

REGULAR SCHEDULED MEETING AFTER AGENDA

Griffin-Spalding County Land Bank Authority

April 28, 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 4:02PM

Board members present were Bruce Ballard (Treasurer) and Pamela Sutton. Also present were David Penland (Counsel), David Allen, Michelle Haynes, Eva Morales, and Christopher Blocker (Land Bank Authority Manager)

Approval of Agenda

Motion to amend agenda to move item 6 to item 1 made by Newton Galloway.

Second by Bruce Ballard

No further discussion and no objection.

Motion approved, 3-0

Approval of Minutes

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

Motion to approve Amended Minutes from the Regular Scheduled Meeting for January 27, 2025 made by Bruce Ballard

Second by Pamela Sutton

No further discussion and no objection.

Motion approved, 3-0

Approval of Minutes for the Regular Scheduled Meeting for March 24, 2025

Motion to approve Minutes from the Regular Scheduled Meeting for March 24, 2025 made by Bruce Ballard

Second by Pamela Sutton

No further discussion and no objection.

Motion approved, 3-0

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

Pastor Erica Brooks who resides in Griffin, addressed the Griffin-Spalding County Land Bank Authority Board regarding 309 N. 10th Street. Pastor Brooks and her husband have been maintaining this property. Pastor Brooks have been working the City of Griffin Public Works Director, Mariza Eller and her staff to maintain this property and keep this property presentable. Pastor Brooks is interested in purchasing 309 N. 10th St when it becomes available. Pastor Brooks is requesting permission to use this property to host a community event and revival for her church ministry. Pastor Brooks is seeking to give away food, clothing and essential items for an upcoming event in July 2025.

Christopher Blocker stated that he has spoken with Pastor Brooks regarding the use of this property and advised her to address the board to make her request. There is concern about potential liability for the use of property in case of potential accidents. Due to this being a tax sale property, the GSCLBA does not have the right to enter the property until the Foreclosure of the Right of Redemption is complete. If the GSCLBA or a third party were to enter this property without permission from the owner it would be considered trespassing. Pastor Brooks request was denied.

Rosa Rutherford-Lemons of College Park, Georgia addressed the board inquired about the side lot program for a lot on 205 N. Brawner St. Ms. Rutherford-Lemons has had the side lot surveyed. Mrs. Lemons has received a contract from David Penland and is looking to schedule a closing for the property on N. Brawner Street. Staff from Beck, Owen & Murray will be reaching out to Mrs. Rutherford-Lemons to schedule a closing in the near future. The right of redemption has been completed.

Regular Agenda

1. **(Formerly Item 6)** Update the Board on closings and 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)

No board action required or taken

- b. Update on outstanding contracts (Blocker)

No board action required or taken

- c. Contracts expected to close (Blocker)
 - i. 122 Ella St

No board action required or taken

- ii. 86 Hillcrest Ave

No board action required or taken

- iii. 428 N. 13 St

Motion to authorize Christopher Blocker, Land Bank Authority Manager, to complete the Georgia Superior Clerks Cooperative Authority FANS registration made by Newton Galloway.

Second by Bruce Ballard

No further discussion and no objection

Motion approved, 3-0

2. Consider rescheduling Regular Scheduled Meeting from Monday, May 26th to Wednesday May 21st at 4PM.

Motion to approve rescheduling Regular Scheduled Meeting from Monday, May 26th to Wednesday May 21st at 4PM by Newton Galloway.

Second by Pamela Sutton

No further discussion and no objection

Motion approved, 3-0

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

Motion to approve FY 2026 Budget Amended to be presented to City of Griffin and Spalding County Board of Commissioner and direct Christopher Blocker and David Penland to provide a report regarding the inconsistencies between the budget and IGA and provide a proposal to amend the IGA made by Newton Galloway

Second by Bruce Ballard

No further discussion and no objection

Motion approved, 3-0

4. Presentation to the GSCLBA Board regarding current activity for Griffin Area Habitat for Humanity by Elizabeth Lynn Ray, Executive Director

Elizabeth Ray presented to the Board regarding the Griffin Area Habitat for Humanity. Habitat is looking to acquire 531 and 533 E. Tinsley St from the Land Bank Authority.

No board action required or taken

Motion to adjourn by Newton Galloway

Second by Bruce Ballard

Meeting adjourned at 4:55 pm

Chairman Newton Galloway directed Christopher Blocker include the remaining items on the agenda on the May 21, 2025 Regular Scheduled Meeting Agenda.

5. Presentation to the GSCLBA Board regarding county nuisance program and current GSCLBA owned property by Officer Luke Fletcher
6. Consider adoption of a moratorium for sales agreements for current properties in the Griffin-Spalding County Land Bank Authority Inventory (Blocker and Flowers)
7. 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 potential conveyance to the City of Griffin for future development
 - b. Consider title clearance for Land Bank Authority properties for potential conveyance to Spalding County Board of Commissioners for future development
 - c. Consider title clearance for Land Bank Authority properties within the target area for development in the City of Griffin for future private acquisition
 - d. Consider title clearance for Land Bank Authority properties for potential conveyance to the Griffin Area for Humanity
 - e. Consider title clearance for Land Bank Authority properties deemed a nuisance by City of Griffin or Spalding County
8. Consider website proposal for new website designed by Metro Southern Media in the amount of \$8,000.00 (Blocker)

Report of Finances

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

1. Consider Georgia Interlocal Risk Management Agency Renewal GIRMA 2025-2026 in the amount of \$4,375.00 (Ballard)
2. Presentation of current financial statements (Ballard)
3. Presentation of the City of Griffin FY Budget 2025 (Blocker)
4. Update the Land Bank Authority Board on FY 2023 & FY 2024 audit with Mauldin & Jenkins (Ballard & Blocker)

Authority Member Comments

Adjourn