelly Garrett

Mr. Garrett states that they own 80 homes currently. They own the property across the street from the subject property. Through a hedge fund, they have redeveloped housing and put units on the rental market. His company began working on houses in January 2022, but has 23 years of experience. He is interested in doing both housing for resale and rental. His company does complete renovation, from electrical and plumbing, painting, granite countertops, etc. Homes take approximately 3-4 weeks to rehabilitate. They use hard money lenders (multiple banks). The applicant is in the process of getting his contractors license. The applicant shows photos of his work.

Mr. Anthony asks if they sub-contract out the work. Applicant says he has 5 crews working exclusively through him.

Mr. Anthony asks how the applicant acquires permits. The applicant responds that permits go through Jeff Holloway, who is a licensed contractor. Electricians and plumbers are licensed and pull their own permits. Applicants state that most homes do not need permits to renovate.

Ms. Auton asks how they fund it. Applicant says they usually start with cash and follow with a hard money loan. He states that he can provide a bank letter to demonstrate that money is available.

Mr. Anthony asks if he is the owner. The applicant states that he is, but also has a company with his partner called Prestige Worldwide Rentals. He states that the Land Bank Authority is another avenue for his investment company to buy houses.

Ms. Bouyett suggests to the board that we request scope of work and proof of financing by May 7, with stipulations to complete proposed scope of work within 1 year after closing, presentation of completed work including before and after photos, and a submitted copy of the certificate of completion.

Motion to approve the sale of 953 Illges Road, with the above mentioned contingencies and stipulations.

1st: Steve Anthony

2nd: Austin Auton

2935 Schaul Street

Applicants: Eric and Katrina Flowers

There are two structures on one property.

Ms. Auton stated that in the past they decided to leave the decision to re-plat the property up to the buyer, which Mr. Anthony confirms. Ms. Auton asks Ms. Bouyett if she has any concerns about the funding. Ms. Bouyett states that she does not have any concerns and suggests the Board approve with the contingency applicant will provide proof of funding my May 7, and stipulate applicant with complete scope of work within 1 year after closing, present to the Board at the completion of work, and submit a Certificate of Completion.

Motion to approve sale of 2935 Schaul Street, with the above-mentioned contingencies and stipulations.

1st: Steve Anthony

2nd: Austin Auton

2513 Heard Street

Applicant: Muskogee Group United Investments, LLC (Calvin Brown)

Mr. Brown (applicant) states the owner is deceased and home has been in probate. Mr. Brown states that the property has animals entering the structure. Timeline for redevelopment is 1-3 months. The applicant anticipates that the renovation costs will be \$15,000 - \$20,000.

Ms. Tilley asks if this is a property the Land Bank owns. Ms. Bouyett states that the Land Bank does not yet own it, but it is in one of the Land Bank's opportunity zones. She is familiar with this property.

Mr. Anthony asks about the applicant's previous projects. Ms. Aaron asks how many prior properties the applicant has been associated with. Ms. Bouyett states that Mr. Brown's associates have paid for 3 properties but was approved for 6 properties. Mr. Brown (applicant) states that he did not pay for the two structures on Shaul because they had structural issues. Mr. Brown stated that he still wants the property on Mimosa but was late to pay for it.

Mr. Anthony asks about the status of the approved 3 properties. Mr. Brown stated that he is awaiting the foreclosure process through the tax commissioner's office.

Ms. Aaron states that she opposes the sale of this property. She states that the inventory was pulled by the Land Bank and then the applicant did not pay for all 6 approved properties.

Mr. Brown states that he has cleaned the property at Heard Street and has boarded it up.

Ms. Aaron asks Ms. Bouyett if there is a cap on the number of properties you can acquire. Ms. Bouyett states that first time applicants should only acquire 1-2 properties. Ms. Aaron states that she has concerns about selling this property to the buyer.

Ms. Aaron asks about the properties sold to Mr. Brown's associates. Ms. Bouyett states that in the past 2 properties were sold to Al Brown and 1 property was sold to Pamela Brown.

Ms. Aaron states that they will not approve the sale of this property or 2734 Mimosa Street. Instead, the board will hold the properties until next meeting when he can present photos of his previous work. Ms. Tilley states that the board needs to see some completed work.

Mr. Brown states that there is little value in buying 1-2 properties when he must wait 6 months to acquire through the Tax Commissioner's office.

Ms. Auton states that the board needs to get to know him better and vice versa. Mr. Anthony says the board needs to substantiate his work but looks forward to seeing what he will do with the 3 properties he has acquired.

Mr. Brown agrees to provide photos of his previous redevelopment work in Atlanta before the next meeting.

7. Success Story

6130 Hunter Ridge Circle

NeighborWorks developed a vacant lot from the Land Bank and built a single-family home for an 80% AMI homebuyer.

Call to Adjourn

Sherrie Aaron, 12:49pm