

**MINUTES OF**  
**THE REGULAR BOARD MEETING OF**  
**THE BOARD OF DIRECTORS OF**  
**THE MACON-BIBB COUNTY LAND BANK AUTHORITY**  
**NOVEMBER 11, 2019**

The regular meeting of the Board of Directors of the Macon-Bibb County Land Bank Authority was held in the Office of the Macon-Bibb County Land Bank Authority at 653 Second Street, Boardroom, City of Macon, Georgia 31201 at 4:05 p.m. on November 11, 2019

Those present and absent were as follows:

Present: Gary Bechtel  
Sylvia McGee  
Sundra Woodford  
Bruce Gerwig  
Bert Bivins, III

Absent:

Director McGee declared that a quorum was present and called the meeting to order.

**Staff Representatives & Visitors:**

Staff representatives present were Everett Verner – Executive Director, Joan Harris – Attorney, Cater Thompson – Attorney,

Visitors present were Wade McCord – Tax Commissioner, Lester Miller – Chair, Board of Education, Andrew Watson – Real Estate Investor, Leah Helms – Real Estate Investor

**Approval of the Minutes of the Board Meeting held on October 14, 2019**

Director Bechtel made a motion to approve the Regular Board Minutes for the meeting held October 14, 2019 and Director Bivins seconding the motion, the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Sundra Woodford  
Bruce Gerwig  
Bert Bivins, III

NAYS:

## DISCUSSION ITEMS

Presentation by Tax Commissioner, Wade McCord involved sharing his success at his September subsequent tax sale and his plan to not only continue that process annually, but to create a process that would allow for Alternative Judicial In-Rem sales to occur on those properties that would involve the Land Bank Authority. A Motion to add endorsement of this process was made by Director Bechtel and seconded by Director Bivins, the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Sundra Woodford  
Bruce Gerwig  
Bert Bivins, III

NAYS:

Executive Director Verner provided comprehensive Acquisition and Disposition Update spreadsheets showing current inventory as well as Acquisitions and Dispositions since the beginning of the 2019-20 fiscal year.

Director Verner citing the success of the Subsequent tax sale by the Tax Commissioner suggested auctioning off excess inventory in the near future. Director Bivins suggested a prior effort to notify adjacent land owners as well as getting with Mr. McCord to discuss combining the sales.

Discussion moving the Board meetings to the 3<sup>rd</sup> Monday of each month ended with a stipulation to move any board meetings falling on a holiday to the following Tuesday at 3pm and to put it on the December agenda.

Director Verner informed the board that he met with Stan Hall of SW Hall & Associates and it was agreed that Quick Books would be used in the future with SW Hall setting it up and helping with training to use it how the LBA found most helpful.

## ACTION ITEMS

1. ENDORSEMENT OF THE CONCEPT OF THE SUBSEQUENT TAX SALE AND JUDICIAL IN REM PROCESS PRESENTED BY TAX COMMISSIONER. Director Bechtel made a motion to approve, seconding by Director Woodford, the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Sundra Woodford  
Bruce Gerwig  
Bert Bivins, III

NAYS:

2. A RESOLUTION OF THE MACON-BIBB COUNTY LAND BANK AUTHORITY BOARD OF DIRECTORS TO APPROVE AN AGREEMENT TERMINATING THE INTERGOVERNMENTAL AGREEMENT DATED APRIL 21, 2016 BETWEEN THE

BOARD OF PUBLIC EDUCATION ACTING ON BEHALF OF THE BIBB COUNTY SCHOOL DISTRICT AND THE MACON-BIBB COUNTY LAND BANK AUTHORITY; AND FOR OTHER LEGAL PURPOSES Director Bechtel made a motion to approve, seconding by Director Gerwig, the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Bruce Gerwig

NAYS: Bert Bivins, III  
NOT PRESENT FOR VOTE: Sundra Woodford

3. A RESOLUTION OF THE MACON-BIBB COUNTY LAND BANK AUTHORITY BOARD OF DIRECTORS AMENDING THE SALES PRICE FOR THE PROPERTY LOCATED AT 1705 SECOND STREET MACON, GEORGIA TO \$200 DOWN FROM \$400 TO NEIGHBORHOOD WORKS, INC. AND FOR OTHER PURPOSES. Director Bivins made a motion to approve, seconding by Director Gerwig, the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Bruce Gerwig  
Bert Bivins, III

NAYS:  
NOT PRESENT FOR VOTE: Sundra Woodford

4. RESOLUTION OF THE MACON-BIBB COUNTY LAND BANK AUTHORITY BOARD OF DIRECTORS TO EXTINGUISH DELINQUENT AD VALOREM PROPERTY TAXES FOR PROPERTY LOCATED AT 4634 SOUTH BEECHWOOD DRIVE MACON, BIBB COUNTY GEORGIA; CONVEYANCE OF SAID PROPEERTY TO KURT HARDISON; AND FOR OTHER PURPOSES. Director Gerwig made a motion to approve, seconding by Director Bivins, the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Bruce Gerwig  
Bert Bivins, III

NAYS:  
NOT PRESENT FOR VOTE: Sundra Woodford

5. A RESOLUTION OF THE MACON-BIBB COUNTY LAND BANK AUTHORITY BOARD OF DIRECTORS AUTHORIZING THE SALE AND CONVEYANCE OF 1630 & 1660 SECOND STEET MACON, GEORGIA TO ANTHONY & TERVON CALDWELL AND FOR OTHER PURPOSES Director Gerwig made a motion to approve, seconding by Director Bechtel, the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Bruce Gerwig  
Bert Bivins, III

NAYS:  
NOT PRESENT FOR VOTE: Sundra Woodford

6. A MOTION TO GO INTO EXECUTIVE SESSION WAS MADE AT 5:38 by Director Bechtel, seconding by Director Bivins. the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Bruce Gerwig  
Bert Bivins, III

NAYS:  
NOT PRESENT FOR VOTE: Sundra Woodford

7. A MOTION TO RETURN TO THE REGULAR MEETING WAS MADE AT 5:59 by Director Bechtel, seconding by Director Bivins the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Bert Bivins, III

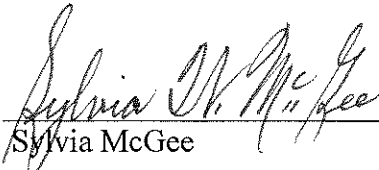
NAYS:  
NOT PRESENT FOR VOTE: Sundra Woodford  
Bruce Gerwig

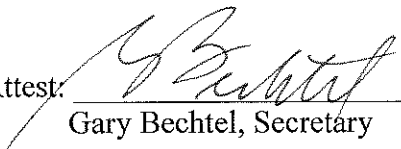
8. APPROVAL OF THE JOB DESCRIPTION FOR OFFICE MANAGER WITH AN HOURLY WAGE OF \$19.23. Director Bivins made a motion to approve, seconding by Director Bechtel, the ayes and nays are as follows:

AYES: Sylvia McGee  
Gary Bechtel  
Bert Bivins, III

NAYS:  
NOT PRESENT FOR VOTE: Sundra Woodford  
Bruce Gerwig

Adjournment: There being no further business to come before the Directors of the Authority, and upon exhaustion of all requests and resolutions, the meeting was adjourned. The next scheduled Board Meeting will be held on **Monday, December 9, 2019.**

Chair:   
Sylvia McGee

Attest:   
Gary Bechtel, Secretary