

OFFICIAL MINUTES
GLYNN-BRUNSWICK LAND BANK AUTHORITY
REGULAR SCHEDULED MEETING
MONDAY, MAY 21, 2018, 4:00 P.M.
CITY HALL
601 GLOUCESTER STREET, 2ND FLOOR

PRESENT: City Commissioner Felicia Harris, City Commissioner Julie Martin, City Citizen Board Member Jill Wright, County Commissioner Allen Booker, County Citizen Board Member Bob Blackwell and Glynn County Board of Education Board Member John Madala
Staff: James Drumm, City Manager; John Hunter, Planner; Beatrice Soler, Management Analyst; Bren White-Daiss, Dir. Planning, Development & Codes; Kristile Heck, Executive Assistant to City Manager; Travis Stegall, Dir. Economic & Community Development; and Tina Edwards, Tax Collection Specialist

ABSENT: County Commissioner Mark Stambaugh and Brian Corry, City Attorney.

CALL TO ORDER: Commissioner Felicia Harris (4:03 p.m.)

PUBLIC COMMENT

None

ITEMS OF BUSINESS

1. Consider Approval of April 16, 2018 Meeting Minutes.
 - Ms. Martin made a motion to approve the April 16, 2018 Meeting Minutes; seconded by Mr. Booker. Motion passed unanimously by a vote of 5-0-1, with Mr. Madala abstaining.
2. Property Updates
 - Mr. Hunter advised that a request to transfer of three (3) County properties with Tax Deeds as well as City properties with Tax Deeds was submitted. He has started the process of obtaining title searches on those properties. He has received 5 title searches back; he advised that because the title searches are for tax deed properties the process takes a little longer. Once he receives the results back on all properties, he will prepare a short summary for each property.
 - Mr. Hunter advised that he has been working with Will Worley, Assistant County Attorney on the Tax Deed Transfer Process to create a standard format to process transfer requests for Tax Deed properties. Mr. Hunter advised that he communicated with Atlanta-Fulton County Land Bank and Macon-Bibb County Land Bank to inquire about their Tax Deed transfer process.
 - Mr. Hunter advised that Georgia Trust for Historical Preservation (GTHP) is interested in partnering with the Land Bank on larger, high profile historic buildings. He advised that a meeting with GTHP has been scheduled for June 12, 2018 and more information will be provided to the Board about the meeting. Mr. Hunter advised that the partnership will provide 3 things: (1) Marketing for unusual historic properties, (2) establishing Preservation Easement Program, and (3) establishing Preservation Contract.
 - Mr. Hunter advised that he is working with GIS to obtain a map of all tax deed properties in Glynn County.
 - Update from Congress for New Urbanism Conference:
 - Mr. Hunter advised that Georgia Conservancy, an agency that deals with land and natural resource conservation, and community planning/sustainability, has offered to continue to partner with the City of Brunswick. Mr. Hunter advised that Georgia Conservancy believes that the Land Bank would be well match to facilitate Incremental Development, which is the process of focusing on singular lots or small blocks of lots for redevelopment by small local or regional developers. The

Incremental Development Alliance provides local developer training and they will be partnering with the City to bring training workshops to the area.

- Mr. Hunter advised that attendees of the conference believed that Brunswick is in a good place having the elements that are needed for the New Urbanism approach.
- Ms. Soler advised that the Incremental Development workshop was very informative and that conference presenters believed that Brunswick has what is needed but it's just a matter of implementing resources properly.
- Mr. Stegall explained that funding and finances are what makes the City of Brunswick the opportunity for Incremental Development (ID) because ID gives small developers the opportunity to access CDFI and CRA funding from lending institutions, which would be less stringent when dealing with development dollars and local banks. Mr. Stegall advised that the funds are available in this area and that local banks need to get these types of funds off their books because the banks could get penalized for it. Mr. Stegall advised that making connections with local banks should be the next steps for the Land Bank. The banks need to understand what the Land Bank does and the opportunities that are available to use CDFI and CRA funds.
- Mr. Booker asked Mr. Stegall has he spoken with any banks about CDFI and CRA funds. Mr. Stegall advised that he has and that there are three main areas those types of funding go to and one of those areas is economic development.
- Ms. Wright asked what made Brunswick in "good position"? She stated that geographically we are in a good concentrated area but how does that matchup demographically and economically, because of property location? Mr. Hunter advised that Brunswick matchup the element call the "missing middle," which consist of new built construction in the price range of \$80,000 to \$175,000, the starter homes or working-class home.
- Board discussed housing availability: rental and ownership, pros and cons of incremental development, gentrification and proper development, lending institution and credit requirements.
- (Transfer of meeting to Vice Chair at 4:32 p.m.; transfer of meeting to Chair 4:33 p.m.)
- Ms. Martin discussed first-time ownership education and codes & ordinance for maintaining property. She also expressed that it would be good for the Land Bank to look at properties coming into the Land Bank along a 2-3 block radios of Norwich Street corridor to promote proper development, infill, and ownership.
- Ms. Martin provided the Board with information from the infill seminar of the CNU Conference. She also provided information about the city of Chattanooga and the measures they are implementing to create guidelines for development and community planning. She encouraged the Board to explore Chattanooga's website (mychatthouse.com) to understand their home plans that were presented to the national level of Habitat for Humanity. She believes that the Chattanooga model is something that would work locally for non-profit and developers.
- Ms. Diass advised that she had been working with the Brunswick Historic Foundation in formulating home plans that meet the requirement of Historic District zone and that the Chattanooga plans would help in the process. She also advised that Thompson Planning was interested in teaming with the City to provide community planning.

Overview/Goals

- Mr. Hunter advised by next meeting his objectives are:
 - Complete transfer process of requested tax deed properties and start foreclosure process;
 - Have a detail outline of the Georgia Trust meeting;
 - GIS map of tax deed properties;
 - Information about the Norwich Street Corridors; and
 - Email website for Legacy website to Board.

Roundtable

- Mr. Booker – Mr. Stegall and Mr. Hunter to reach out to banks, to get bank involvement and establish banking partners.
- Mr. Drumm – Establishing partnerships with builders and developers. Suggested making a formal request for builders and developers.
- Ms. Martin – CNU Conference was an excellent opportunity to network, make contacts and establish relationships. She agrees with Ms. Harris that the Board needs to be well established in the processes in order to be able to engage people with proper information.

Mr. Booker – Involvement of non-profits organization like Habitat.

Ms. Harris – Involvement of large corporations and hospitality industry as partners.

Mr. Madala – The need for proper development of properties and better regulations on rental property ordinances. He advised that there is a huge market for rental properties in Brunswick. He suggested using Golden Isles Career Academy for marketing and other aspects.

Mr. Blackwell – Asked if Board members needed to attend June 12 meeting? Mr. Hunter will provide details to the Board. Mr. Blackwell also suggested that when talking with bank try to get details of how much money they have available to this area.

Staff Items

- Next meeting set for July 9, 2018 at 4:00 p.m.

MEETING ADJOURNED

Meeting adjourn by Commissioner Felicia Harris at 5:09 p.m.

/s/Felicia Harris
Felicia Harris, Board Chair

Attest: /s/ Kristile Heck
Kristile Heck, Secretary