

SAVANNAH-CHATHAM LAND BANK AUTHORITY
Regular Meeting Minutes
Via Teleconference (Zoom)
Tuesday, October 13, 2020
10:00 a.m.

I. CALL TO ORDER & ROLL CALL

The October 13, 2020, Regular Meeting was called to order at 10:00 a.m. by Chairperson Gregori S. Anderson.

A. Recognition and Confirmation of New Board Member Denton Hill, Designee of the City Manager:

Mrs. Goldey introduced new Board member, Mr. Denton Hill, to the Board. He gave a brief bio of his academic and professional achievements. The Board welcomed him to the Board of Directors.

The Land Bank Director also introduced the new Advisory Board member, Mr. Zarik Samples, to the Board. Mr. Samples is the new Executive Director of the Coastal Empire Habitat for Humanity. He gave a brief bio of his academic and professional achievements. The Board welcomed him to the Advisory Board.

B. Board-members:

Present:	Gregori S. Anderson	Chairperson
	Martin Fretty	Vice Chairperson
	Richard M. Evans	Secretary
	Denton Hill	Board Member
	Gregory A. Scott	Board Member

C. Members of the Advisory Board:

Present:	James B. Blackburn, Jr.	Special Counsel
	Zerik Samples	Coastal Habitat for Humanity
	Victoria Tumlin	Chatham County Tax Commissioner
	Cindy Kelley	CSAH

Absent:	Larry O. Jackson	Savannah Chatham Board of Education
	Rafaella Nutina	Savannah Housing Authority

<u>Others attending:</u>	Alison Goldey	Land Bank Director
	Tara Hicks	Housing and Neighborhood Services
	Patrece Grant	Housing and Neighborhood Services
	Scott Robinson	Housing and Neighborhood Services
	Anita Smith-Dixon	CHSA

Matt Grube
Naser Jaber
Guest

Developer
GIT Developoer
Public

II. ACTION ITEMS:

A. Approval of Minutes for August 11, 2020:

Martin Fretty moved for approval of the August 11, 2020 minutes.

Gregory Scott seconded the motion.

Motion carried unanimously

III. FINANCIAL REPORT:

Mrs. Goldey presented to the Board the Chatham County/City of Savannah LBA's Financials and Statements of Activities (included in the agenda package) for the Fiscal Year as of September 2020 which highlights the operating budget expenses and the fund revenue report.

A. YTD Financials:

Mrs. Goldey presented to the Board the year-to-date expenses and fund revenue report as of September 30, 2020.

The Fund Revenue Reports are as follows:

- Fund Revenue amount with a budget of \$100,000.00 (for sale of land and property).
- Year-to-Date Actuals - \$227,522.19.
- General Fund Contribution from the City of Savannah - \$116,946.07.
- Chatham County's Contribution - \$30,000.00.
- LBA Bank Budget Balance is \$544,320.01.

IV. ACQUISITION & DISPOSITION UPDATE:

Mrs. Goldey presented a brief summary updating the Board members on the activities for the LBA as of September 30, 2020. The LBA has acquired 11 properties and 6 properties are under contract/option. The LBA has 7 contracts pending and has disposed of 13 properties since the first of the year. The Land Bank Director informed the Board that she will be doing a power point presentation to showcase those properties that have been sold for redevelopment at the first of the year during the annual Board meeting. Board Secretary Evans recommended that the Land Bank Director add another column to property disposition, labeled future estimated annual tax revenue for Chatham County and the School Board, so the Authority can keep track of the success we have in improving the tax revenue.

V. ACTION ITEMS:

A. Resolution Authorizing the Sale and Transfer of Property Located at 812 Gooze Street, Savannah Georgia to Dwayne Cross for Rehabilitation of Housing; And for Other Purposes:

Mrs. Goldey briefed the Board on the conveyance of the property located at 812 Gooze Street to Dwayne Cross. The property is a vacant single-family detached structure and is severely dilapidated. The property is located in the Carver Village neighborhood, in a residential zoning district with lot dimensions of 50 X 100. The Chatham County Board of Assessor's values the property at \$43,400.00. The Authority has invested approximately \$8,500.00 into the property.

The Authority purchased the property at a Chatham County tax foreclosure sale held October 6, 2015 and obtained a Sheriff's Deed. The Authority then proceeded to bar the right of redemption and clear the title by Quiet Title Action. Staff planned to clear the title and demolish the functionally obsolete building to create a building site for a new home. Renovation of deteriorating residential structures is favored by the neighborhood leadership in Carver Village over demolition to make way for new construction.

The Authority has received two proposals for the subject property. The first proposal was submitted by Mr. Dwayne Cross. The Authority previously approved the sale of 820 Carter Street and Mr. Cross and his father David Cross have made significant progress on rehabilitating that property. David Cross currently resides at 815 Bowden Street and will be working with sons Dwayne and Michael Cross to rehabilitate 812 Gooze Street. Mr. David Cross is a longtime resident of Carver Village and has acquired and rehabbed several houses in the neighborhood in an effort to stabilize his community. The plan is to renovate the property for Michael Cross, son and sibling of David Cross and Dwayne Cross respectively, who will live in the property

The second proposal was submitted by Global Investment Traders, LLC (GIT). GIT proposes to rehabilitate the property for the purpose of selling the property for home ownership. GIT has extensive experience in acquiring, rehabilitating, and selling residential properties.

Mr. Dwayne Cross offered \$7,250.00 for the property with an estimated budget of \$32,875.00. The projected sales price is \$38,000.00.

GIT offered \$5,000.00 for the property with an estimated budget of \$58,700.00. The projected sales price is \$99,000.00.

Board Secretary Evans inquired about the fair market value of the property. The Land Bank Director requested an appraisal for a property on the same block, which appraised at \$10,000.00 and was in better condition. Board Secretary Evans asked the Land Bank Director if the \$8,500.00 was a fair price for the property? Mrs. Goldey indicated it is a fair price due to the significant damage to the property. She further explained that there is also some potential for tree roots which will compromise the foundation if the situation is not addressed. Attorney Blackburn pointed out that the projected sales price of \$38,000.00 was a lot more reasonable than \$99,000.00 for the neighborhood. Board Secretary Evans asked if the Cross family had any interest in the property during the years it went into tax delinquency? The Land Bank Director indicated that the Cross family had no interest in the property during tax delinquency.

Staff recommends adopting a resolution authorizing the sale and transfer of the property located at 812 Gooze Street to Dwayne Cross for \$8,500.00, contingent upon meeting all minimum development requirements and authorizing the Authority's Chairperson or Director to execute such instruments as may be necessary to consummate said sale and transfer.

Richard Evans moved for approval of staff recommendations.

Denton Hill seconded the motion.

Motion carried unanimously.

B. Resolution Authorizing the Sale and Transfer of Property Located at 1406 Golden Street, Savannah Georgia to Craig Duncan for Rehabilitation of Housing; And for Other Purposes:

Mrs. Goldey briefed the Board on the conveyance of the property located at 1406 Golden Street to Craig Duncan. The property is a vacant, dilapidated single-family detached structure located in West Savannah. The concrete block structure contains two bedrooms with one bathroom within its 672 square feet of heated space. The property has 30 feet of street frontage with a depth of 90 feet and is zoned R-5 (residential single-family). The Chatham County Board of Assessor's values the property at \$17,200.00. The property appraised for \$11,000.00. The Authority has invested approximately \$19,000.00 into the property.

The Authority purchased the property for \$14,000.00 on February 27, 2008 via a Quit Claim Deed with unmarketable title. The Authority then cleared the title through Quiet Title Action. The Authority owns the lot next door at 1408 Golden Street.

The Authority has received three proposals for the subject property.

The first proposal was submitted by Craig Duncan who grew up in the neighborhood across the street from the subject property. Mr. Duncan proposes to acquire the property and rehab it for rental

purposes. His sister and her family still live in the house across the street where he grew up. He would like to invest and help stabilize the street where he once lived.

The second proposal was submitted by Bradley Grube and Robert Miller who proposes to rehabilitate the structure for the purpose of selling the home to a homebuyer. Mr. Grube and Mr. Miller are both engineers and have experience with rehabilitation and will be using contractor Joseph Patrea. Their offer includes the acquisition of the contiguous lot at 1408 Golden Street.

The third proposal was submitted by Global Investment Traders, LLC, (GIT) who proposes to rehabilitate the property for the purpose of selling the home to a homebuyer. GIT has extensive experience in acquiring, rehabilitating, and selling residential properties in Savannah, Port Wentworth and Garden City.

Mr. Craig Duncan offered \$10,000.00 for the property with an estimated budget of \$41,700.00. The projected rental price is \$650.00 a month.

Mr. Grube/Miller offered \$10,000.00 for the property including the lot next door with an estimated budget of \$49,400.00. The projected sales price is \$68,000.00.

GIT, LLC offered \$10,000.00 for the property with an estimated budget of \$37,600.00. The projected sales price is \$79,000.00.

Mrs. Goldey pointed out that she has been speaking with Mr. Duncan for a while about this property and that he is invested in the neighborhood his family currently resides in. She also explained that the Authority would be taking a loss on this property, but the LBA could make up some of that loss by selling the lot next door, in which she indicated that the Authority has invested about \$4,000.00 to date. The property has been sitting in the LBA inventory for 12 years and has had no offers to date.

Board Chairman Anderson pointed out that the longer the LBA holds onto the property, the more it will cost to maintain it. Board member Scott asked if this was the best offer for the property? The Land Bank Director indicated that GIT stated that they were willing to go higher. Mrs. Goldey pointed out that the Authority is trying to be mindful of the fact that we do have someone in the neighborhood that stayed there despite the decline in the neighborhood over the years, and was the first person to make the offer for the property and has maintained that interest for over a year.

Staff recommends adopting a resolution authorizing the sale and transfer of the property located at 1406 Golden Street to Craig Duncan for \$11,000.00, contingent upon meeting all minimum development requirements and authorizing the Authority's Chairperson or Director to execute such instruments as may be necessary to consummate said sale and transfer.

Martin Fretty moved for approval of staff recommendations.

Gregory Scott seconded the motion.

Motion carried unanimously.

C. **Resolution Authorizing the Sale and Transfer of Property Located at 2505 Harden Street, Savannah Georgia to Global Investment Traders, LLC. for Rehabilitation of Housing; And for Other Purposes:**

Mrs. Goldey briefed the Board on the conveyance of the property located at 2505 Harden Street to Global Investment Traders, LLC. The property is a vacant, dilapidated single-family detached structure located in the Cuyler Brownsville neighborhood. The frame structure contains three bedrooms and one bathroom within its approximately 1440 square feet of heated space. The property has 50 feet of street frontage with a depth of 100 feet and is zoned R-6 (residential single-family). The Chatham County Board of Assessor's values the property at 28,300.00. The property appraised for \$25,000.00. The Authority has invested approximately \$13,750.00 into the property.

The Authority purchased the property at a Chatham County tax foreclosure sale held May 5, 2009 and obtained a Sheriff Deed. The Authority then proceeded to bar the right of redemption and clear the title through Quiet Title Action. The property has been shown several times during the last year to potential developers with no offers made on the property.

The Authority has received a proposal from Global Investment Traders, LLC, (GIT). GIT proposes to rehabilitate and sell the property. GIT offers \$25,000.00 for the property. GIT has extensive experience in acquiring, rehabilitating, and selling residential properties over the past 24 months. The estimated rehab budget is \$51,100.00 and projected sales price is \$129,000.00.

Board Vice Chairman Fretty inquired about how long it would take to renovate the property? The Land Bank Director indicated that it would take approximately 120 days, but requested that Mr. Jaber, who was in attendance, answer the question. Mr. Jaber agreed and further explained that the estimated time frame is 12-14 weeks.

Staff recommends adopting a resolution authorizing the sale and transfer of the property located at 2505 Harden Street to Global Investment Traders, LLC for \$25,000.00, contingent upon meeting all minimum development requirements and authorizing the Authority's Chairperson or Director to execute such instruments as may be necessary to consummate said sale and transfer.

Martin Fretty moved for approval of staff recommendations.

Gregory Scott seconded the motion.

Motion carried unanimously.

D. **Resolution Authorizing the Sale and Transfer of Property Located at 519 W. 60th Street, Savannah Georgia to Global Investment Traders, LLC. for Rehabilitation of Housing; And for Other Purposes:**

Mrs. Goldey briefed the Board on the conveyance of the property located at 519 W. 60th Street to Global Investment Traders, LLC. The property is a vacant, dilapidated single-family detached structure located in the Feiler Park neighborhood. The frame structure contains two bedrooms and one bathroom within its approximately 900 square feet of heated space. The property has 60 feet of street frontage with a depth of 90 feet and is zoned R-6 (residential single-family).

The Authority purchased the property from the Secretary of Housing & Urban Development via a Special Warranty Deed, as part of the Neighborhood Stabilization Program (NSP) on December 22, 2009. The property was purchased for \$25,000.00. After acquisition of the property, the Authority paid to have a shed removed from the property. In 2015 the Authority received a repayable grant from the City of Savannah Housing & Neighborhood Services Department, paying out the NSP funds in the property. The property has been shown several times during the last year to potential developers. The property has been sighted by Code Enforcement and funds will be needed to bring the property up to code and close an open case on the property.

The Chatham County Board of Assessor's values the property at \$8,900.00. The property appraised for \$22,500.00. The Authority has invested approximately \$32,200.00 in the property which is above what the offer price is and those are funds that will have to be paid back to the City of Savannah. The Land Bank Director indicated that she had a conversation with Board Vice Chairman Fretty about possibly writing off the additional amount, so it would not come out of the LBA pocket.

The Authority has received a proposal from Global Investment Traders, LLC (GIT) for \$25,000.00 with an estimated budget of \$44,200.00. The projected sales price is \$109,000.00.

Board Chairman Anderson indicated that his understanding was that if the Authority settled for a loss that the LBA is not going to be responsible for making the difference up in reimbursing the City of Savannah. Board Vice Chairman Fretty pointed out that the Land Bank Director has an appraisal. He further explained that as long the Authority has the appraisal to come back and demonstrate that we were not able to get more out of the sale of the property and that is its value, then we should be fine. It was asked what the amount would be if the Authority had to reimburse the City of Savannah? It was stated approximately \$7,200.00.

Staff recommends adopting a resolution authorizing the sale and transfer of the property located at 519 W. 60th Street to Global Investment Traders, LLC for \$25,000.00, contingent upon them meeting all minimum development requirements and that the property be sold to a new homebuyer that meets the definition of a low to moderate income citizen in accordance with established income limits for Savannah Chatham County and authorizing the Authority's Chairperson or Director to execute such instruments as may be necessary to consummate said sale and transfer.

Martin Fretty moved for approval of staff recommendations.

Richard Evans seconded the motion.

Motion carried unanimously.

E. Resolution Authorizing the Transfer of the Sale and Conveyance of Properties Located at 268 Ferrill Street and 1409 Church Street from Dasher Construction, LLC. to SLD Development, LLC., And for Other Purposes:

Mrs. Goldey briefed the Board on the conveyance of the property located at 268 Ferrill Street and 1409 Church Street from Dasher Construction, LLC to SLD Development LLC. The Land Bank Director reminded the Board that these two properties were approved by the Land Bank Board of Directors back on December 10, 2019. The LBA brought resolutions before the Board with a

memorandum to sale the subject properties at 1409 Church Street and 268 Ferrill Street to Dasher Construction, LLC to rehabilitate those properties through construction of single-family housing through the Dream Maker Program provided by the City of Savannah.

Mr. Dasher is requesting that instead of these properties being sold directly to Dasher Construction, LLC that the transfer of the sale and conveyance of these properties go to SLD Development, LLC. SLD Development, LLC is a company owned by Mr. Dasher's wife. The Authority sold property to her before located on 1722 Stratford Street and she has successfully completed two beautiful new homes through the Dream Maker Program and they have been sold to First Time Home Buyers. She has been very successful with her first two properties. Mr. Dasher will still be constructing the houses. They are requesting to put 10 percent of the sales price down at closing and paying the remainder within 12 months or when the property sales, whichever comes first. These are the same plans that were approved by the Board. All terms and plans remain the same building on the two lots. The resolution allows the LBA to sell the property to SLD Development, LLC rather than selling them to Dasher Construction, LLC.

The Authority will approve the transfer of the sale and conveyance of the properties located at 1409 Church Street and 268 Ferrill Street originally approved for Dasher Construction, LLC to SLD Development, LLC for the development of residential housing, contingent upon submitting all developer requirements to include but not limited to proof of construction financing through the City of Savannah Dream Maker Program.

Board Chairman Anderson inquired about why Mr. Dasher requested to transfer the properties to his wife's company as opposed to executing the sale and development of the two properties himself? Board Vice Chairman Fretty explained that Mr. Dasher has recently entered several contracts with CHSA Development, Inc to build houses and he is also building a couple of houses on his own under his own company name. It was asked if it was primarily a work-load issue for Mr. Dasher? It was stated that Mr. Dasher does not want to overextend himself when his wife has room to borrow money and he is also trying to help her build her company, as well.

Martin Fretty moved for approval of staff recommendations.

Denton Hill seconded the motion.

Motion carried unanimously.

VI. OTHER BUSINESS:

A. Bylaws:

Mrs. Goldey presented to the Board the Second Amended and Restated Bylaws for Chatham County/City of Savannah Land Bank Authority. She informed the Board that the draft document was sent to Attorney Blackburn for his review. Attorney Blackburn advised the Board that he has reviewed the document, but has not flyspecked it yet, so he would like to have more time to review it again between now and the next Board meeting. He pointed out that he was not sure about the new Board member, Denton Hill's appointment to the Board because of the way the Bylaws read. Attorney Blackburn further explained that the Bylaws called for the appointment to be made by a

governing authority and not by the City Manager. Secondly, they also called for a four-year term and the previous Board member, David Keating, has not served four years. According to the Restated Bylaws, unless Mr. Keating specifically resigns, he should still be a member of the Board. Attorney Blackburn advised that the Bylaws state that Directors are appointed by the Mayor and Aldermen. Board Vice Chairman Fretty indicated that it is his understanding that the Mayor and Alderman appointed the City Manager to sit on the LBA Board and then they also authorized a resolution to give the City Manager the ability to designate someone to sit in his place. Mrs. Goldey agreed with Vice Chairman Fretty and indicated that she might have that information and offered to send it to Attorney Blackburn for further review, so he can make a final determination. Board Chairman Anderson pointed out that there is a reference to the fiscal agent under the funding and expenditures, Section Article IX, in which he indicated that no one is designated as the physical agent. Mrs. Goldey explained that in the Intergovernmental Agreement, the Board designated that to the Director.

B. Director's and Officers Liability Insurance:

Mrs. Goldey briefed the Board on the Directors and Officers Liability Insurance. She solicited a quote from Johnson & Johnson who currently provides general liability insurance for Land Bank properties. The quote for insurance is through Western World and the base for the insurance is \$5,000.00 with a policy fee of \$135.00 and state tax fee of \$205.40. The entire policy would cost the LBA \$5,340.40 per year. The Land Bank Director spoke with Board member Scott, who has been doing some research from his Broker. Board member Scott indicated that he spoke with his Broker about an estimation for that type of coverage, but since most carriers require you to have an application, he suggested that the Land Bank Director complete an application to go along with the request for the quote. Attorney Blackburn advised the Board that he does not see where the LBA needs the D & O liability insurance mainly because every Board member, with the exception of Board Secretary Evans, are employed by the City or County government and should be insured. He further explained that the LBA should have some immunity as government employees. Attorney Blackburn advised the Board if we do not hire a staff of 25, the likelihood of us having an employment claim is relatively low. He also expressed his belief that \$5,000.00 seems like a significant chunk of the LBA's budget. He also indicated that he wanted the Mayor and Alderman and County Commissioner to approve this sort of expenditure. To be extra cautious, because we are an Authority, and have one member who is not a City employee, Vice Chairman Fretty indicated to Attorney Blackburn that he was under the impression that he was going to reach out to the City and County attorney to find out if the LBA is protected. After further discussion among the Board members, the consensus was to obtain the other quote and also have Attorney Blackburn reach out to the City and County attorneys to get a legal opinion and bring back to the next Board meeting to be able to take a recommendation and vote.

C. Chatham County Board of Commissioners' Memorandum of Understanding with Chatham County/City of Savannah Land Bank Authority, Inc:

Mrs. Goldey briefed the Board on the revised Chatham County Board of Commissioners' Memorandum of Understanding with the LBA. During the last Board meeting, a discussion was had regarding the MOU with Chatham County for funding. A couple of weeks ago, Board Chairman Anderson, the Land Bank Director, and Ms. Tara Jennings met to continue discussions which led to changes to the MOU. The Land Bank Director proceeded to discuss with the Board (page 4) of the

MOU document which highlights the following performance measures that the LBA are expected to provide to Chatham County.

Organization will provide the following Deliverables, Outcomes and Measurements:

1. Acquisition of at least 15 vacant, dilapidated parcels of Real Property; with at least 10% of those parcels being located in the unincorporated portion of Chatham County.
2. Providing marketable title to properties acquired at Tax Foreclosure Sales and through other methods of acquisition by foreclosing the right of redemption and initiating Quiet Title Action, when necessary.
3. Marketing and Facilitating the Deposition of at least 15 parcels of properties within Chatham County.
4. Property Maintenance and Inventory Management of at least 100 properties currently in the Land Bank Inventory.
5. Organization will provide programmatic reports to include performance measures as outlined on Attachment C.

Mrs. Goldey mentioned that after the long discussion about the LBA operations, a decision was made to remove the deliverable in the MOU which stated that the Authority would provide a property assessment in the unincorporated West Chatham County area. She further explained that they decided to move forward using the past years operations as a foundation for the first MOU, and then work towards building on those operations in future when entering an MOU with the County.

Board Chairman Anderson and Ms. Jennings asked the Land Bank Director to make changes to the MOU. Mrs. Goldey added two WHEREAS to the MOU.

1. The first WHEREAS is that Chatham County and the Mayor and Alderman of the City of Savannah on May 22, 2020, entered the Third Amended and Restated Intergovernmental Corporation Agreement to establish the Chatham County Land Bank Authority.
2. The second WHEREAS is that as part of the IGA the County agrees to contribute to the annual LBA budget to support the operations of the organization subject to the annual approval of the Board of Commissioners.

The Land Bank Director expressed to the Board that she felt the additional WHEREAS' provided some background and context as to why the Authority is requesting funding from the County. She also pointed out if you look at Attachment A, the assessment of the Chatham County West unincorporated parcels of properties has been removed. She further explained that she decreased some of the deliverables because the Authority is not going to be able to make them in the COVID 19 environment. Mrs. Goldey rearranged the order of the deliverables in the MOU, so that the request to the City and County are comparable when funding is requested. She indicated that she did not change anything other than to remove the number of marketable titles to be delivered, because those titles will not necessarily be consistent with what the LBA acquires within a year, since sometimes it can take 12 months or longer to clear a title and will not necessarily fall within the funding year that the property is acquired.

Mrs. Goldey opened the floor up for discussion to Board Chairman Anderson. Board Chairman Anderson indicated that this is the first step that we mentioned in previous discussions about the County attempting to become more active in the LBA. In this election climate the County will have a new Chairman next year and three Board members if not more as this thing unfolds. There has always been a question about what the County desires in terms of and as it relates to affordable housing and the County Board's interest in pursuing those opportunities in the unincorporated area. After looking at this and talking with Ms. Jennings, who represents the County Manager in this process, we are looking at something that is more reasonable and doable right now with the current staff. The reporting of the MOU gives the Board, both the sitting Board of Commissioners as well as the new Commissioners coming in a foundation of how the LBA operates and its current accomplishments. This gives us an opportunity to put something in place that is not currently in place which will add to the discussion when the new Board is seated after the first of the year.

Attorney Blackburn commented that the MOU agreement should address the County donating properties that are tax delinquent to the LBA. The County no longer bids on properties at tax sales. The County used to bid properties in and hold them for a few years and sell them as surplus properties. He suggested that the Land Bank Director look into whether or not there are any surplus properties available at this point because nobody else may realize this but there's a special state statute which causes title to ripen quicker when the County buys it at the tax sales. The Land Bank Director explained that she has a list of 250 properties that are owned by the County and at least 150 that were not bid on at the tax sales, of which she is currently reviewing. Attorney Blackburn advised adding language somewhere in the MOU agreement that states the County will consider donating those properties to the LBA, so the Authority can facilitate the redevelopment of those properties. Board Chairman Anderson indicated that sounded like a good idea, certainly it would stimulate a discussion with the new Chatham County Tax Commissioner what that position would be as far as they are concerned. The Land Bank Director offered to add additional language in the MOU that states the LBA will assess properties held by Chatham County obtained at tax sales through no bid for possible future conveyance. Attorney Blackburn suggested that the County will not make the LBA pay cash for the properties but would transfer them and the LBA will reimburse the County later if the Authority makes anything on it.

Board member Denton Hill recommended updating some of the language on Attachment A Section 2 (methods of acquisition, which includes but not limited to foreclosing the right of redemption and initiating Quiet Title Action, when necessary). Board Secretary Evans expressed concern about the way the document has created some very specific numbers with regards to the acquisition of at least 15 vacant properties, 100 properties required to be in the LBA inventory, and 10% of those acquired will be in the unincorporated County. What happens if one of those very specific numbers is not met? What if our acquisitions in the unincorporated portion of the County do not amount to 10% or if the LBA acquire less than 15 vacant dilapidated parcels or if our inventory happens to be less than 100 properties? Does that mean the County can declare the Authority in default of the agreement and not pay us the agreed upon contribution? Board Secretary Evans recommended that the MOU would involve some sort of language about these being targets or that the Authority would endeavor to do these things but the failure to achieve the precise number would not constitute a default. The Land Bank Director agreed and further explained that she did bring that to Ms. Jennings attention in the beginning conversations because with the Authority not having tax sales, she has not had the ability to acquire any properties this year, so it is going to be difficult to hit those numbers. The properties that the LBA has acquired this year are properties that were transferred from the City of

Savannah. Board Secretary Evans inquired about Ms. Jennings response. The Land Bank Director indicated that Ms. Jennings would take that into consideration but did not give a definitive answer. After further discussion among the Board members, the consensus was to add language to the MOU which establishes a target and if the LBA falls short of the target then that helps us reestablish another target.

Attorney Blackburn inquired if there are any targeted areas in the County? Board Chairman Anderson indicated that the targeted areas of the County are Quacco Road, Chevis Road, and Ogeechee Farms areas which are places where there may be an opportunity. Board member Hill pointed out that normally MOU's are not the most binding agreements, but they are usually intentions to agree, so he questioned whether this MOU is supposed to be completely binding? Board Chairman Anderson indicated that the intent here is to get the LBA to agree to a format that the County has put in place with other organizations and non-profits, to whom it provides funding, outlining the agreed upon purposes between the two parties. The MOU, which states the agreed upon desired purpose between the non-profit and the County, includes a target of deliverables that the County can point to and say this is the amount of funding being allocated to this entity to cover the deliverables. The agreement outlines what the County will receive in return for funding and how beneficial these provisions will be to the County. Mrs. Goldey clarified that this was the first year the LBA has entered a MOU and it is standard for the County to use an MOU with other non-profits that receive funding. Finally, the Board decided to bring this back to the Board after additional research and additional language added.

D. Properties Held by Chatham County:

Properties held by Chatham County was previously discussed during the Board meeting.

E. Chatham County/City of Savannah Land Bank Authority, Inc. Power to Abate Delinquent Property Taxes:

Mrs. Goldey briefed the Board on the history of the Land Bank Authority and their power to abate delinquent property taxes. She indicated this is something that has not taken place here in Savannah, Chatham County recently. To date, when the LBA acquires properties at a tax sale they pay those taxes to the County and not the City. The City taxes are not paid until the sale of property. In anticipation of the 1K in 10 Project, she indicated that tax abatement is something that the Board needs to consider. This LBA is one of the few Land Banks around the state that does not forgive delinquent taxes on a regular basis. Mrs. Goldey opened the floor up for discussion.

Board members were surprised to hear that the LBA was not extinguishing taxes and recalled several years ago the Authority was routinely extinguishing taxes and thought that practice was still taking place. It was stated that the LBA needs to go back to abating taxes. The Land Bank Director mentioned that Ms. Victoria Tumlin, (Chatham County Tax Commissioner), who was in attendance at the meeting, asked if the Authority tendered a no cash bid? Mrs. Goldey replied that she has seen a couple of LBA files that have shown a no cash bid, so that is something that the Land Bank Director would like to get with the Chatham County Tax Commissioner's office to discuss a procedure that we might be able to use moving forward.


Land Bank Director would like to get with the Chatham County Tax Commissioner's office to discuss a procedure that we might be able to use moving forward.

VII. **ADJOURNMENT:**

With no further business to discuss, the meeting was adjourned by Mr. Gregori Anderson at 11:42am. The next Regular Board Meeting is scheduled for Tuesday, December 8, 2020.

These minutes were prepared by LBA Administrative Assistant Tracy Gregory.

ATTEST:


Richard Evans, Secretary