

**REGULAR SCHEDULED MEETING-AFTER AGENDA**

**Griffin-Spalding County Land Bank Authority**

**March 24, 2025**

**One Griffin Center Municipal Courtroom**

**100 S. Hill St, Griffin, GA**

**4:00 PM**

**Call to Order**

Determination of Quorum

*Chairman Newton Galloway presided, convening the meeting at 4:01PM*

Board Members present were Bruce Ballard (Treasurer), and Cora Flowers. Also present were David Penland (Counsel), David Allen, Michelle Haynes, Eva Morales, Jeremy Straton and Christopher Blocker (Land Bank Authority Manager)

**Approval of Agenda**

*Call to Motion to approve agenda made by Newton Galloway*

*Motion to approve agenda made by Cora Flowers.*

*Second by Bruce Ballard.*

*No further discussion and no objection.*

*Motion approved, 3-0.*

**Approval of Minutes**

Approval of Minutes for the Regular Scheduled Meeting for January 27, 2025

Bruce Ballard seeking clarification in the section Authority Member Comments: “The city and county will provide the Land Bank Authority to do our work”. Newton Galloway “The Land Bank Authority has not purchased the property from the Tax Commissioner Tax Sale, the property was acquired as a credit bid” The word “property” need to be pluralized and the land bank never pays at a tax sale and there needs to be an explanation of a credit bid. There was no exchange of monetary funds. There needs to be more clarification in the minutes.

*Motion to accept the minutes from the January 27, 2025 Regular Scheduled Meeting with the following revisions: “The city and county will provide the Land Bank Authority to do our work”; “The Land Bank Authority has not purchased the property from the Tax Commissioner Tax Sale, the property was acquired as a credit bid” needs to be changed from “property” to “properties” add a comma and include a brief explanation of what is a credit bid by Cora Flowers.*

*Second by Newton Galloway*

*No further discussion, no objection*

*Motion approved 3-0*

## Approval of Minutes for the Griffin-Spalding Land Bank Authority Board Workshop February 24, 2025

In regards to item #4 in the Minutes under Report of Finances, “What is the process for GIRMA Coverage?” An update will be provided later in the agenda.

### **Public Comments**

*At this time, the Chairman opens the floor to comments from public. Comments should relate to a specific agenda item. Comments related to property availability can be directed to Christopher Blocker, Land Bank Authority Manager at (678) 544-5292 and [cblocker@cityofgriffin.com](mailto:cblocker@cityofgriffin.com)*

Keith Carlisle, Riverdale, GA, addressed the board regarding his goal to build affordable housing in Griffin. He has been attempting to purchase properties from the Land Bank Authority for the last 3 or 4 years. Mr. Carlisle has not been able to purchase properties from the Land Bank Authority because there has not been a Land Bank Authority Manager in place. Mr. Carlisle is looking to purchase the properties or partner with the City of Griffin and give them to families who can afford them. The City of Griffin only has 30% homeowners. The name of his development company is Carlisle Development Company and they have been in business for 25 years.

*The Land Bank Authority will be discussing property disposition later in the agenda but the Land Bank Authority is not in the position to sell property.*

Spencer Miller, Griffin, GA addressed the board regarding the existing purchase process. The process is taking awhile to purchase a property. As a Griffin resident, he is looking to develop properties for his family and invest in the community where he lives. Mr. Miller has a property under contract with the Land Bank Authority.

*No further public comments.*

### **Regular Agenda**

#### **1. City of Griffin Economic Development Update provided by Jeremy Stratton, Economic Development Director**

Jeremy Stratton, Economic Development Director, with the City of Griffin addressed the Board regarding the economic development programs and updates in various areas of the city.

The Economic Development department is looking to partner with the Land Bank Authority to assist a developer with property assemblage.

The proposed Urban Redevelopment Authority will have similar powers to the Downtown Development Authority. The URA will have the ability to do residential investment financing for bonds.

*No board action required or taken*

**2. Consider adoption of the FY 2026 Budget to be presented to City of Griffin and Spalding County Board of Commissioners (Blocker)**

Christopher Blocker, Land Bank Authority Manager, reviewed the line-item budget with the board members. The Land Bank Authority Budget recommended by Land Bank Authority Manager is \$281,885.50

*Call to motion consider adoption of the FY 2026 Budget to be presented to City of Griffin and Spalding County Board of Commissioners by Newton Galloway.*

*Motion to approve draft FY 2025-2026 Budget as presented on the budget document excluding any details about the apportionment between the city and county by Cora Flowers.*

*Second by Bruce Ballard*

*No further discussion, no objection*

*Motion approved 3-0.*

*Motion to direct the Land Bank Authority Manager to present the Griffin-Spalding Land Bank Authority Draft Budget for FY 2025-2026 to the governing authorities so known as the City of Griffin and Spalding County Board of Commissioners for their consideration of an appropriate split of the Land Bank Authority budget and payments to the Land Bank Authority by Cora Flowers.*

*Second by Newton Galloway*

*No further discussion and no objection,*

*Motion approved 3-0.*

**3. Consider the establishment of an ad-hoc strategic planning and policy committee to recommend mission, goals and review existing policies, programs and existing agreements**

*Motion to approve the establishment of an ad-hoc strategic planning and policy committee to recommend mission, goals and review existing policies, programs and existing agreements by Cora Flowers.*

*Second by Bruce Ballard*

*No further discussion and no objection*

*Motion approved 3-0*

- 4. Update the Board on closings, redeemed property, right of redemption foreclosure status, contracts pending, request for properties awarded but not under contract (Penland and Blocker)**
- a. Update on existing contract with Builders Inc. regarding 522 Meriwether St. (Penland and Blocker)**

David Penland has spoken with Thelma Wilke with Builders, Inc. and the Georgia Trust for Historic Preservation. The Georgia Trust is willing to approve the Haisten building, 522 Meriwether St, even though this building is not in exact compliance with their preservation agreement.

Ms. Wilke needs to rezone the property. Ms. Wilke has not submitted building plans nor a zoning application to the City of Griffin. There is no timeline for her applying for rezoning.

*No board action required or taken*

- b. Update on outstanding contracts (Blocker)**

Christopher Blocker updated the board on outstanding contracts. Christopher read an email stating the following: "...my records show that you have entered into an agreement with the Griffin-Spalding Landing Bank Authority to purchase a parcel. Please respond back via email by 5:00 PM on Friday, April 11<sup>th</sup> to let me know if you are still interested in purchasing this property. Also, please be sure to forward your agreement that you signed with Ms. Virginia Church prior to her departure in January 2022 as well as any correspondence related to the purchase. The Griffin-Spalding Land Bank Authority will honor the sale price in your agreement. It is likely that the Title Search and Foreclosure of the Right of Redemption has not yet been completed. When you reply to me ([cblocker@cityofgriffin.com](mailto:cblocker@cityofgriffin.com)), I will take the steps to process your agreement so that we can close in a timely manner." "Once the Foreclosure of the Right of Redemption is completed, you will be notified by me. You will have 60 days to close the sale or your contract will be void and the property will be returned to the Land Bank Authority inventory. Additionally, if you have a side lot application/award, you will be required to have the two lots surveyed and possibly a variance from the city or county. The Griffin-Land Bank Authority will not be accepting applications for new property acquisitions, we are only looking to serve existing agreements at this time."

*No board action required or taken*

- 5. Consider the Land Bank Authority Manager Property Disposition Workplan to identify a target area for development (Blocker)**

- a. Consider title clearance for Land Bank Authority properties for within the target area for development in the City of Griffin for future private acquisition
- b. Consider title clearance for Land Bank Authority properties for potential conveyance to the City of Griffin for future development
- c. Consider title clearance for Land Bank Authority properties for potential conveyance to Spalding County Board of Commissioners
- d. Consider the development of a Request-for-Proposal for properties within the Land Bank Authority target area

*Motion to approve the 36 parcels shown on target area map as shown by the Land Bank Authority Manager as the target area for redevelopment by Newton Galloway*

*Second by Cora Flowers*

*Motion withdrawn to approve the 36 parcels shown on target area map as shown by the Land Bank Authority Manager as the target area for redevelopment by Newton Galloway*

*Second withdrawn Cora Flowers*

*Motion to table Item 5 until the April 28<sup>th</sup> Regular Scheduled Meeting by Cora Flowers*

*Second by Newton Galloway*

*No further discussion and no objection.*

*Motion approved 3-0*

**6. Consider the nuisance abatement of 152 Second Ave. Griffin (County) to include demolition and disposal services up to the amount of \$20,000.00 (Blocker)**

*Motion to deny the nuisance abatement of 152 Second Ave. Griffin (County) to include demolition and disposal services up to the amount of \$20,000.00 pending reconsideration after the close of the existing contract deadline of April 11, 2025 by Cora Flowers.*

*Second by Bruce Ballard*

*Motion approved 3-0*

**7. Presentation to the Land Bank Authority Board regarding Land Bank Manager Activity (Blocker)**

In the last 30 days, Christopher Blocker has toured three properties developed by Three Bulls Capital on W. Broad St. and had a subsequent meeting with them. Christopher has also met with Elizabeth Ray from Habitat for Humanity. Habitat for Humanity is looking to acquire new property on the east side of Griffin. He has also received over 120 phone calls, emails, text communications regarding properties in the Land Bank in total.

*No board action required or taken*

**8. Consider approval and adoption of new logo for Griffin -Spalding Land Bank Authority (Blocker)**

Add "County" to the logo. The green lettering logo is preferred.

*Motion to approve and adopt the new logo for the Griffin-Spalding Land Bank Authority presented with the changes to the spelling of "authority" and adding the word "county" given approval via email consensus by Land Bank Authority Board Members by Cora Flowers,*

*Second by Newton Galloway.*

*No further discussion and no objection.*

*Motion approved 3-0.*

## **Report of Finances**

*Treasurer and Land Bank Authority Manager will update the Board on expenses, monies received and any other pertinent financial information*

### **1. Presentation of current financial statements (Ballard)**

*Motion to approve financial statements as presented by Newton Galloway,*

*Second by Cora Flowers.*

*No further discussion and no objection.*

*Motion approved 3-0*

### **2. Presentation of the City of Griffin FY Budget 2025 (Blocker)**

Christopher Blocker presented the LBA City of Griffin FY 2025. There is \$91,165.40 remaining in the budget.

*No board action required or taken*

### **3. Update the Land Bank Authority Board on FY 2023 & FY 2024 audit with Mauldin & Jenkins (Ballard & Blocker)**

*No board action required or taken*

### **4. Discussion regarding Georgia Interlocal Risk Management Agency Renewal GIRMA 2025-2026 (Ballard)**

*No board action required or taken*

## **Authority Member Comments**

No Authority Member comments

## **Adjourn**

*Motion to adjourn by Newton Galloway*

*Second by Bruce Ballard*

*Meeting adjourned at 6:25*