

Minutes of the Clayton County Land Bank Board

Regular Meeting of April 15, 2021

Meeting called to order at: 5:37p.m.by Latrice Mitchell, Chair

Board members present at the Meeting:

- Latrice Mitchell
- Deborah Lovelace
- Rebeka Wright
- Mike Mead
- David Allen
- Marti Tracy
- Greg Washington
- James Shelby (early departure)
- Kenney Ruffin

Others Present:

- Allie Jett- Jett Law Group (Legal Counsel to the Land Bank)
- Patrick Jett – Jett Law Group
- Kemith Thompson – Clayton County School District

Ms. Jett asked if there are known or suspected possible conflicts of interest held by Board Members on any topics to be covered in meeting

- All responded that there are none

Business Taken Up By The Board:

Old Business

1. Approval of previous meetings minutes –

Mr. Mead and Ms. Tracy asked for a correction to the spelling of their names.

Mr. Shelby moves that previous meeting minutes are adopted as presented

Seconded by Ms. Mitchell.

Vote passes: Unanimous

2. Conflict of Interest forms – counsel requested that all that had not been turned in be turned in

3. Consideration of DOT proposals

- Lake Jodeco Road roundabout project

Ms. Jett brief explanation, Motion to approve by Mr. Shelby, seconded by Mr. Allen

Vote passes: unanimous

- SR 42 project

Ms. Jett Brief explanation, Motion to approve all three by Mr. Shelby, Ms. Mitchell seconds

Vote passes: unanimous

- Ms. Jett explains as to how funds are being held
- Ms. Jett introduces Mr. Thompson as advisor
- Ms. Mitchell asks for an explanation about Redemption Deeds, Ms. Jett explains

4. Executive Session – 6:00 – 6:42

5. New Business – 6:42

1. Report from legal counsel –
 - a. Inventory of properties update
 - b. Report on redemptions made - Ms. Jett confirmed that those have been made
 - c. Revisions to Bylaws & Administrative Policies and Procedures
Brief discussion, Ms. Mitchell moved to table until it may be discussed during a work session to resolve, Dr. Wright seconds
Vote passed: Unanimous

2. Report from Budget Committee – Dr. Rebekah Wright
Ms. Wright gave brief synopsis of research, asked for more time due to some Land banks have not been able to get back to her yet. Ms. Lovelace discussed a cut in a program Keep Clayton County Beautiful and possibly get funding from this. Ms. Jett explained that there will need to be additional insurance, Dr. Wright suggested looking into coverage under existing bonds.

3. Acquisition of properties –
 - a. Process for identifying properties of interest in non-judicial tax sales and communicating bid to levying officer
 - b. Process for accepting donated properties
Mr. Allen requested that before any properties we have a checklist to avoid any red flag properties, to be decided by board at a future time. Ms. Jett to reach out to Tax Commissioner

4. Disposition of properties -
 - a. Prior bids awarded, but not conveyed
Ms. Mitchell makes motion for Ms. Jett to prepare paperwork for purchase and sale agreements or other necessary closing documents for any properties where bids were previously approved and where Ms. Jett has confirmed with the bidders that they understand and accept that the property may or may not come burdened with taxes owed to the school district and that conveyance would be made via quitclaim deed and with the buyer's responsibility to undertake any action to quiet title
Dr. Wright seconds
Vote passed: Unanimous
 - b. School District taxes -
Ms. Mitchell makes motion for Ms. Jett to prepare letters to School District on intent to extinguish taxes, Mr. Mead seconds
Vote passed: Unanimous

- c. Process for review of additional applications. - Brief discussion, no vote or motion
- 5. Request from NBC I, LLC re redemption calculation on 7 parcels
Ms. Mitchell makes a motion for them to remit their funds within 14 days before it reverts to current redemption price, Ms. Lovelace seconds
Vote passed: Unanimous

Ms. Wright suggested that a workshop be set up, all in agreement, to be resolved later

6. Adjourn – 7:35

Ms. Mitchell moves to adjourn, Ms. Tracy seconds.
Passed unanimous: Meeting ajorned