

**FORFEITED LAND COMMISSION
MINUTES
FAIRFIELD COUNTY GOVERNMENT COMPLEX
COUNCIL CHAMBERS, SECOND FLOOR, 350 COLUMBIA ROAD
WINNSBORO, SOUTH CAROLINA**

**WEDNESDAY, NOVEMBER 13, 2019
10:30 A.M.**

Present: Norma Branham, Treasurer; Judy Bonds, Clerk of Court; Peggy Hensley, Auditor; Tommy Morgan, County Attorney; Jason Taylor, County Administrator; Laura Johnson, Interim Deputy County Administrator; Patti Davis, Acting Secretary.

Others Present: Jim Thompson, Miriam Woodard, Neil Robinson, Moses Bell, Jimmy Ray Douglas, Chris Clauson, Wanda Carnes, James McGraw, Shirley Green, Jennifer Jenkins, Yvette Howard.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date and location of this meeting: The Independent Voice of Blythewood and Fairfield, The Country Chronicle and one hundred thirty two other individuals.

1. Call to Order

Mr. Morgan noted for the record that the Commissioners are present, including Mrs. Judy Bonds, Clerk of Court; Mrs. Norma Branham, County Treasurer and Mrs. Peggy Hensley, County Auditor. Mr. Morgan stated that he would be acting in the role as Parliamentarian for this initial meeting to assist the Commission. The meeting was called to order at 10:34 a.m.

2. Approval of Agenda

Mr. Morgan opened the floor for a motion. Motion made by Commissioner Branham, seconded by Commissioner Bonds, to approve the agenda. With no further discussion, ***motion carried unanimously 3-0.***

3. Election of Officers

Mr. Morgan stated the S.C. Code Annotated, Title 12 Chapter 59 provides that the Forfeited Land Commission will organize by electing one of their members as Chair. Motion made by Commissioner Hensley, seconded by Commissioner Bonds, to appoint Norma Branham as the Chair of the Forfeited Land Commission. With no further discussion, ***motion carried unanimously 3-0.***

4. Selection and Appointment of Forfeited Land Commission Agent

Per Mr. Morgan, the code again provides that the Forfeited Land Commission can select and choose an agent to serve and assist the Commission as part of its statutory duties. It is Mr. Morgan's understanding that Mr. Jim Thompson, who works in the Assessor's Office, has been consulted concerning acting as the Agent. Mr. Morgan opened the floor for a motion from the Commission as to who they would like to select as the Forfeited Land Commission Agent. Motion made by Commissioner Bonds, seconded by Chairwoman Branham, to select Mr. Jim Thompson as the Forfeited Land Commission Agent. With no further discussion, ***motion carried unanimously 3-0.***

5. Approval of Policy and By-Laws

Mr. Morgan stated he made some further revisions to the document, and copies are provided on the table. The South Carolina law (12-59) beginning at section 10 has been put into English to allow for the Commission, the Agent and the public to understand the purpose of the Commission. This Commission takes properties that did not receive a bid higher than the taxes that were due and owing at the delinquent tax sale. The first bid that comes in at the delinquent tax sale is put on behalf of the Forfeited Land Commission by the Delinquent Tax Collector, and if no further bids come in, the Commission is basically the high bidder at that point in time. At the end of the one year redemption period, they will then have the opportunity as the Commission to vote to accept that property and take the deed to the property, or based upon the recommendation and the visual inspection of the Forfeited Land Commission Agent, determine that it would not be in the best interest to take the property. The Policies and Procedures provide for and list the duties of the Agent and how that individual will work with the Commission to go through the list of properties. Page 3 includes a checklist to hopefully make the process as easy as possible. Fairfield County has a right of first refusal to any and all of the properties. Certain properties that are in the Commission's name already, for example, are nothing more than a driveway, and it would go against public policy to allow a private individual to purchase a driveway. There may be other properties the County would like to acquire interest in, for example, if the property is next to a park or other type of public building. If the County decides not to exercise this right of first refusal, there is a listing of the process of who would have the right to potentially purchase the property. If the property does go for public sale, there is a listing of the parcels to be sold, and this ultimately will be put on the County website.

From the audience, Mr. Moses Bell inquired if he could ask a question. Mr. Morgan responded stating there was no public comment afforded on the agenda; however, this would be the decision of the Commission. Mr. Morgan then asked the Commission if there were any questions. Chairwoman Branham inquired if Mr. Morgan would be going through the rest of the procedures, and who would send the letter. Mr. Morgan stated this would be sent by the Agent. The Agent would go through and prepare all the

documentation, the purchase letter, any other information, and the agent would be responsible for reaching out to the current occupant, work with the County during that first right of refusal, etc. Chairwoman Branham inquired if there is a job description for the Agent. Mr. Morgan would be happy to create one and make sure it is fully delineated so the Commission will feel comfortable with the procedure. From the audience, Mr. Jimmy Ray Douglas inquired how will the Agent be compensated. Mr. Bell spoke up to say that he had asked his question first. Mr. Morgan then asked the Commission members if they would like to receive questions. Chairwoman Branham stated they will entertain questions. Mr. Bell inquired concerning page 3 of 3 "sell the property in place to the most viable buyer via an interested party sale" and if this is a new format. Per Mr. Morgan, the statutory provisions have not changed as it relates to those sales. Mr. Douglas inquired how will the Agent be compensated. Per Mrs. Johnson, the County will review what the Agent will be doing and compensation will be afforded for the additional duties. Mr. Bell questioned the fact that the Agent will be paid. Mrs. Shirley Green inquired if this will go to a person who already has responsibilities or if someone who already has a job is going to get this as a responsibility. Mrs. Johnson agreed, and this will be additional duties for the existing employee.

Mr. Morgan opened the floor for a motion to approve the Policies and Procedures. Motion made by Chairwoman Branham, seconded by Commissioner Bonds, to accept the Policies and Procedures as written. With no further discussion, ***motion carried unanimously 3-0.***

6. Adjourn

At 10:45 a.m., motion made by Chairwoman Branham, seconded by Commissioner Hensley, to adjourn. ***The motion carried unanimously 3-0.***



Patti L. Davis



Norma Branham, Chairwoman