

**SAVANNAH-CHATHAM LAND BANK AUTHORITY
Called Meeting Minutes
Via Teleconference (Zoom)
Wednesday, May 25, 2022
3:00 p.m.**

I. CALL TO ORDER & ROLL CALL

The May 25, 2022, Special Called Meeting was called to order at 3:00pm by Chairperson Gregori S. Anderson.

A. Board-members:

Present:	Gregori S. Anderson	Chairperson
	Martin Fretty	Vice Chairperson
	Richard M. Evans	Secretary
	Taffanye Young	Board Member
	Gregory Scott	Board Member

B. Members of the Advisory Board:

Present:	Zarik Samples	Coastal Habitat for Humanity
	Attorney Bates Lovett	Special Counsel

Absent:	Larry O. Jackson	Savannah Chatham Board of Education
	Rafaella Nutini	Savannah Housing Authority
	Sonya L. Jackson	Chatham County Tax Commissioner
	Jennifer Darsey	CSAH

<u>Others attending:</u>	Alison Goldey	Land Bank Director
	Tara Hicks	Housing and Neighborhood Services
	Denton Hill	City of Savannah Community Services
	Anita-Smith Dixon	CHSA

II. **ACTION ITEMS:**

A. **Resolution Authorizing the Acceptance of Property Located at 4801 Meding Street from the City of Savannah to Support a 2022 9% Low Income Housing Tax Credit Application; and for Other Purposes:**

Mrs. Goldey briefed the Board on the City of Savannah fairgrounds property located at 4801 Meding Street. The City has asked that the LBA enter an option to lease the subject land and assist with providing site control for the property to a potential developer. She indicated that the developer will be submitting an application for Low Income Housing Tax Credits to the Department of Community Affairs for development of senior housing on the site and the Land Bank would enter into an option to lease the land to show site control which would allow for additional points in the competitive application process. Attorney Bates will be attending the Board meeting momentarily to give the Board an update to confirm the development agreement between the City and the developer has been finalized.

Later in the meeting, Attorney Bates, now in attendance, provided the Board with an update on the property located at 4801 Meding Street. The City of Savannah put out an RFP that was awarded to a group called P3JV. The City and P3JV have been working on the development agreement but have been unable to come to an agreement on the terms of the agreement. The goal was for the City to provide the property to the Land Bank for the purpose of leasing the property to the developer. The Land Bank would then give an option to lease the land to P3JV and P3JV would then give the option to Mr. Bill Gross. The option to lease agreement included a take back clause. Mr. Gross received a call from his underwriters informing him that DCA will not except an option to lease with a reversionary clause. Mr. Gross will not be able to apply for tax credits this year, so the Board does not now need to pass a resolution transferring the fairgrounds property to the Land Bank. The developer may decide to try again next year.

No action taken.

B. **Approval of Staff Recommendation to Prohibit Global Investment Traders, LLC from Receiving Additional Properties from the Land Bank Authority Due to a Violation of the Terms of the Sales Contract and Right of from Reversion Clause for Property Located at 1417 E. 55th Street.**

Mrs. Goldey briefed the Board on staff recommendation to prohibit Global Investment Traders, LLC from receiving additional properties from the LBA due to a violation of the terms of the sales contract and right of reversion clause for the property located at 1417 E. 55th Street. The Land Bank Board of Directors approved the sale of the property located at 1417 E. 55th Street to Global Investment Traders, LLC back in August 2021. Prior to the Board approving the sale of property, the Land Bank Authority acquired this property at the request of the City's Housing & Neighborhood Services Department through a repayable grant agreement. The City provided the Land Bank with the funds to acquire and maintain the property. The terms of the agreement were for Global Investment Traders, LLC to provide affordable housing and not to exceed a sales price of \$237,000.00 for the newly constructed home.

The law firm of Bouhan Falligant contacted the Land Bank Director and informed her that a closing had been scheduled to sell the home for a sales price of \$277,500.00. The Land Bank Director

indicated that she contacted Global Investment Traders, LLC immediately to inform them that they were in violation of the agreement. Global Investment Traders, LLC indicated that the increased sales price was an oversight and due to increased building costs and upgrades that the buyer wanted to put into the property. At no time did Global Investment Traders, LLC contact the Land Bank to discuss the unexpected increase in cost or increasing the sales price. Mrs. Goldey informed the Board that she has concerns about three properties recently sold to Global Investment Traders, LLC for the production of affordable housing, with much less restrictions in the sales agreements.

A discussion ensued among the Board members expressing concern which resulted in a final recommendation for the properties located at 1204 Seiler Avenue, 915 W. 40th Street and 416 Staley Avenue. The Board recommended that the Land Bank Director and Attorney Bates draft a letter that includes the following points:

- A. The Land Bank will not release the reversion of the properties for sale if Global Investment Traders, LLC does not meet the terms of the sales contract agreement and conditions outlined in the right of reversion in the deed of conveyance established in the beginning for the production of affordable housing,
- B. The Land Bank formerly communicate our goals to Global Investment Traders, LLC., and
- C. Global Investment Traders, LLC must keep the lines of communication open during construction as it relates to a change in proposed sales price.

The Board requested that the Land Bank Director and Attorney Bates draft a letter to the developer and send it to the Board for final review.

Staff recommends that Global Investment Traders, LLC be prohibited from receiving any additional properties from the Land Bank Authority due to a violation of the terms of the sales contract and the conditions of the right of reversion recorded in the deed of conveyance for property located at 1417 E. 55th Street.

No action taken.

III. OTHER BUSINESS:

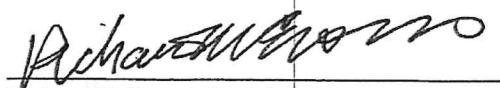
No New Business.

VIII. ADJOURNMENT:

With no further business to discuss, the meeting was adjourned by Chairperson Gregori Anderson at 3:52pm. The next Board Meeting is scheduled for Tuesday, June 28, 2022.

These minutes were prepared by Administrative Assistant Tracy Gregory.

ATTEST:


Richard M. Evans, Secretary