

## **Land Bank Minutes – April 30, 2019**

### **Members Present:**

Steve Bernard	Rodney Tookes
David Allen	Latrice Mitchell
Anne Wise	Latrevia Kates
Marti Tracy	Terrance Moore

### **Others Present:**

Aaron McCullough of Foster, Foster, and Smith  
Sharon Waltman of Foster, Foster, and Smith

**Meeting called to order at 6:13 p.m. by Latrice Mitchell to allow for late members to arrive.**

### **Old Business**

**Review of March 26<sup>th</sup> minutes** – Motion to approve by Terrance Moore and seconded by Marti Tracy. Unanimous.

**Thank you note to Freidalyn Frasier** - Card signed by all Board members present.

**Review Minimum Bid Amount** – The Tax Assessor’s suggestion is that the current year’s taxed be the minimum amount threshold. This would start with the current year only. A Board member asked what if there is a large tax number? Is that fair? The amount would be tied to the fair market value of 40%. It would be rare to have a large amount for one property for one year. Latrice Mitchell further discussed having a maximum amount. Marti Tracy asked if this would apply to tonight’s agenda items. Aaron McCullough said that he did not know the amounts for tonight’s meeting.

Motion to approve current year’s tax as a minimum amount and to apply this standard to future meetings by Terrance Moore and seconded by Steve Bernard. Unanimous.

### **New Business**

**Present Applicants & Letters of Intent** – Aaron McCullough talked about a letter from the Clayton County School Board attorney. The agreement between the Land Bank and the School Board is not finalized. At this point, they cannot wipe out school taxes for parcels currently for bid. Thus, the bidders tonight may have to pay the school taxes on the winning parcels and these amounts are not known at the time of tonight’s meeting.

Motion to include caveat to bidders about Clayton County School Board authorization by Terrance Moore. Unanimous. Latrice Mitchell said they needed to move forward tonight. The issue should be fully resolved in a meeting on May 10<sup>th</sup>, in time for the next Land Bank meeting.

**E. Randolph** was first bidder announced. Not present to ask about risk of school taxes.

**J. Jones** was the next bidder announced. Not present to ask about risk of school taxes.

**L. Conner** was the next bidder announced. Present, and was asked about proceeding on with knowledge of school tax risk. They expressed a desire to delay bid. Steve Bernard said that there is an unknown risk and they should delay the bids. Aaron McCullough said that the bidders could still bid tonight if they were made aware of the risk up front. Latrice Mitchell asked what other land banks do.

**T. Nguyen** was the next bidder announced. Present. They will wait until the School Board issue is resolved.

**Z. Shlomi** was the next bidder announced. Present. He wants to delay his bid on a parcel on Tara Road, but go ahead and bid on a parcel on Edgewater Drive.

**There were no additional applicants.**

### **Vote on Awarding Parcels to Applicants**

As per above, only one vote occurred, Z. Shlomi was awarded parcel on Edgewater Drive. (See separate vote sheet for parcels.)

### **Vote on Awarding Requested Parcels to Cities**

Steve Bernard said that he would like this information prior to the meeting. He wants to know the intent of the parcels requested by the cities.

Aaron McCullough said that these are specifically requested items by the cities.

**College Park** – Approved for multiple requested parcels. (See separate vote sheet for parcels.)

**Forest Park** - Approved for multiple requested parcels. (See separate vote sheet for parcels.)

**Jonesboro** - Approved for multiple requested parcels. (See separate vote sheet for parcels.)

**Morrow** - Approved for multiple requested parcels. (See separate vote sheet for parcels.)

**Open Discussion Floor for New Items** – none

Propose Next Meeting Date and Time – There is a May 10<sup>th</sup> School Board meeting to hopefully resolve the tax issue. Ideally, the Land Bank needs to meet again soon thereafter to not make the bidders tonight wait too long. The merits of before or after Memorial Day were discussed. Latrice Mitchell said that they need to cancel the Land Bank meeting if no School Board meeting occurs.

Motion to set Tuesday, May 21<sup>st</sup> as next meeting by Terrance Moore and seconded by David Allen. Unanimous.

Arts Clayton will need to be confirmed at the meeting location again.

Freidalyn Frasier was wished the best.

Motion to adjourn by Latrice Mitchell and seconded by Terrance Moore. Unanimous.

6:57 p.m.