

REGULAR SCHEDULED MEETING AGENDA

Griffin-Spalding County Land Bank Authority

May 21, 2025

One Griffin Center Municipal Courtroom

100 S. Hill St, Griffin, GA

4:00 PM

Call to Order

Approval of Agenda

Approval of Minutes

Approval of Minutes for the Regular Scheduled Meeting for April 28, 2025

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

Regular Agenda-Old Business

1. Presentation to the GSCLBA Board regarding county nuisance program and current GSCLBA owned property by Officer Luke Fletcher
2. Consider adoption of a moratorium for sales agreements for current properties in the Griffin-Spalding County Land Bank Authority Inventory (Blocker and Flowers)
3. Update the Board on closings, contracts pending and properties to be redeemed (Penland and Blocker)
 - a. Contracts expected to close (Penland and Blocker)
 - i. 205 N. Brawner St
 - ii. 122 Ella St
4. 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 the potential conveyance to the City of Griffin Urban Redevelopment Authority
 - 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 deemed a nuisance by City of Griffin or Spalding County
 - e. Consider title clearance for Land Bank Authority properties for potential conveyance to Spalding County Board of Commissioners for future development
 - f. Consider title clearance for Land Bank Authority properties for potential conveyance to the Griffin Area for Humanity
5. Consider website proposal for new website designed by Metro Southern Media in the amount of \$8,000.00 (Blocker)

Regular Agenda-New Business

6. Discussion regarding the City of Griffin and Spalding County Board of Commissioner Interlocal Agreement (Penland and Blocker)
7. Update the GSCLBA Board regarding Land Bank Authority Board Policy Survey (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. Presentation of current financial statements (Ballard)
2. Presentation of the City of Griffin FY Budget 2025 (Blocker)
3. Update the Land Bank Authority Board on FY 2023 & FY 2024 audit with Mauldin & Jenkins (Ballard & Blocker)

Authority Member Comments**Adjourn**

REGULAR SCHEDULED MEETING MINUTES

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)

David Penland has spoken with Thelma Wilke earlier this month of April. Thelma Wilke is waiting on architectural drawings to be completed. Once the drawings are received by Builders Inc. they will be submitted to the City of Griffin as a package for the rezoning application. The drawings will also be submitted to the Beck, Owen & Murray to provide them to Georgia Trust for Historic Preservation.

522 Meriwether Street was listed for sale by the previous owner. David Penland has spoken with the listing agent and provided him with the deed book number and the listing will be removed. David recommends that Christopher Blocker be registered with the FANS system with the Georgia Superior Court Clerks Cooperative Authority to be notified about any properties filed in the deed books to help to prevent fraud. David has received 17 titles as requested by Christopher for individuals looking to close their existing contracts. Christopher and David have an upcoming meeting to start the Foreclosure of the Right of Redemption process on 17 Properties. The FANS system is not property specific.

- b. Update on outstanding contracts (Blocker)

Christopher has notified existing outstanding contract holders about the April 11th deadline regarding closing existing contracts. The total number of contract holders is unclear however there are 44 properties that are looking to move forward with their contracts.

c. Contracts expected to close (Blocker)

i. 122 Ella St

Christopher Blocker has executed the agreement for 122 Ella Street. Christopher is working with staff at Beck, Owen & Murray regarding scheduling the closing. The contract holder has 60 days to close the contracts or the contract will expire.

Michelle Haynes has spoken with the contract holder for 122 Ella St. The Land Bank Authority has given Michelle permission to demolish this property because this property is a nuisance. Michelle will work with the new owner to seek a permit for demolition or rehabilitation.

ii. 86 Hillcrest Ave

Christopher Blocker has executed the agreement for 86 Hillcrest Ave. Christopher is working with staff at Beck, Owen & Murray regarding scheduling the closing. The contract holder has 60 days to close the contracts or the contract will expire.

iii. 428 N. 13 St

Michelle Haynes expressed to the Board that the applicant for 428 N 13th St use will not be allowed by zoning. The applicant is looking to build a community garden and the zoning only allows for a single-family home.

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)

Christopher Blocker met with Spalding County Commissioners Finance Committee and County Administrator, Dr. Steve Ledbetter to discuss the line item budget and the equitable split for the Land Bank Budget. Christopher has also met with Jessica O'Connor and city finance staff to discuss the budget and equitable split. It was determined that the City of Griffin will invoice Spalding County Board of

Commissioners for their portion of the Land Bank Authority expenses. The total budget presented was \$322,553.49

The intergovernmental agreement needs to be revised. The intergovernmental agreement states the GSCLBA needs to prepare a budget and recommend an equitable split between the city and county. The equitable split is based on the tax assessed value of the property in the land bank authority inventory. The budget is not consistent with the intergovernmental agreement. The IGA states the Land Bank Authority would receive payment from the city and county. The intergovernmental agreement needs to be revised. The GSCLBA would need to adopt the 2012 Land Bank Authority act.

David Penland and Christopher Blocker is directed to provide a report regarding the inconsistencies between the budget and IGA and provide a proposal to amend the IGA.

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 for Humanity is a mortgage holder at no interest for their properties. Habitat for Humanity uses volunteer labor and donations which allows them to sell the houses at a low affordable cost. The individuals that Habitat for Humanity serves have an annual income between \$25,000.00 and \$60,000.00 per year. Habitat for Humanity sells housing to people based on need, substandard living conditions, income and willingness to partner. Habitat for Humanity has two programs which are minor repairs and home building. There is a lot of focus on seniors and disabled individuals. Habitat for Humanity hold 43 active mortgages. Habitat relies on donations. This local chapter is led and operated by volunteers.

Habitat is looking to acquire buildable property from the Land Bank Authority. Elizabeth expressed an interest in 531 and 533 E. Tinsley St. Habitat is looking to improve an entire block. They are currently rehabilitating a property on N. 2nd and 539 E. Tinsley. Habitat has acquired property from the Land Bank Authority previously. 531 and 533 E. Tinsley St parcels have been acquired by the Land Bank Authority as donations. The lots are 0.12 acres and Habitat of Humanity is looking to consolidate these lots. Habitat for Humanity may not need a variance. They are willing to consider architectural standards set by the historic mill village overlay district.

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
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 - 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

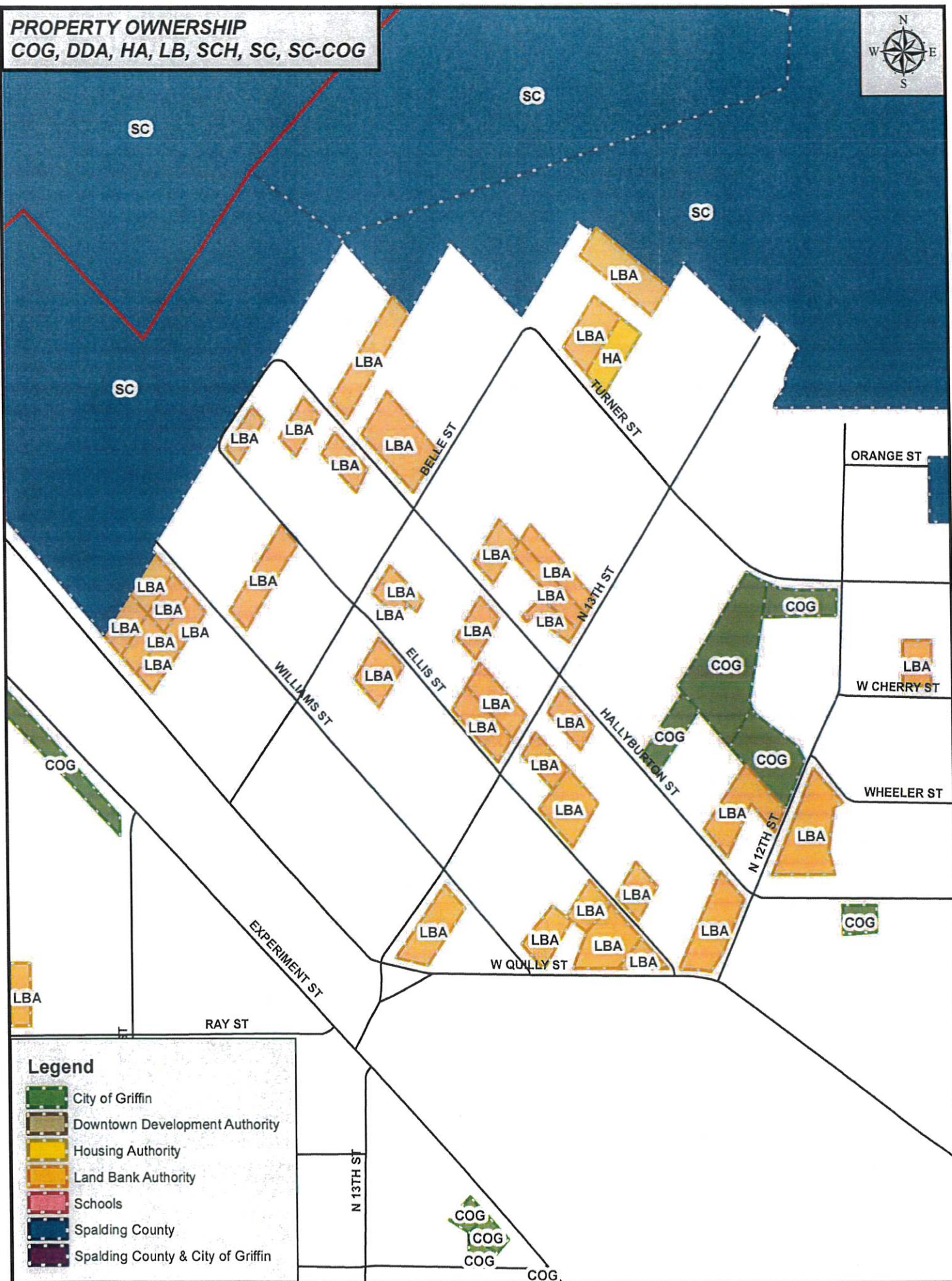
Treasurer and Land Bank Authority Manager will update the Board on expenses, monies received and any other pertinent financial information

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

PROPERTY OWNERSHIP
COG, DDA, HA, LB, SCH, SC, SC-COG



Land Bank Authority Manager Disposition Workplan

	Street #	PREFIX	STREET	SUFFIX	Jurisdiction	PARCEL ID
	Outstanding LBA Parcels Contracts to Close					
1	118		Short	St	Griffin	003C04034
2	110		Valley	Dr	Spalding	125A02013
3	214	N	3rd	St	Griffin	018 28006A
4	428	E	Tinsley	St	Griffin	007 17006
5	110		Davidson	Cir	Spalding	258A02002
6	108		Hillsborough	Ct	Griffin	275B01053
7	47		Dundee Lake	Cir	Griffin	245 01051
8	1230	N	Ext 9th	St	Spalding	108B01011
9	1360	N	Ext 9th	St	Spalding	108 06024A
10	808		Meriwether	St	Griffin	024 09002
11	809		Pamela	St	Griffin	048 01018
12	810		Pamela	St	Griffin	048 03007
13	811		Pamela	St	Griffin	048 01019
14	818		Hallyburton	St	Griffin	009 01032
15	122		Ella	St	Griffin	003C05004
16	1734		Turnberry	St	Spalding	080A03005
17	317	N	Hill	St	Griffin	008 13008
18			Davidson	Dr	Griffin	256A1032A
19	526		Lane	St	Griffin	008 16008A
20			Rehoboth	Rd	Spalding	125 02013A
21	504	E	Tinsley	St	City	006 13001
22	508	E	Tinsley	St	City	006 13001A
23	309	E	Tinsley	St	City	007 06039B
24			Newnan	Rd	Spalding	268 02010F
25	116		Pecan	Pt	Spalding	233 03020
26	118		Pecan	Pt	Spalding	233 03019
27	152		Second	Ave	Spalding	101 01012
28	103		Central Lake	Dr	Spalding	121A01007
29	199		Collier	ST	City	067 05002C
30	109		PRINCESS	CIR	SPALDING	275B01006
31			PRINCESS	CIR	SPALDING	268 02041
32	504	E	TINSLEY	ST	Griffin	006 13001
33	508	E	TINSLEY	ST	Griffin	006 13001A
34	815	N	9TH	ST	GRIFFIN	002 01006
35	411		NORTHSIDE	DR	SPALDING	108A07020
36			NORTHSIDE	DR	SPALDING	108A07024
37	1005		MERIWETHER	ST	GRIFFIN	051 03019
38	1009		MERIWETHER	ST	GRIFFIN	051 03018
39	1017		MERIWETHER	ST	GRIFFIN	051 03017
40	309	N	17TH	ST	GRIFFIN	058 08014
41	1102		PARKVIEW	DR	GRIFFIN	048 05012
42	213	E	QUILLY	ST	GRIFFIN	007 15021A
43	215	E	QUILLY	ST	GRIFFIN	007 15021
44	0		NEWNAN	RD	SPALDING	268 02010F

Land Bank Authority Manager Disposition Workplan

	LBA Parcels to be Conveyed to City of Griffin					
1	751		BECK	ST	GRIFFIN	046 04012
2	0		BECK	ST	GRIFFIN	046 09016A
3	0		BECK	ST	GRIFFIN	046 09016B
4	867		BOOKER	ST	GRIFFIN	046 03007
5	0		BOOKER	ST	GRIFFIN	046 03003
6	1133	Ext W	COLLEGE	ST	GRIFFIN	051 04018
7	1135	Ext W	COLLEGE	ST	GRIFFIN	051 04019
8	1137	Ext W	COLLEGE	ST	GRIFFIN	051 04020
9	1139	Ext W	COLLEGE	ST	GRIFFIN	051 04021
10	1143	Ext W	COLLEGE	ST	GRIFFIN	051 04023
11	8		KENTUCKY	AVE	GRIFFIN	003 03021
12	9		KENTUCKY	AVE	GRIFFIN	003 03020
13	105		KENTUCKY	AVE	GRIFFIN	003 02010
14	232		KENTUCKY	AVE	GRIFFIN	003 06009A
15	239		KENTUCKY	AVE	GRIFFIN	003 03019
16	214		LEXINGTON	AVE	GRIFFIN	003 03007
17	216		LEXINGTON	AVE	GRIFFIN	003 03008
18	236		LEXINGTON	AVE	GRIFFIN	003 03015
19	0		LEXINGTON	AVE	GRIFFIN	003 03016
20	808		MERIWETHER	ST	GRIFFIN	024 09002
21	702		SCALES ST	ST	GRIFFIN	046 03001
22	746		SCALES ST	ST	GRIFFIN	046 04021
23	0		SCALES ST	ST	GRIFFIN	046 03002
24	824		WESTBROOK	ST	GRIFFIN	046 09005
	LBA Parcels to be Conveyed/Transferred to Spalding County					
1	2760		OLD ATLANTA	RD	SPALDING	242A01026
2	2780		OLD ATLANTA	RD	SPALDING	242A01025
3	60		Fifth	ST	SPALDING	123 04014
4	4		Edwards	ST	SPALDING	127 03001
	LBA Parcels to be Sold for Private Acquisition					
1	446		BELLE	ST	GRIFFIN	009 05003
2	448		BELLE	ST	GRIFFIN	009 05002
3	501		BELLE	ST	GRIFFIN	009 01039
4	552		BELLE	ST	GRIFFIN	009 02024
5	610		ELLIS	ST	GRIFFIN	009 06023
6	615		ELLIS	ST	GRIFFIN	009 06010
7	616		ELLIS	ST	GRIFFIN	009 06021
8	633		ELLIS	ST	GRIFFIN	009 06013
9	726		ELLIS	ST	GRIFFIN	009 05013
10	825		ELLIS	ST	GRIFFIN	009 01024
11	720		HALLYBURTON	ST	GRIFFIN	009 05007
12	721		HALLYBURTON	ST	GRIFFIN	009 03013

Land Bank Authority Manager Disposition Workplan

13	808		HALLYBURTON	ST	GRIFFIN	009 01030A
14	818		HALLYBURTON	ST	GRIFFIN	009 01032
15	819		HALLYBURTON	ST	GRIFFIN	009 01037
16	0		HALLYBURTON	ST	GRIFFIN	009 04011A
17	601	W	QUILLY	ST	GRIFFIN	009 06008
18	611	W	QUILLY	ST	GRIFFIN	009 06022
19	645	W	QUILLY	ST	GRIFFIN	009 08001
20	727	W	QUILLY	ST	GRIFFIN	009 07011
21	821	W	QUILLY	ST	GRIFFIN	009 01004
22	825	W	QUILLY	ST	GRIFFIN	009 01003
23	831	W	QUILLY	ST	GRIFFIN	009 01002
24	621		WILLIAMS	ST	GRIFFIN	009 06025
25	815		WILLIAMS	ST	GRIFFIN	009 01019
26	822		WILLIAMS	ST	GRIFFIN	009 01013
27	826		WILLIAMS	ST	GRIFFIN	009 01014
28	830		WILLIAMS	ST	GRIFFIN	009 01015
29	304	N	13TH	ST	GRIFFIN	011 02016
30	421	N	13TH	ST	GRIFFIN	009 05011
31	425	N	13TH	ST	GRIFFIN	009 05010
32	428	N	13TH	ST	GRIFFIN	009 06015
33	436	N	13TH	ST	GRIFFIN	009 06001
34	505	N	13TH	ST	GRIFFIN	009 03010
35	507	N	13TH	ST	GRIFFIN	009 03009
36	509	N	13TH	ST	GRIFFIN	009 03008
LBA Parcels to be Conveyed to GAHFH						
1	531	E	TINSLEY	ST	Griffin	006 08008A
2	533	E	TINSLEY	ST	Griffin	006 08008
Foreclosure of Right of Redemption Complete or In Progress						
1	448		BELLE	ST	GRIFFIN	009 05002
2	318	W	CENTRAL	AVE	GRIFFIN	012 21011A
3	313	E	CHAPPELL	ST	GRIFFIN	007 16016
4	427		CIRCUS	ST	GRIFFIN	006 07006
5	603		CIRCUS	ST	GRIFFIN	006 05002
6	0		CIRCUS	ST	GRIFFIN	006 07025
7	610		ELLIS	ST	GRIFFIN	009 06023
8	180		Grizzley	Ln	GRIFFIN	255 01060
9	819		HALLYBURTON	ST	GRIFFIN	009 01037
10	1124		Lyndon	Ave	GRIFFIN	062 10002
11	416		MEADOW LARK	DR	SPALDING	108A10007
12	911		MERIWETHER	ST	GRIFFIN	051 03025
13	111		PECAN	PT	SPALDING	233 03015
14	113		PECAN	PT	SPALDING	233 03016
15	116		PECAN	PT	SPALDING	233 03020
16	118		PECAN	PT	SPALDING	233 03019

Land Bank Authority Manager Disposition Workplan

17	304	E	QUILLY	ST	GRIFFIN	007 16022
18	817		RAY	ST	GRIFFIN	009 14006
19	152		SECOND	AVE	SPALDING	101 01012
20	520	E	TINSLEY	ST	Griffin	006 13003
21	312	N	5TH	ST	GRIFFIN	007 16021
22	451	N	9TH	ST	GRIFFIN	008 01006
23	309	N	10TH	ST	GRIFFIN	008 10007
24	350	N	19TH	ST	GRIFFIN	059 05013



Griffin-Spalding County Land Bank Authority

Website Proposal

Objective

To design and develop a professional, user-friendly, and dynamic website for Griffin-Spalding County Land Bank Authority that effectively showcases real estate properties, streamlines document management, and enhances user engagement with integrated tools and functionality.

Proposed Features and Functionality

1. Homepage:

- Clean and modern design with bold typography and minimalist visuals.
- Highlight key services and featured properties.
- Quick navigation links to important sections.

2. About Page:

- Detailed section about Griffin Spalding Land Bank Authority's mission, vision, and values.
- Team members' profiles (if applicable).

3. Agendas, After Agendas, & Minutes Page:

- Dedicated page to upload, organize, and display meeting agendas and minutes.

4. How We Work Page:

- Overview of the authority's processes and workflow.

5. Properties Page:

- **Interactive Map:** A dynamic map showcasing available properties with filters for location, price range, and property type.
- **Individual Property Pages:** Detailed pages for each property with:
 - Property Images (if already available) and descriptions.
 - Key details like price, location, and size.

6. Digital Application with E-Signature Functionality:

- Digital online application form for property inquiries.
- E-signature integration for seamless submission of applications.

7. Contact Form:

- Simple and intuitive form for contact inquiries.
- Integration with the free version of HubSpot for lead management and follow-ups.

8. Integration with HubSpot CRM (Free Version):

- Capture and manage leads from contact forms and applications.
- Track user interactions and automate responses.

9. Responsive Design:

- Fully optimized for desktop, tablet, and mobile devices.

10. SEO Optimization:

- On-page SEO to improve visibility in search engines.
- Keyword optimization for real estate-related searches.

11. Content Management System (CMS):

- Easy-to-use backend for uploading properties, managing documents, and updating content.

- Additional costs for premium features or third-party integrations (if required) will be discussed.

STATE OF GEORGIA
SPALDING COUNTY

AMENDED AND RESTATED INTERLOCAL COOPERATION AGREEMENT
TO ESTABLISH AND MAINTAIN
THE GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

The Interlocal Cooperation Agreement to Establish the Griffin-Spalding County Land Bank Authority entered into the 17th day of November, 2008 is hereby AMENDED this 4th day of February 2021, by and between the CITY OF GRIFFIN (hereinafter "CITY"), a municipal corporation organized and existing under the laws of the State of Georgia and SPALDING COUNTY, GEORGIA (hereinafter "COUNTY"), a political subdivision of the State of Georgia (collectively "the PARTIES").

WHEREAS, there are numerous properties in the CITY and COUNTY which are tax delinquent properties, nonrevenue-generating and non-tax producing;

WHEREAS, such properties contribute to blight and deterioration in the community and constitute an economic burden thereto;

WHEREAS, the Georgia General Assembly enacted O.C.G.A. §48-4-60, et. seq. (hereinafter "the Act"), to permit the CITY and COUNTY to enter into an interlocal cooperation agreement for the purpose of establishing a LAND BANK AUTHORITY to acquire the tax delinquent properties within the CITY or COUNTY in order to foster the public purpose of returning land which is in a nonrevenue-generating, nontax-producing status to an effective utilization status in order to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the CITY and COUNTY; and

WHEREAS, the Parties agree that the establishment of a LAND BANK AUTHORITY would be beneficial to the citizens of the CITY and COUNTY;

NOW THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid and mutual promises contained there, the CITY and COUNTY, as Parties hereto, do hereby agree as follows:

ARTICLE I
ESTABLISHMENT AND PURPOSE

There is hereby established the GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY (hereinafter "the AUTHORITY") pursuant to O.C.G.A. §48-4-60 et. seq., the purpose of which is to acquire the tax delinquent properties situated in the CITY and COUNTY and any property deeded to the AUTHORITY pursuant to O.C.G.A. §16-13-49(u)(2.1)(D) in order to foster the public purpose of returning land which is in a nonrevenue-generating, nontax-producing status to an effective utilization status or of returning real property forfeited pursuant to O.C.G.A. §16-13-49 to such status in order to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the CITY and COUNTY. In carrying out this purpose the AUTHORITY shall, in accordance with applicable laws and codes, acquire title to certain tax delinquent properties, and any other properties deeded to it, which it will inventory, organize and classify on the basis of suitability for use, manage, maintain, protect, rent, lease, repair, insure, alter, sell, trade, exchange or otherwise dispose of under such terms and conditions as determined in the sole discretion of the AUTHORITY. In further carrying out this purpose, the AUTHORITY may extinguish past due tax liens filed by the Parties in their tax collection capacities, in accordance with the guidelines contained herein.

ARTICLE II
DEFINITIONS

The following terms used or referred to in this Agreement shall have the respective meanings:

"ABATEMENT LIENS" shall mean liens filed by a public officer of the CITY or COUNTY against real property arising from enforcement actions brought against substandard houses and structures under ordinances adopted pursuant to O.C.G.A. §41-2-9(a)(7).

"ADMINISTRATIVE ACTION" shall refer to decisions made by the Board that are not related to properties, including but not restricted to staffing, budgeting, and consultant retention.

"APPRAISAL" shall mean a valuation or an estimation of value of property by the Spalding County Tax Assessor, as assessed in the most recent tax bill levied by the Spalding County Tax Commissioner.

"ASSETS" shall mean everything which can be made available for the payment of the AUTHORITY'S debts; for the purpose of this Agreement, assets shall include any monetary contributions made by each party, all personal and real property owned by the AUTHORITY, and all property sales proceeds that have been distributed to the account of the AUTHORITY;

"BOARD" shall mean the Board of Directors of the AUTHORITY appointed as set forth in accordance with O.C.G.A. §48-4-62.

"CITY PROPERTY" shall refer to any real property located within the corporate boundaries of the City, including any improvements thereon.

"CONSTRUCTION COMMENCED" shall refer to the start of construction as evidenced by the issuance of a land disturbance permit.

"COST" shall mean any authorized expenditure more specifically described in Section VII, Paragraph D of this Agreement.

"COUNTY PROPERTY" shall refer to any real property, including any improvements thereon, located within the jurisdictional boundaries of the County, but outside the City or any other incorporated area within the County.

"EXCESS PROCEEDS" shall mean the difference between the amount received by the AUTHORITY through the sale of a property and pro rata disbursement to the Parties to the extent of their respective tax bills and costs.

"EXPENDITURE" shall mean any authorized expenditure more specifically described in Section VII, Paragraph D of this Agreement.

"GOOD TITLE" shall refer to a title that shows the absolute right of possession of property in fee simple and that is marketable and insurable by a recognized title insurance company.

"INVENTORY" shall mean a detailed listing of properties owned by the AUTHORITY that shall include, but not be limited to, the address of the property, its appraised value and the requisite information to determine suitability of use.

"PERSON" shall mean an individual, partnership, corporation, joint venture, association, authority, or other legal entity recognized by the laws of the State of Georgia.

"PERSONAL PROPERTY" shall mean everything that is subject of ownership by the Authority, not coming under the denomination of real property.

"PROPERTY" shall mean real property, including any improvements thereon.

"PUBLIC PURPOSE" or "Public Use" shall mean a public purpose or public use that has for its objective the promotion of the public health, safety and general welfare; broad deference shall be granted the legislative determination of whether a public purpose or use exists or will be bestowed, the essential requisite being that a public purpose or use shall affect the County and/or the City as a whole and not merely provide primary benefit for private persons.

"REHABILITATION COMMENCED" shall refer to the start of rehabilitation as evidenced by the issuance of the appropriate building permit or permits.

"RESIDENT" shall mean a person who lives, dwells or lodges within the jurisdictional boundaries of the County.

"SPECIAL ASSESSMENT" shall mean fees assigned against and levied upon property by the City or County for sanitary purposes; the clearance of weeds or vegetative overgrowth; the removal and disposal of solid wastes; curb, street, road and sidewalk construction and maintenance, and construction, installation and maintenance of sanitary sewer and storm water sewers and facilities.

"SUITABILITY FOR USE" shall refer to the determination made by the AUTHORITY of the appropriate use for each property that it administers; said determination shall be based upon factors such as existing zoning, lot topography and configuration as it relates to the development regulations of the appropriate jurisdiction, access to transportation, public utilities and water and sewer facilities, surrounding land uses and the intensity of those uses and other accepted planning and development principals.

"TAX DEED" shall refer to the deed made by the Tax Commissioner or Tax Collector pursuant to a tax foreclosure sale conducted in accordance with Georgia Law.

"TAX DELINQUENT PROPERTY" shall mean any property on which the taxes levied and assessed by any party remain in whole or in part unpaid on the date due and payable. For the purposes of this Agreement, a property shall be considered tax delinquent if taxes remain unpaid as of January 1st of the year following the last outstanding tax bill.

"TAX SALE CYCLE" shall mean the process prescribed by the laws of the State of Georgia to bring tax delinquent properties to foreclosure sale by the Spalding County Tax Commissioner.

ARTICLE III
BOARD TO GOVERN AUTHORITY; MEMBERS;
MEETINGS; ORGANIZATION; STAFF

A. Governing Board

The AUTHORITY shall be governed by the Griffin-Spalding County Land Bank Authority Board of Directors (hereinafter "the Board"). The Board shall be composed of five (5) members: two (2) members appointed by the Board of Commissioners of the City, two (2) members appointed by the Board of Commissioners of the County, and one member filled by jointly appointing a member of the Griffin-Spalding County Board of Education or an administrative employee of the Griffin-Spalding County School District nominated by the Griffin-Spalding County Board of Education. Each member shall serve at the pleasure of the respective appointing authority for a term of four (4) years and shall serve without compensation. The members shall be residents of the COUNTY and may be employees of the Parties. Any vacancy on the Board shall be filled for the remainder of the unexpired term in the same manner as the original appointment.

B. Board Meetings

The Board shall meet from time to time as required, and the presence of three (3) members shall constitute a quorum. Unless meeting pursuant to an adopted regular meeting schedule, all meetings shall be called and noticed in accordance with the Georgia Open Meetings Law. Approval by a majority of the Board members then in office shall be necessary for any action to be taken by the AUTHORITY. All meetings of the Board shall be open to the public, except as otherwise provided by Chapter 14 of Title 50,

and a written record shall be maintained of all meetings. A chairperson shall be elected annually at the first meeting in January from among the members.

C. Board Personnel

The Authority may employ its own staff or may utilize employees of the Parties, as determined and agreed upon by the Parties and as set forth hereinafter. The Board shall appoint a Secretary who shall keep and record all Minutes and official records of Board actions and activities.

ARTICLE IV
POWERS OF THE AUTHORITY

The AUTHORITY shall be a public body corporate and politic with the power to sue and be sued, to accept and issue deeds to real property in its name, to institute quia timet actions and shall have any other powers necessary and incidental to carry out the powers granted by O.C.G.A. §48-4-60, *et. seq.*, the Georgia Land Bank Authorities Act.

ARTICLE V
ACQUISITION OF PROPERTY

The AUTHORITY shall have the power to acquire property in any manner and by any method believed to foster the public purpose of the Act, including, but not limited to:

1. Acceptance of donations of property from the Parties or from Persons; such procedures may include the imposition of "processing fees" to cover the costs of title examinations or other related expenses;
2. Purchase from the Parties or from Persons upon such terms as the AUTHORITY deems to be in the best interest of the AUTHORITY and to be in furtherance of the purposes of this Agreement and the Act;
3. Acceptance of forfeited property pursuant to O.C.G.A. §16-13-49(u)(2.1)(D);
4. The AUTHORITY may negotiate acquisition of property directly from the Parties or from Persons upon such terms as the AUTHORITY deems to be in the best interest of the AUTHORITY and to be in furtherance of the purpose of this Agreement;

5. As to property which is tax delinquent but not yet foreclosed upon, the AUTHORITY may request the Spalding County Tax Commissioner to initiate judicial in rem tax foreclosure procedures and may enter into commitments to acquire property at such proceedings in accordance with state law. The parties, together with the AUTHORITY, shall assist in the foreclosure of the tax liens against these properties;
6. If either the CITY or the COUNTY obtains a judgment against a tax delinquent property within the COUNTY for taxes and, to satisfy the judgment, the property is ordered sold at a tax sale, the AUTHORITY may tender one bid at such sale and such bid shall comprise the AUTHORITY'S commitment to pay not more than all costs of the sale and its assumption of liability for all taxes, accrued interest thereon, and penalties, and, if there is no other bid, the Tax Commissioner shall accept the AUTHORITY'S bid and make a deed of the property to the AUTHORITY. In assuming liability for all taxes, accrued interest and penalties thereon, payment thereof shall be deferred until such time as the AUTHORITY determines disposition of the property in accordance with Article VII.

In accordance with the provisions of O.C.G.A. §48-4-45, the Authority shall have the right to foreclose the right to redeem property at any time after the twelve (12) month redemption period has expired pursuant to O.C.G.A. §48-4-65. Notwithstanding the foregoing provisions of this subsection, the right of redemption shall automatically terminate and expire upon failure to redeem in accordance with O.C.G.A. §48-4-81 where the tax sale was conducted pursuant to the provisions of O.C.G.A. §48-4-75 *et. seq.* governing judicial in rem tax foreclosures.

ARTICLE VI ADMINISTRATION OF PROPERTIES

A. Title

The Authority shall hold in its own name, for the benefit of the CITY and COUNTY, all properties conveyed to it by the Parties, all tax delinquent properties acquired by it pursuant to O.C.G.A. §48-4-60 *et.*

seq., all properties conveyed to it pursuant to O.C.G.A. § 16-13-49(u)(2.1)(D), and all properties otherwise acquired.

B. Administration of Property

The AUTHORITY shall administer the properties acquired by it as follows:

1. All property acquired by the AUTHORITY shall be inventoried and appraised, and the inventory shall be maintained as a public record;
2. The AUTHORITY shall organize and classify the property on the basis of suitability for use;
3. The AUTHORITY shall maintain all property held by it in accordance with applicable laws and codes;
4. The AUTHORITY shall have the power to manage, maintain, protect, rent, lease, repair, insure, alter, sell, trade, exchange, or otherwise dispose of any property on terms and conditions determined in the sole discretion of the AUTHORITY, including, without limitation, the sales price. In agreement to sell a property, the Authority may favor a neighborhood non-profit corporation obtaining the land for low-income housing and, secondarily, other entities intending to provide low-income or moderate-income housing.
5. The AUTHORITY may assemble tracts or parcels of property for public parks, preservation of greenspace or open space, protection of the environment, or other public purposes and to that end may exchange parcels and otherwise effectuate the purposes set forth herein.
6. The acquisition or disposal of property by the AUTHORITY shall not be governed or controlled by any ordinance or regulation of the Parties, except applicable zoning, development regulations and utility policies, unless specifically provided herein or in a subsequent modification of this agreement, and transfers of property by the Parties shall be treated as transfers to a body politic as contemplated by subparagraph (a)(2)(A) of O.C.G.A. § 36-9-3.

ARTICLE VII
DISPOSITION OF PROPERTY

A. Authority to Convey

Property held by the AUTHORITY may be sold, traded, exchanged, or otherwise disposed of by the AUTHORITY so long as the disposition is approved by the majority of the AUTHORITY membership as required in Article III hereinabove and approved as follows:

1. If the property is located within the CITY, approved by both AUTHORITY members appointed by the Board of Commissioners of the City and one of the AUTHORITY members appointed by the Board of Commissioners of the County;
2. If the property is located within the COUNTY, but outside the CITY, approved by both AUTHORITY members appointed by the Board of Commissioners of the County and one of the AUTHORITY members appointed by the Board of Commissioner of the City.

B. Criteria for Conveyance

Requests for property shall be awarded according to criteria determined in the discretion of the AUTHORITY subject to the following priority considerations:

1. First, the neighborhood non-profit entities or governmental agencies which would effectively use the property for the development or rehabilitation of housing for person with low income;
2. Second, to other entities submitting proposals to produce or rehabilitate housing for persons with low or moderate incomes; and
3. Third, to persons, neighborhood non-profit entities, or governmental agencies which would effectively use the property in a manner to promote trade, commerce, and industry, especially those that would create new employment opportunities.

These priority considerations shall not preclude the AUTHORITY from assembling tracts or parcels of property for community redevelopment or other public purposes. Proposed projects that meet income eligibility guidelines will be further evaluated on the basis of experience and qualifications, including financial strength and proven ability to construct/rehabilitate quality units at moderate costs. Additionally, all properties on which a primary dwelling structure stands or may be constructed shall be

conveyed with a deed restriction associated with the property requiring owner-occupancy of the property.

C. Establishing Sales Price

Pursuant to O.C.G.A. §48-4-64(e), the AUTHORITY shall have full discretion in determining the sales price of AUTHORITY property.

D. Disbursement of Sales Proceeds:

The proceeds, if any, from any sale or disposition of AUTHORITY property, shall be allocated as determined by the AUTHORITY among the following priorities:

1. To the AUTHORITY to recover its expenses;
2. To the Parties and the Griffin-Spalding County School District in proportion to and to the extent of their respective tax bills and costs, including any abatement liens and special assessments;
3. To the AUTHORITY to further its operations; and
4. To the COUNTY and CITY in such proportions as the parties may agree based on the percentage

of contributions by each party.

E. Extinguishing Taxes

The AUTHORITY shall have the power at the time it sells or otherwise disposes of property to extinguish all CITY and COUNTY taxes; provided, however, the AUTHORITY shall not extinguish any delinquent school district taxes then owed without first obtaining the consent, by resolution, of the Griffin-Spalding County Board of Education. In determining whether or not to extinguish CITY and COUNTY taxes, the AUTHORITY shall consider the public benefit to be gained by tax forgiveness with primary consideration given to purchasers who intend to build or rehabilitate low-income housing. The decision by the AUTHORITY to extinguish taxes is subject to the vote requirements for dispositions of property as stated in subparagraph (A) above.

ARTICLE VIII
DEVELOPMENT OF PROPERTIES CONVEYED BY THE AUTHORITY

A. Creation of Development Regulations

The AUTHORITY may create and revise regulations for development of property conveyed by the AUTHORITY based on the property's current condition, zoning status, location and dimensions, consistent with the Comprehensive Plan and ordinances of the jurisdiction in which the property is located. The AUTHORITY may also create and impose covenants and/or deed restrictions which will govern the future use of each property.

B. Time Limits for Development

To protect against long-term speculation by grantees of AUTHORITY property, any conveyance of property by the AUTHORITY shall contain a condition for reversion of title to the AUTHORITY. All titles of property conveyed from the AUTHORITY to any individual or entity shall contain language to the effect that title will revert to the AUTHORITY in the event that construction or rehabilitation of the property has not commenced within one (1) year of conveyance of the property from the AUTHORITY. In the event construction or rehabilitation of the property has not commenced within one (1) year of conveyance of the property from the AUTHORITY and no extension of time or exception to this right of reversion has been granted, the AUTHORITY shall take any necessary action to establish the reversion of the property so conveyed.

C. Extensions of Time Limits for Development

The AUTHORITY, in its discretion, may upon a majority vote of the Board, grant in writing, extensions or exceptions to this right of reversion. The criteria for the granting of any extension of one (1) year or exceptions to the right of reversion shall be delineated by the Board and applied on a case-by-case basis by the Authority and may be exercised at any time prior to or following the expiration of the one (1) year period. In the event the grantee elects to sell the property within the one (1) year period or during any period of extension due to their inability to develop the proposed project, the AUTHORITY shall retain a right of first refusal requiring any grantee of property from the AUTHORITY to return the property to the AUTHORITY for the price paid to the AUTHORITY.

Upon ten (10) business days written notice by a grantee, the AUTHORITY shall issue confirmation of the grantee's compliance with these development criteria in recordable form so as to confirm extinguishment of this reversion in cases of compliance.

ARTICLE IX WAIVER OF SPECIAL ASSESSMENTS

Upon the request of the AUTHORITY and for the purposes of fostering the goals and objectives of the AUTHORITY, the CITY or the COUNTY, at its option and from time to time by resolution, may exempt the AUTHORITY and its successors in interest from the payment of Special Assessments and Abatement Liens levied by the CITY or the COUNTY, respectively, against properties owned by the AUTHORITY. Terms for waiver and release of abatements liens may require the owner entering into a contract with the CITY or COUNTY agreeing to rehabilitate the property, including improvements thereon, a timetable for completion of the rehabilitation and demonstration of financial means to accomplish such rehabilitation.

ARTICLE X PROVISIONS FOR STAFFING AND RETENTION OF OUTSIDE SERVICES

A. Employment and Compensation of Staff

The AUTHORITY may employ, through contract or otherwise, any staff deemed necessary to carry out the duties and responsibilities of the AUTHORITY. All staff members shall be elected by the Board, and the Board shall have the authority to set the terms and conditions, including benefits, and compensation of any person so employed.

B. Contribution of Support Personnel

1. CITY and COUNTY personnel may provide additional staff resources to the AUTHORITY consistent with the terms and conditions of this Agreement and for the purpose of assisting the Board in the execution of its duties and responsibilities.

In addition, the CITY and COUNTY shall cooperate fully with the AUTHORITY regarding access to records, the identification of properties for purchase at tax sale, joint foreclosure of redemption rights, maintenance of properties, preparation for AUTHORITY sales, closing on

AUTHORITY properties and post-sale follow-up and monitoring.

2. Upon Written request of the AUTHORITY, the County Tax Commissioner shall process tax delinquent properties located in either the COUNTY or the CITY and, in accordance with O.C.G.A. §48-4-75 et. seq., bring these properties to tax sale as soon as practical.

C. Retention of Outside Consultants

The Board, in its discretion and within the line item approval set forth in the annual budgets approved by the CITY, COUNTY and AUTHORITY, shall be authorized to expend funds to obtain consulting, legal, accounting, engineering, and other services as needed to carry out its duties and responsibilities and to implement its plans, programs and activities.

ARTICLE XI
FUNDING AND EXPENDITURES

A. Establishment of Budget

1. The Board shall establish the AUTHORITY'S budget annually and submit this budget to the CITY and COUNTY as directed by the Parties. The budget documents submitted to the CITY and COUNTY shall list and describe total requests made to the CITY and COUNTY and shall state the portion requested from each Party, which shall be equitably apportioned based on reasonable principles of tax equity to avoid double taxation.

2. Any funds held by the AUTHORITY shall be applied to the fulfillment of the monetary obligations as identified as part of the Board's annual budget and shall be identified as such in any budget documents submitted to the CITY and COUNTY.

B. Management of Funds

The chief administrative officer of the AUTHORITY, or other person designated by the AUTHORITY, shall be designated the Treasurer of the AUTHORITY'S account established for the management of sales proceeds, monetary contributions made by the Parties, donations and other AUTHORITY funds. Standard governmental accounting procedures shall be used in the management of

the accounts required to accomplish this responsibility. The AUTHORITY shall maintain a set of books and records as recommended by CITY and COUNTY auditors. The AUTHORITY shall provide quarterly financial reports to the parties that detail accounting activities during the period. In addition, the books and records of the AUTHORITY shall be audited annually.

C. Authorized Expenditures

The Authority shall, in its sole discretion and within the budgetary guidelines set forth in this Agreement, expend such funds as necessary in payment of legal fees, advertising fees, notification of lienholders, title searches, appraisals and other services and/or equipment that are required to fulfill the intent of the Act and the purposes of this Agreement.

D. Budget Contribution

1. Budget requests to the CITY and COUNTY shall include only costs that are not covered by other funds of the AUTHORITY.

2. The total COUNTY contribution is subject to the annual approval by the Spalding County Board of Commissioners. Approval shall include a schedule of payments and shall be received in writing by the AUTHORITY no later than the first day of January of each year.

3. The total CITY contribution is subject to the annual approval of the Board of Commissioners of the City of Griffin. Approval shall include a schedule of payments and shall be received in writing by the AUTHORITY no later than the first day of January of each year.

ARTICLE XII
DURATION AND TERMINATION OF AGREEMENT

A. Duration

The effective date of this Amended and Restated Interlocal Cooperation Agreement to Establish and Maintain the Griffin-Spalding County Land Bank Authority shall be January 1, 2020. This Agreement shall remain in full force and effect for a period of one (1) year thereafter. At the anniversary date and each anniversary date thereafter, this Agreement shall be renewed automatically unless terminated in accordance with the provisions of this Agreement or by operation of law.

B. Unilateral Termination

Any Party may withdraw at the expiration of any one-year term by giving 90 days written notice to the other Party. Upon the effective withdrawal of any Party, the AUTHORITY shall be dissolved.

C. Dissolution and Distribution of Assets

In the event this Agreement is terminated by agreement of the Parties or dissolved pursuant to O.C.G.A. §48-4-61(d), the AUTHORITY shall dissolve and conclude its affairs. All assets of the AUTHORITY shall be used to satisfy the then-existing legal obligations of the AUTHORITY. After satisfaction of all legal obligations, any property remaining shall be distributed pro rata according to its appraised value to the Parties; provided, however, to the extent feasible, all real property held by the AUTHORITY at the time of termination which was acquired by the AUTHORITY through donation from a Party shall be distributed to the donating Party.

ARTICLE XIII
AMENDMENTS TO AGREEMENT

Any amendments to this Agreement shall be in writing and shall be signed by the COUNTY and CITY and shall be styled as an Amended and Restated Interlocal Agreement.

ARTICLE XVI
GOVERNING LAW

This Agreement shall be governed in all aspects, as to validity, construction, capacity, performance or otherwise, by the laws of the State of Georgia.

ARTICLE XV
RULES OF CONSTRUCTION

For the purposes of administration and enforcement of this Agreement, unless otherwise stated in the Agreement, the following rules of construction shall apply:

A. The paragraph headings used in this Agreement are included solely for convenience and shall not effect, or be used in connection with, the interpretation of this Agreement.

B. The word "shall" in this Agreement is always mandatory; the word "may" is always permissive.

C. Words used in the present tense shall include the future and words used in the singular number shall include the plural and the singular, unless the context clearly indicates the contrary.

ARTICLE XVI
ENTIRE AGREEMENT

The Agreement constitutes the entire understanding and agreement between the Parties and supersedes any and all agreements, whether written or oral, that may exist between the Parties regarding the same. No amendment or modification to this Agreement or any waiver of any provisions hereof shall be effective unless in writing and signed by both Parties and complies with the provisions of this Agreement.

ARTICLE XVII
SEVERABILITY

In the event that any portion of this Agreement shall be declared null and void, the remaining portions of the Agreement shall remain in full force and effect.

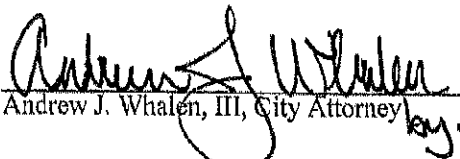
WITNESS the signature of the Parties first above written.

CITY OF GRIFFIN

By: 
Douglas S. Hollberg, Mayor

Attest: 
Kenny L. Smith, City Manager

Approved as to form:


Andrew J. Whalen, III, City Attorney *by JMO*

SPALDING COUNTY

By: 
Clay Davis, Chairman

Attest: 
William P. Wilson, Jr., County Manager

Approved as to form:


Stephanie W. Windham, County Attorney

GSCLBA Draft Survey

1. How long have you served in your role as a board member, community partner, elected official or city/county staff?
 - 0 to 3 years
 - 3 to 5 years
 - 5 to 10 years
 - 10 or greater
2. Do you think the Land Bank Authority should be focused on affordable housing?
 - Yes
 - No
3. Considering the number of properties in the Land Bank Authority and the current state of the housing market, do you think the Land-Bank Authority should continue with the owner-occupancy requirement for properties?
 - Yes
 - No
 - I don't know
4. What should be the goals of the Land Bank Authority (Rank the goals from highest prior to lowest priority, scale 1 to 5)
 - Low-to-Moderate Income Housing Development
 - Fair Market Value Housing Development
 - Neighborhood Redevelopment
 - Community facilities such as parks, community gardens, etc
 - Profit/Self-sufficiency for the Land Bank
5. Who should be the primary customer of the Land Bank Authority?
 - An individual seeking property for owner-occupancy
 - A developer seeking property to build several properties
 - A non-profit or government agency seeking to build property for low-to-moderate income housing
6. What factors should the Land Bank Authority consider when reviewing an application? (Check all that apply)
 - Legal Status
 - Organizational Structure
 - Financial Structure
 - Prior experience in housing development
 - Prior experience in affordable-housing development
 - Reviewed plans by city or county
 - Zoning approval
 - Estimated timeline of completion
 - Relationships with local community partners
 - City or County Residency

7. Do you think the Land Bank Authority should limit the number of properties that an individual or company can acquire?
- Yes
 - No
8. Do you think the Land Bank Authority should have various disposition strategies for properties in the city and county?
- Yes
 - No
9. Currently, the Recommended Minimum Bid for the parcels in the Land Bank Authority inventory is 25% of the Tax Assessed Value for 2021, which of the following should represent the price of the property?
- 25% of the 2024 Tax Assessed Value
 - 50% of the 2024 Tax Assessed Value
 - 75% of the 2024 Tax Assessed Value
 - Equal to Tax Assessed Value
 - Pricing should remain the same
10. Do you believe that the existing Side-Lot Program is an effective program for the Land Bank Authority?
- Yes
 - No
 - I don't know
11. Currently, the Griffin-Spalding Land Bank Authority does not require a purchase for the Side-Lot Program. Should the Land Bank Authority charge a fee to homeowners or prospective buyers to acquire property through the side-lot program?
- Yes
 - No
 - I don't know
12. The Land Bank Authority properties have mostly been sold as individual lots through a first-come, first served application process. How should the Land Bank Authority primarily sell property going forward?
- Individual Lot Purchases
 - Solicitation of RFPs
 - Combination of both
13. Should the Land Bank Authority implement policy and procedure to prevent potential neighborhood gentrification?
- Yes
 - No

14. Would you support a first-responder, city/county/school employee, healthcare provider purchase program?
 - Yes
 - No
15. What are your ideas for programs that you would like to see the Land Bank Authority to consider for implementation?
16. What steps or policies would you implement to prevent renting of properties sold by the Griffin-Spalding County Land Bank Authority?
17. What are the areas of improvement for the Griffin-Spalding County Land Bank Authority?
18. What has the Griffin-Spalding County Land Bank Authority been doing well?

DRAFT

Land Bank Authority Financial Statement Data

Land Bank Authority		101-7320	FISCAL YEAR 2025			
Account Name	Account Number	Original Budget	Budget Amendments & Line-Item Transfers	Net Budget as Amended	Amount Used/Spent as of 5/19/2025	Budget Remaining
Purchased & Contracted Services						
	52					
Professional	101-7320-52-1200	-	24,000.00	24,000.00	13,500.00	10,500.00
Legal	101-7320-52-1210	45,000.00	-	45,000.00	35,000.00	10,000.00
Technical	101-7320-52-1300	-	-	-	-	-
Disposal (E.G., Garbage Pickup)	101-7320-52-2110	85,000.00	(31,063.00)	53,937.00	1,196.18	52,740.82
Lawn Care Services	101-7320-52-2140	-	-	-	187.84	(187.84)
Repair & Maintenance Services	101-7320-52-2200	1,500.00	-	1,500.00	-	1,500.00
Insurance, Other Than Employee Benefits	101-7320-52-3100	5,788.83	160.88	5,949.71	5,166.40	783.31
Communications	101-7320-52-3200	300.00	-	300.00	742.47	(442.47)
Advertising	101-7320-52-3300	2,000.00	-	2,000.00	-	2,000.00
Printing & Binding	101-7320-52-3400	-	288.00	288.00	1,049.34	(761.34)
Travel	101-7320-52-3500	750.00	-	750.00	50.07	699.93
Education & Training	101-7320-52-3700	-	775.00	775.00	775.00	-
In-House Training	101-7320-52-3701	-	6,000.00	6,000.00	6,000.00	-
Total		140,338.83	160.88	140,499.71	63,667.30	76,832.41
Supplies						
	53					
Office Supplies	101-7320-53-1110	1,050.00	-	1,050.00	664.69	385.31
Operating Supplies	101-7320-53-1120	750.00	(500.00)	250.00	-	250.00
Food	101-7320-53-1300	-	500.00	500.00	513.11	(13.11)
Uniforms	101-7320-53-1710	200.00	-	200.00	226.49	(26.49)
Total		2,000.00	0.00	2,000.00	1,404.29	595.71
Capital						
	54					
Sites	101-7320-54-1100	-	-	-	-	-
Total		0.00	0.00	0.00	0.00	0.00
Total Budget		223,345.40	(1,033.40)	222,312.00	111,405.16	110,906.84