

REGULAR SCHEDULED MEETING AFTER AGENDA

Griffin-Spalding County Land Bank Authority

August 25, 2025

One Griffin Center Municipal Courtroom

100 S. Hill St, Griffin, GA

4:00 PM

Call to Order

Determination of a Quorum

Meeting called to order by Bruce Ballard, treasurer, presiding, convening the meeting at 4:02 PM

Board Members present were Cora Flowers and Pamela Sutton. David Allen, Michelle Haynes, John O'Neal, attorney with Beck Owen & Murray and Christopher Blocker (Land Bank Authority Manager) were also present. Vice Chairwoman Patricia Beckham arrived at 4:06 PM and Chairman Newton Galloway attended the meeting virtually via Zoom.

Approval of Agenda

Motion to approve agenda made by Cora Flowers.

Second by Pamela Sutton.

Motion approved by 3-0

Approval of Minutes

Approval of Minutes for the Regular Scheduled Meeting for June 23, 2025

Motion to approve minutes for Regular Scheduled Meeting for June 23, 2025 made by Cora Flowers.

Second by Pamela Sutton.

Motion approved by 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

No public comments were given.

Regular Agenda

1. Presentation to the GSCLBA Board by Square Foot Ministry by Emily Morrison, Executive Director (Blocker)

No board action was required or taken.

2. Presentation to the GSCLBA Board by Metro Southern Media by James Maddox, Principal (Blocker)

No board action was required or taken.

3. Consider a request by GSCLBA to the City of Griffin Board of Commissioners and Spalding County Board of Commissioners to adopt the 2012 Georgia Land Bank Act and amend the current Interlocal Agreement.

Motion to approve request by GSCLBA to the City of Griffin Board of Commissioners and Spalding County Board of Commissioners to adopt the 2012 Georgia Land Bank Act and amend the current Interlocal Agreement by Cora Flowers.

Second by Patty Beckham

Motion approved 5-0. Newton Galloway voted in favor via Zoom.

4. Update the GSCLBA Board on the Cancellation of the Purchase and Sale Agreement for 522 Meriwether St and consider the disbursement of the earnest money held by Beck, Owen & Murray. (Penland and Blocker)

Motion to disburse earnest money held by Beck, Owen & Murray to purchaser, Builder's Inc., for the cancellation of the Purchase & Sale Agreement for 522 Meriwether St by Patty Beckham.

Second by Cora Flowers.

Amended Motion for the Land Bank Authority Manager to provide a written request to Beck, Owen & Murray to disburse earnest money held by Beck, Owen & Murray to purchaser, Builder's Inc., for the cancellation of the Purchase & Sale Agreement for 522 Meriwether St by Patty Beckham.

Second by Cora Flowers.

No further discussion.

Motion approved 5-0. Newton Galloway voted in favor via Zoom.

5. Consider the issuance of a Request for Proposal for property maintenance for Land Bank Authority owned property in the City of Griffin (Blocker)

Motion to approve consideration of the issuance of a Request for Proposal for property maintenance for Land Bank Authority owned property in the City of Griffin specifically to address property maintenance issues to include grass cutting and minor issues by Cora Flowers,

Second by Newton Galloway via Zoom

Motion approved 5-0. Newton Galloway voted in favor via Zoom

6. Consider the payment of costs related to execution of Quitclaim Deeds by Claudia Callaway for properties located at 808 Meriwether Street, 911 Meriwether Street, 1005 Meriwether Street, 1009 Meriwether Street, 304 N. 13th Street, and 1114 W. Solomon Street. (Penland)

Motion to approve the payment of \$100.00 related to the execution of Quitclaim Deeds by Claudia Callaway for properties located at 808 Meriwether Street, 911 Meriwether Street, 1005 Meriwether Street, 1009 Meriwether Street, 304 N. 13th Street, and 1114 W. Solomon Street by Cora Flowers

Second by Pamela Sutton

Amended Motion to approve the payment of \$100.00 and related fees for the execution of Quitclaim Deeds by Claudia Callaway for properties located at 808 Meriwether Street, 911 Meriwether Street, 1005 Meriwether Street, 1009 Meriwether Street, 304 N. 13th Street, and 1114 W. Solomon Street by Cora Flowers.

Second by Pamela Sutton

Motion approved 5-0. Newton Galloway voted in favor via Zoom

7. Consider the Execution of Quitclaim Deeds by the Griffin Spalding County Land Bank Authority to rescind improper tax sales at 815 N. 9th Street and Rehoboth Road (PIN 125 02013A) (Penland)

Motion to approve the execution of Quitclaim Deeds by the Griffin Spalding County Land Bank Authority to rescind improper tax sales at 815 N. 9th Street and Rehoboth Road (PIN 125 02013A) by Cora Flowers.

Second by Patricia Beckham

Motion approved 5-0. Newton Galloway voted in favor via Zoom

8. Consider the development of an RFP for the Purchase and Sale of 809, 810 and 811 Pamela Dr. (Blocker)

Motion to approve the development of a Request for Proposal for the Purchase and Sale of 809, 810 and 811 Pamela Dr made by Patricia Beckham.

Second by Newton Galloway via Zoom

Second by Newton Galloway rescinded due to virtual attendance

Second by Pamela Sutton

Motion denied 2-3. Patricia Beckham and Newton Galloway via Zoom voted in favor; Bruce Ballard, Cora Flowers and Pamela Sutton denied.

9. Update the GSCLBA Board regarding Land Bank Authority Board Policy Survey and the discussion of the results (Blocker)

No board action required or taken

10. Update the GSCLBA Board on closings, contracts pending and properties to be redeemed (Blocker and Penland)

- a. Contracts expected to close (Penland and Blocker)
 - i. 317 N. Hill St
 - ii. 309 E. Tinsley St
 - iii. 504 & 508 E. Tinsley St
 - iv. 207 Central Lake Cir
 - v. 526 Lane St
 - vi. 110 Davidson Cir
 - vii. Davidson Dr
 - viii. 1734 Turnberry Dr
 - ix. 818 Hallyburton St.
 - x. 428 N.13th St (Side Lot Program)
 - xi. Newnan Rd (Side Lot Program)
- b. Rights of Redemption Foreclosures in Process (Blocker):
 - i. 47 Dundee Lake Cir
 - ii. 428 E. Tinsley St
 - iii. 103 Central Lake Dr.
 - iv. 411 Northside Dr.
 - v. Northside Dr. (PIN: 108A07024)
 - vi. 214 N. 3rd St
- c. Certificates of Titles Requested (Blocker)
 - i. 1102 Parkview Dr
 - ii. 1360 N Ext 9th St.
 - iii. 601 W. Quilly St.
 - iv. 611 W. Quilly St.
 - v. 645 W. Quilly St.
 - vi. 825 W. Quilly St
 - vii. 720 Hallyburton St
 - viii. 721 Hallyburton St
 - ix. 808 Hallyburton St
 - x. 819 Hallyburton St.
 - xi. Hallyburton St (009 04011A)

No board action required or taken

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)

No treasurer report given.

2. Presentation of the City of Griffin FY Budget 2026 (Blocker)

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

Authority Member Comments

Cora Flowers requested detailed descriptions on the meeting packet item cover letters

Adjourn

Motion to adjourn by Cora Flowers

Second by Bruce Ballard

Meeting adjourned at 5:56 PM