

**FORFEITED LAND COMMISSION
MINUTES
FAIRFIELD COUNTY COURTHOUSE
JURY ROOM, THIRD FLOOR, 101 SOUTH CONGRESS STREET
WINNSBORO, SOUTH CAROLINA**

**WEDNESDAY, MAY 13, 2020
10:00 A.M.**

Present: Norma Branham, Treasurer; Judy Bonds, Clerk of Court; Peggy Hensley, Auditor; Tommy Morgan, County Attorney; Jim Thompson, Forfeited Land Commission Agent; Jason Taylor, County Administrator; Patti Davis, Acting Secretary.

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

Chairwoman Branham called the meeting to order at 10:00 a.m.

2. Approval of Agenda

Motion made by Commissioner Bonds, seconded by Commissioner Hensley, to approve the agenda. ***Motion carried unanimously 3-0.***

3. Approval of Minutes

Motion made by Commissioner Hensley, seconded by Commissioner Bonds, to approve the minutes of January 29, 2020. ***Motion carried unanimously 3-0.***

4. Receive Status Report and Recommendation from Agent Jim Thompson as to Third Party Auction Company

Per Mr. Thompson, a full description has been given on the auction company that has been suggested. He went back to the Redfield Group Auctions, which is a like company to the Terry Howe Group. The only difference is the Terry Howe Group performs this service for county government, and they do it for multiple counties already. As Mr. Thompson previously recommended, it just makes sense to go with the auction company that can do the same as everybody else, and they charge the same buyer premium. Everything will be exactly the same except that the Terry Howe Group will know some specifics on how to market county properties and how to do the back office work so that it would be very simple on our side. There would be no fees, the

structure is already there and they already work with our surrounding counties. The other counties have given very good feedback on this company.

5. Approval of Third Party Auction Company Involvement in Sale of Commission Properties

With no further discussion, motion made by Commissioner Bonds, seconded by Commissioner Hensley, to approve the Terry Howe Group to handle the County auctions. ***Motion carried unanimously 3-0.*** Mr. Thompson will contact the group and then come back to the Commission members to sign the agreement. The properties that have had due diligence performed to make sure they should be in the Forfeited Land Commission will be sent as soon as Mr. James completes the list from the last tax sale. Commissioner Bonds inquired if bids could be taken on the properties now. Mr. Thompson answered no, and this is what the County is trying to get away from.

6. Receive Report from Fairfield County Attorney about Conveyance of Property on Behalf of Fairfield County in Relation to Agreement


Mr. Morgan thanked the Commission for meeting today under the circumstances. There was a previous property that was conveyed out of the Commission to the County in 2018. Unfortunately, the County did not take the necessary step to legally receive or accept that property conveyance. The County will be returning that individual piece of property back into the Forfeited Land Commission because this is where it legally should be. Mr. Morgan will work with Mr. Thompson in getting that property back on the rolls of the Commission. The County is presently working with a landowner to resolve a particular issue as it relates to a different piece of property. As part of the agreement entered into with this landowner, the landowner will convey property to the County, and the County will basically swap a parcel in exchange as part of the terms of the agreement. The County has identified that piece of property as being the one that was never properly accepted. The County is now requesting that the Commission, when it takes this piece of property back, to then convey it to the landowner as part of the agreement. This will assist to speed up the process and minimize cost to the County and the Commission. The property in question is a 1 acre piece of property in Ridgeway.

7. Approval of Conveyance of Property on Behalf of Fairfield County

With no further discussion, motion made by Commissioner Hensley, seconded by Commissioner Bonds, to convey the 1 acre piece of property in Ridgeway to the landowner as part of the existing agreement with the County. ***Motion carried unanimously 3-0.***

8. Adjourn

At 10:07 a.m., motion made by Commissioner Hensley, seconded by Commissioner Bonds, to adjourn. ***The motion carried unanimously 3-0.***



Patti L. Davis



Norma Branham, Chairwoman