

**City of Valdosta Land Bank Authority**  
**Monthly Meeting – Minutes**  
**Wednesday, September 16, 2015 9:00 a.m.**

City of Valdosta – City Hall Annex, Multi-Purpose Room

**Members Present:** Councilman Robert Yost, Commissioner Joyce E. Evans, Burk Sherwood

**Others Present:** William (Billy) Steinberg, Vanassa Flucas and Sarah Lowe

**Absent:** Frank Morman

The Meeting was called to order by Commissioner Joyce Evans at 9:05 a.m. Ms. Evans then turned over the meeting to Ms. Flucas. Ms. Flucas acknowledged one of the committee members was running late but will still go over the agenda items. The committee acknowledged the addition of the new staff within the Neighborhood Development Division, Sarah Lowe. She will be attending Land Bank meetings, as an additional staff representative.

Ms. Flucas reviewed items on the agenda. Within the next couple months we will be getting signatures regarding the transfer of the Soffiner/Griffin Properties (Mr. Steinberg mentioned release)/Flucas believes some of the releases were overlooked but the situation is being resolved.

Ms. Evans asked for reminder on the details regarding Soffiner/Griffin Properties.

Ms. Flucas explained: the Soffiner/Griffin Properties are all located in the Westside community of J.L Lomax, Magnolia, and Middle St. area. They approached the City to see if they would be amendable to accepting properties in lieu of releasing liens. After surveying we found some promise in utilizing these properties. We believe there can be revitalization done within these properties and to get them back on the tax digest. In the meantime Ms. Flucas has been in contact and has been meeting with Pastor Harris, from Macedonia Baptist Church which is right in the center of the neighborhood. After going out and looking at the properties owned by this group, we may be able to consider making additional deals in this area in the future. Pastor Harris would like to see a Senior Center established or another alternative in this area to help with the citizens (majority are elderly).

Mr. Steinberg reminded everyone he had been granted permission by the committee previously to check titles on the Soffiner/Griffin properties and only found the existing City liens. We are waiting for the City to finalize the release of liens to complete transfer.

Next item discussed was the Square Foot Ministries property. This project was originally presented by Mr. Bill Love to the committee when he requested the board donate a parcel from the Land Bank to this organization for their build. The project through Square Foot Ministries fell through. The local organization that was involved backed out. An individual had already been selected, plans drawn, and everything ready to go when the organization backed out and Square Foot Ministries could not continue with the project on their own. Since this individual had already been cleared through eligibility, we transferred his request into a CDBG Program. The problem presented now is the homeowner's existing property located at 808 First Street is too small to rebuild. Land Bank had already approved the donation of property to Square Foot Ministries, so we would now like to request that 607 E. Brookwood be used for a parcel swap in order build the CDBG project. If approved, Mr. Steinberg will draw up all necessary documents for transfer. Councilman Yost asked for clarification on the parcel approved for donation to Square Foot Ministries. Ms. Flucas explained the transfer to Square Foot Ministries did not occur. Commissioner Evans asked if Homeowners are aware of the increase in taxes and insurance when we rebuild for them. She was advised that homeowners are counseled before they agree to be a part of the program.

Next item discussed was to update the committee on parcels currently maintained with Land Bank.

830 E Brookwood Drive  
822 E Brookwood Drive  
303 Wisenbaker Lane  
106 W MLK  
808 First Street (Only if approved for parcel swap)

Suggestion presented to offer up these parcels for auction before the end of the year. Councilman Yost agreed that we should put them out and Mr. Steinberg suggested we check with Parks and Recreation for potential pocket park usage. Ms. Flucas addressed additional concerns regarding these parcels including cost for upkeep. Ms. Flucas is consulting with Mr. Pat Collins to discuss infrastructures that could infringe on two of the smaller parcels.

New Property was brought up for consideration:

508 Hampton Lane- Individual offering property wants to sell for cost. This property is of good size and shows potential for future capitalization.

204 Walnut Street- Individual offering property wants to offer the property in exchange for lien forgiveness. Mr. Steinberg is going to research lien and deed information. Ms. Flucas is also going to present more detailed information for both at next meeting.

The Land Bank Authority will plan to meet in October and November. December meeting will probably not take place due to scheduling.

Authority Changes were discussed. Ms. Flucas plans to present to City and Council in October but no later than November with the changes that must be adopted. After the New Year, begin discussions on including surrounding entities be included within the Land Bank Authority (this includes Remerton, Lake Park, Hahira and Dasher...etc.). We have to present to City and Council first before we move forward. Mr. Steinberg suggested we go with member entities for now and then after we convert, then approach others to gain their interest to come on board. Ms. Evans, suggested we have a yearly rotation.

Mr. Sherwood arrived at this time

Ms. Flucas confirmed all had time to review the minutes for February 4, 2015 and February 25, 2015. Motioned made by Councilman Yost to approve said minutes, the motion was seconded by Mr. Sherwood, and the motion carried.

At this time Mr. Sherwood was briefed on the topics discussed prior to his arrival. Mr. Sherwood asked if the committee could be updated on the cost associated with the upkeep of the parcels we retain, so informed decisions can be made regarding the sale of parcels.

Councilman Yost motioned to approve the parcel swap of 607 E Brookwood for the CDBG project with parcel located at 808 First Street. The motion was seconded by Mr. Sherwood and was carried. Mr. Steinberg was given permission to draw up the necessary paperwork for the parcel swap. Mr. Steinberg also given permission to check the titles and liens on the two parcels offered to the Land Bank on Walnut and Hampton Streets.

Ms. Flucas confirmed with Committee that meeting date and time of the third Wednesday of the month at 9:00 a.m., is still good. All were fine. Next Land Bank Authority meeting is scheduled for Wednesday October 21, 2015 at 9:00 a.m.

Mr. Sherwood motioned to adjourn and the motion was seconded by Councilman Yost. The meeting was adjourned at 9:52 am.