

Minutes of the Meeting of the
Board of Directors of the Houston County Land Bank
September 9, 2021

Chairman Brian Jones called the meeting to order at 4:02 pm.

Board members in attendance: Brian Jones, David "Skeet" Hulbert, Penny Byrd, and Willie King (4:30)

Board members absent: None

Staff members in attendance: Bryan Wood, City of Perry Director of Community Development (Secretary); Tom Hall, County Attorney

Guests in attendance: Holly Wharton, Perry Community Planner; Ashley Hardin, Perry Economic Development Manager; Dustin Baldino, owner of Affordable Plumbing; and Rachel Jump, Realtor representing Mr. Baldino.

The Board approved the minutes of their April 15, 2021, meeting, as presented, by a 3-0 vote (King was absent during this vote).

Offer on 203 South Street: Wood stated that he had received a written offer from Dustin Baldino for the property located at 203 South Street. He asked Mr. Baldino to explain his offer and plans for the property.

Dustin Baldino stated that he owns Affordable Plumbing, currently located in Peach County. His company does plumbing repairs and kitchen and bath remodels. He is not involved with new construction. Because of the nature of his business there will be no outdoor storage of materials at the property. The existing building will be remodeled to orient the entrance toward Larry Walker Parkway. New storefront windows, awnings, and a stone base will be added to the building. Inside will be remodeled to create a small showroom or display area at the entrance, with offices and storage in the rear. A new curb cut will be created on Larry Walker Parkway and the existing parking lot will be repaved. An accessory structure will be added for storage of material. Two pieces of equipment will be stored in a fenced area at the rear of the site.

Baldino stated that he currently employs 10 people, with six service trucks. He could potentially expand to ten service trucks.

Wood informed Mr. Baldino that the City has certain standards and regulations which will come into play with the proposed change of use of the property. He and Mr. Baldino agreed to discuss these standards.

Chairman Jones asked if this is a use that is acceptable to the City of Perry. Wood stated the City wanted to see the property redeveloped with retail, restaurant, or a mix of uses. The previous proposal for a restaurant fell through partly because the site was too small. Once the property was advertised on the City's "Available Properties" website earlier this year, we received limited interest in the property. Those interested in the property wanted to either build a warehouse, reuse the existing building for retail/manufacturing, or for future office development. A restaurateur provided a verbal offer for less than half the asking price. The purpose of the Land Bank is to put unproductive properties back on the tax roll. The City would prefer the Land Bank not hold the property long-term and would like the Land Bank to use the proceeds from this property as "seed funds" for future projects.

Byrd stated that the proposed use is consistent with land uses in the Kellwood area. She expressed concern that the size of the site cannot support the type of development and uses originally envisioned by the Land Bank. She felt the proposed use is not egregious and the applicant is proposing a substantial investment in the property. Hulbert and King agreed.

The Board and the applicant discussed time frames for due diligence and closing. Hulbert reminded that Board that the previous contact had a statement requiring the land revert to the Land Bank if the approved use/development was not completed within a certain time frame.

Hulbert moved to enter into a contract with Mr. Baldino to purchase the property for \$120,000, with the purchaser covering all closing costs, the Land Bank to pay \$10,000 Realtor commission; the use of the property to be as set out in the written offer; due diligence period of 60 days and closing within 30 days following due diligence. Byrd seconded the motion. The motion passed with a 4-0 vote.

Ms. Jump agreed to prepare a draft contract for review by the Board and County Attorney.

Policies and Procedures: Wood presented a draft of policies and procedures for accepting and disposing of properties. He indicated the draft is based on the policies and procedures of the Columbus Land Bank Authority. He stated that the document provides parameters but leaves flexibility for the Board. The County Attorney has reviewed the document and does not have any concerns.

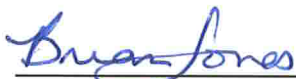
Chairman Jones asked if the document can be amended in the future and how that would occur. Attorney Hall stated that amendments can be made as necessary by concurring vote of the Board. Wood indicated his intent to include a record of amendment at the end of the document.

Byrd and Hulbert stated they did not see any issues with the document, but it can be re-visited as the Board has more experience with its duties.

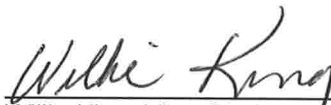
Byrd moved to adopt the policies and procedures as presented. King seconded. The motion was approved by a 4-0 vote.

Attorney Hall stated that the Houston County Board of Commissioners appointed Dan Perdue to fill the Land Bank Board seat vacated by Larry Thomson. The appointment occurred at the September 7, 2021, Board of Commissioner's meeting. Wood stated he would provide an orientation of the Board's mission to Mr. Perdue prior to the next meeting.

With no other business, the Board adjourned at 5:00 pm.



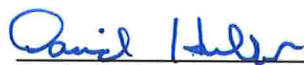
Brian Jones, Chair



Willie King, Vice-Chair



Penny Byrd, Board Member



David Hulbert, Board Member

NOT AT 9/21 meeting

Dan Perdue, Board Member