

LAND BANK AUTHORITY MINUTES

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

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

Call to Order: Sherrie Aaron, 12:03pm

Attendance: Sherrie Aaron, Steve Anthony, Carson Cummings, Michelle Williams, Alston Auton

Absent: Deidre Tilley

Staff: Natalie Bouyett, Rob Scott, Kim Mitchell

Members of the Public: 7

1. Approve Minutes from June 12, 2024

Motion to approve minutes from June 12, 2024

1st: Carson Cummings

2nd: Steve Anthony

2. Director's Report

Ms. Bouyett gave a report on her recent trip to the GA Municipalities Association Conference in Savannah, GA. While there, she toured tiny homes for veterans and projects completed with the Savannah Housing Authority.

She announced that there will be an Heirs Property Workshop on September 12, 2024, which will include a presentation, followed by estate planning offered to 32 seniors.

The next Invest in Columbus workshop will occur on November 6, 2024. Opportunity Zone 3 will open at that time and will allow workshop attendees a first glance at the properties that will be available in December.

Ms. Mitchell added that the target audience for the Heirs Property program are low-income households.

There have been no updates with the Tax Commissioner's office. There are 9 properties that are approved and waiting for the tax commissioner to foreclose. They are awaiting tax income from the commissioner's office (approx. \$5,000).

Director Scott notes that the HARP homeowner rehab applicant interviews have begun. He also shared that CRD is about to start a new program through HOME (AHOP) with more than \$1,000,000 for new affordable housing development.

3. Budget Report

Budget and account totals were reviewed.

No judicial in rem fees have been paid, so these expenses are not reflected in the budget.

4. Curtis St Reno Presentation

Presenter: Josh Nicholson

Property: 1158 Curtis Street

The property was initially empty with one squatter. Later there were additional squatters as well as a lot of trash and debris inside. He shared before and after photos of the work completed on the unit. He stated that the project will be complete in 2-4 weeks.

Mr. Anthony asked if the presenter planned to sell or rent the unit. Josh stated that he will sell it either to a homebuyer or another investor, since he lives in Dallas, GA.

He stated that he has put \$20,000 - \$21,000 into the project and plans to put in another \$5,000.

Ms. Aaron notes that the property was purchased in June of last year. She stated that at the time the property was approved for him, he stated that his goal was to rent it out.

Ms. Bouyett clarified that the scope of work was to complete the project in 12 months. She stated that most people complete the work in 6 months. She acknowledged that the squatters were a major issue in the completion of the project.

Ms. Aaron states that they should hold off on the deed cancellation until the project is complete. Ms. Aaron and Ms. Bouyett stated that the interior work was not up to the standard they expected.

Josh listed the additional work that needed to be done in the house. He stated that he would paint the walls, that the floors are complete, and that doors are being hung on cabinets. He listed other additional work to be completed, including a new faucet in the bathroom, flooring in dining area, painting downstairs, new doors, painting in upstairs bathroom, and installation of a new vanity. He also wanted landscaping, e.g., flower bed.

Josh stated that he has had difficulty getting workers to come to the area, specifically to work on the driveway. He stated that he would pressure wash vinyl siding and fix holes in the siding.

Mr. Anthony recommends that they reconvene in 60 days to view the finalized version of the property.

5. Review Property Bid and Proposal

2908 Colorado Street

Bidder: Stephanie Ugaste

Bid: \$10,000.

The subject property is completely overgrown. Ms. Ugaste shared a presentation of work she is completing for a family-owned property, stating that this project has taken no more than 2 months and is nearly complete.

Ms. Ugaste stated that she works with Michael Kennedy and has access to electricians and other resources. Ms. Ugaste is aware that the subject property will require gutting, landscaping and a range of other repairs.

Ms. Williams asked her intent for the property. Ms. Ugaste stated that she would like to create an affordable property for sale.

Ms. Bouyett states that the applicant has her funding for the bid secured already. Ms. Bouyett states that the applicant must complete the project in one year, submit a certificate of completion, and give a presentation to the board once completed.

Motion to accept bid with normal stipulations

1st: Michelle Williams

2nd: Carson Cummings

Next meeting is August 14, 2024. There will be no meeting in October – Ms. Bouyett will be attending a conference.

Call to Adjourn

Sherrie Aaron, 12:45pm.