



Minutes

Time: 10:30 am Wednesday, August 3, 2022

Place: Microsoft Teams

Board Members Present: Lance Hemmings (Chair), Deidre Tilley, Sherri Aaron, Michelle Williams, Tyler Pritchard, Patrick Coleman

Board Members Absent: None

Staff Members Present: Robert D Scott, Community Reinvestment Director, Natalie Bouyett, Real Estate Specialist, and Michael (Casey) Baker, Finance Manager

Guests: Tonza Thomas

Call to Order: Lance called the meeting to order at 10:39AM

1. Review and Approve Minutes from 6.8.2022:

- Deidre makes a motion to approve June 8, 2022 minutes. Patrick seconds the motion. None oppose. Unanimously Approved.

2. Financial Report

- Casey presented a financial update since the last board meeting. We have had roughly \$1,800 in closing costs and property maintenance since last meeting. We have had \$1,500 income from the Winston Rd. properties. The total balance is now \$59,217.72. Casey will email Natalie who will forward the board a more detailed list of costs since last board meeting.

3. Director's Report

- NWC/CHI Quit Claim Deed Changes:** Rob stated The Land bank spoke with NeighborWorks regarding 6416 Dorsey, 6130 Hunter Ridge, 3341 Gleason, and 6 Derby Court. and they are not wanting to give the properties back but extend the timeframe they have to develop the lots on the Security Deeds. Lance made a motion to extend the Security Deeds for 18 months. Sherri Seconded the Motion. None opposed. Unanimously Approved.
- 100 Affordable Homes Project Update:** Rob stated the proposal was turned into Pam and is awaiting decision by the panel.



- **Board Vacancy:** Rob introduced Tonza Thomas as a candidate for the Board. He stated she is the State of Georgia's Secretary for the NAACP, Chairwoman of the Democratic Party, and has an intense passion for affordable housing development. No vote was taken.
- **Workshops and Website Updates:** Rob stated to educate the community on how to leverage the Land Bank, Natalie is working on developing a Land Bank workshop to be starting in September or October.

4. Property Update

- **Conveyed Properties:** Natalie stated the following properties have been conveyed:
 - 818 Winston Rd to Rena Hall/Family Reconstruction
 - 915 Winston Rd to Rena Hall/Family Reconstruction
 - 930 Winston Rd to Rena Hall/Family Reconstruction
- **Land Bank Properties:** Natalie stated the Land Bank is currently holding the following properties:
 - 2109 1st Ave
 - 2209 1st Ave
 - 2235 Cornell Ave
 - 3321 Glenwood Dr
- **Property Bid and Proposal Review:** Natalie stated the Land Bank has received 13 Proposals. That each property advertised had received at least one bid offering the minimum requested amount. The winning bids were:
 - 3321 Glenwood Dr – Lance made a motion that Katrina Flowers be named winning bidder with a bid of \$25,001 under the condition she provide proof of funds within 60 days and close 30 days thereafter, identify contractors, send specific plans to the board, and complete construction within 12 months after closing. The runner up in case Katrina Flowers cannot fulfill her obligations will be Deshiana Durham with a bid of \$10,300. Patrick Seconded. None opposed. Unanimously Approved.
 - 2109 1st Ave – Lance made a motion that Housing Authority of Columbus be named the winning bidder with a bid of \$6,000. Sherrie Seconded. None Oppose. Unanimously Approved.
 - 2209 1st Ave – Lance made a motion that Housing Authority of Columbus be the winning bidder with a bid of \$4,500. Michelle Seconded. None Oppose. Unanimously Approved.



- 2235 Cornell Ave – Lance made a motion that Theresa Darden be named the winning bidder with a bid of \$5,100. Sherrie Seconded. None Opposed.
Unanimously Approved.

- Donation Offers to the Land Bank: The following properties were offered as donations to the Land Bank:
 - 3006 10th St
 - 4780 Gardiner Dr
 - Natalie Suggested that the Land Bank contact the donors and say that we will work to secure a purchaser for the property in line with development plans in the area. Meanwhile, we will list the lots and take bids and proposals. Once we secure a winning proposal, we will take over the lots so that the Land Bank does not become a dumping ground for unwanted lots. Lance mentioned we may need indemnification for this agreement. The board approved with Natalie and Lance. No vote needed.
- November In-Rem Request List (Ongoing)
 - 4113 & 4109 Young Ave
 - 2810 Peabody Ave

- 5. Schedule Next Meeting:** A survey will be sent out for several days in October with a 12PM meeting time in October. The Board will be welcomed to bring in food for the lunch hour meeting or meet online as this will be another hybrid option. Also, Shawna Love, who submitted three proposals on Land Bank properties, will be invited to the next Board Meeting to speak about her initiative to serve foster families and veterans.

Adjourn Meeting 11:45AM