

# LAND BANK AUTHORITY

## AGENDA

**Time:** Wednesday, September 18, 12:00PM-1:00PM

**Place:** Annex 2<sup>nd</sup> Floor Conference Room, 420 10<sup>th</sup> St.

**Call to Order:** Sherrie Aaron, 12:03pm

**Attendance (In Person):** Sherrie Aaron, Michelle Williams, Carson Cummings, Tomeika Farley, Steve Anthony, Deidre Tilley

**Attendance (Virtual):** None

**Absent:** None

**Staff:** Natalie Bouyett, Kim Mitchell, Rob Scott

**Members of the Public:** 1

### 1. Approve Minutes from August 14, 2024

Motion to approve the minutes of the August 14, 2024 meeting:

1<sup>st</sup> – Carson Cummings

2<sup>nd</sup> – Michelle Williams

### 2. Introduction of new Board Member: Tomeika Farley

Ms. Farley is the newest member of the LBA board. She introduced herself, stating that she has worked at AFLAC in risk management for nearly 30 years.

### 3. Josh Nicholson: Final Presentation of Renovations

1158 Curtis Street renovations

Mr. Nicholson stated that there was additional trim work to complete. Mr. Anthony asked what percentage completed the project was. Mr. Nicholson replied, "90% of what I planned to do." He added that he had repaired some damaged siding, fascia/soffit, the underpinning on the porch ceiling, as well as repairing falling concrete on the steps. Mr. Anthony asked if the applicant was about 80% complete overall. Mr. Nicholson confirmed that he was approximately 80-85% complete overall. He added that he was working around the contractors' schedules.

Mr. Anthony inquired about the intended use of the property. Mr. Nicholson stated that was unsure, but that he had been approached in the neighborhood by a woman looking to purchase the property for to use as a women's shelter.

Ms. Williams asked the applicant his intent for the property when he purchased it. The applicant stated that he had planned to rent it out. However, he stated he was currently indecisive about renting, selling, or getting a property manager to manage it. Mr. Anthony asked the applicant what he would like to do ideally. Mr. Nicholson stated that he wanted to sell the property and continue flipping properties.

Mr. Anthony asked how the applicant chose Columbus to work in. Mr. Nicholson stated that he was here in Columbus often. He stated that he had been roofing in the area for 3 years.

Mr. Anthony asked if the applicant had pulled a permit. Mr. Nicholson stated that he had. Mr. Anthony asked if Mr. Nicholson had a certificate of occupancy. The applicant responded, "Not yet." Mr. Anthony suggested making the transfer of title contingent upon the applicant acquiring a certificate of occupancy once the property is habitable. After learning that the applicant's electrician pulled his permit, Mr. Anthony clarified that the electrical work would need a final inspection. He instructed the applicant to make sure the last slot on his card had been initialed. Mr. Nicholson added that a staff member from Codes and Inspections had walked through the unit the week before.

Ms. Tilley asked whether the applicant was within his budget, or over. Mr. Nicholson did not clarify but stated that he had spent \$60,000.

Ms. Aaron stated that raising the ceiling was a good addition to the home. Mr. Anthony asked if the ceiling had been a drop ceiling. Mr. Nicholson stated that it looked like it had once been a high ceiling and someone lowered it.

Mr. Anthony informed the applicant that if he had not gotten a general building permit, he would not be receiving a certificate of occupancy. However, he should expect to get finals on his permits. Mr. Anthony stated that the board wanted to close out the process, but first wanted to see the project finished as part of their responsibility to the community.

Ms. Williams asked if the applicant had fascia/soffit, paint, and mirrors in the bathrooms. Mr. Nicholson asked if he needed to purchase appliances for the home. Mr. Anthony stated that he did not need to purchase appliances if he planned to sell the property. Ms. Williams stated that he should only install appliances if he was renting the property, because if the tenant were responsible for installing their appliances, the applicant would not know if the tenant was installing them correctly.

Ms. Aaron finished the discussion by stating that the applicant's responsibility was to email photos of his final work and obtain an electrical sign off.

#### **4. Financial Standing (Update on buyers' response)**

Ms. Bouyett shared that the Land Bank had ten properties pending foreclosure, which were expected to have significant delays due to changes in the Tax Commissioner's office. Out of these ten properties, three people requested that their money be returned. She stated that the Land Bank had returned approximately \$25,000. She noted that the Land Bank would still have seven properties when the new tax commissioner is ready. For the remaining two buyers, Ms. Bouyett stated that the buyers will have first right of refusal when the foreclosure process is underway again. Currently, the Land Bank's operating cash after the Heirs Property workshop is \$100,574.45.

Mr. Anthony asked if there was a line item in the budget for the returned funds. Ms. Bouyett stated that she deducted the returned funds from the proceeds. Mr. Anthony asked for the returned funds to be itemized.

## **5. Repayment from Tax Commissioner**

Ms. Bouyett stated that in April, an invoice was sent to the tax commissioner. Per ordinance, the Land Bank receives 75% of the real property taxes collected on real property (exclusive of any state or school district ad valorem tax) conveyed by the Land Bank Authority. Ms. Bouyett stated that there are 34 properties with approximately \$22,000 in taxes. She noted that in 2025, the board would need to send an invoice for 2024; she stated that she hoped to collect this tax revenue from the tax commissioner's office.

Ms. Tilley asked if an invoice was submitted in 2024 for 2023 taxes and asked what happened in 2023. Ms. Bouyett replied that she submitted an invoice for 2012 – 2022 in 2023 since this had never been collected. She stated that these funds were received the next year.

## **6. 2 Pending contracts**

2508 Forsyth St. – Ms. Bouyett stated that the board has to close this sale. The owner was unable to move forward due to deaths in the family.

1322 20<sup>th</sup> Street – Ms. Bouyett stated that this property was being donated to the Land Bank. She noted that the board had already approved the sale of these properties.

## **7. Heirs Property Event Update**

Ms. Bouyett stated that the team had a lot of good feedback from participants of the Heirs Property event, as well as council members. More than 50 people attended the event. All 32 estate plans have been taken. The GA Heirs Property Law Center will complete the estate plans.

The Land Bank used various marketing types to promote the event, including TV news, Facebook, Email, Radio, Friends and family. Ms. Bouyett stated that the greatest impact came through email (7 respondents).

Mr. Anthony asked how Ms. Bouyett reached out via email. Ms. Bouyett stated that she used listservs through the HARP program and Habitat for Humanity.

## **8. Radio Ads, Davis Broadcasting**

Ms. Bouyett stated that the Land Bank had radio ads that they had already paid for Invest in Columbus. Director Scott stated that he had reached out to the radio station to ask if the ads could be held until 2025. Ms. Williams confirmed that the board would like to use the ad space in 2025. Director Scott clarified that the department would not move forward with the Invest in Columbus workshops for the time being.

## **9. Setting the next meeting**

Due to a lack of agenda items, the next meeting date was postponed until November 2024.

## **Call to Adjourn**

