

**REGULAR SCHEDULED MEETING MINUTES**

**Griffin-Spalding County Land Bank Authority**

**June 23, 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 4:02 PM

Board Members present were Patty Beckham (Vice Chairwoman), and Cora Flowers. Also present were David Penland, Michelle Haynes, David Allen and Christopher Blocker (Land Bank Authority Manager)

**Approval of Agenda**

*Motion to approve agenda made by Newton Galloway*

*Second by Cora Flowers*

*Motion approved, 3-0*

**Approval of Minutes**

Approval of Minutes for the Regular Scheduled Meeting for May 21, 2025

*Motion to approve minutes made by Patty Beckham.*

*Second by Cora Flowers*

*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](mailto:cblocker@cityofgriffin.com)*

No public comments

**Regular Agenda**

1. Consider the adoption of the Georgia Land Bank Authority Act of 2012 and discussion regarding amendments to the Griffin-Spalding County Interlocal Agreement (Blocker and Penland)

There are issues with the current Griffin-Spalding County Interlocal Agreement. David Penland distributed a presentation to the GSCLBA Board which outlined the inconsistencies between the agreement and the Georgia Land Bank Authority Act of 2012. One issue that we have is that the GSCLBA has an extra board member. A second issue is the finances of the land bank authority are managed by the City of Griffin and should be managed by the Treasurer of the Authority. It is the Land Bank Authority board's decision on

whether or not to opt in to the Georgia Land Bank Authority Act. This would require amendments to the interlocal agreement.

Currently, the Land Bank Authority is operating under the 1990 Land Bank Authority Act. The 1990 Land Bank Authority Act requires 4 Board members and the 2012 Act authorizes 5 board. Members. The 2012 Act allows the Land Bank Authority the ability to capture tax revenue on properties that are conveyed. The percentage of the remittance on tax revenue is determined jointly by the city and county. The Land Bank Authority Board is not obligated to accept the remittance, it is possible for it to be set to 0%. There needs clarity on the financial management. Per David Penland, there isn't a negative to adopting the 2012 Land Bank Authority Act. The current operations of the land bank and the Interlocal Agreement are not congruent.

Christopher Blocker will meet with the City of Griffin and David Penland to meet with the county to discuss potential changes to the Griffin-Spalding County Interlocal Agreement. The acceptance of the 2012 Land Bank Act is a decision of GSCLBA Board. The amendment to the Interlocal agreement is a decision of respective governments. The Interlocal Agreement is in violation of the statute.

*No board action taken and no vote required*

2. Consider a 90-day extension of the purchase and sale agreement for 522 Meriwether St. Griffin (Penland)

The purchaser of 522 Meriwether St. (Haisten Building) Builder's Inc, is having financing issues. There are concerns over the project's viability. The zoning contingency on the purchase and sale agreement is set to expire on July 5, 2025. The zoning contingency states that the purchaser would have 6 months to rezone the property from the date of the contract. There is a recommendation to extend the zoning contingency for 90 days. Financing has been a challenge because lenders believe it will be difficult to redevelop the building and sell the condominiums at a profitable price point. The purchaser also has a concern about crime. There is a departmental meeting on July 8<sup>th</sup> with Economic Development, Land Bank Authority Manager, Planning and the Police Department to address concerns. The Urban Development Authority may be able to offer incentives. The Land Bank Authority should make incentives and ancillary services available to all developers.

*Motion to extend the purchase and sale agreement for 90 days for the purchase of 522 Meriwether St. Griffin by Newton Galloway*

*No further discussion and no objection*

*Motion approved 3-0*

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

a. Rights of Redemption Foreclosures in Process:

- i. 207 Central Lake Cir
- ii. 110 Davidson Cir
- iii. Davidson Dr
- iv. 526 Lane St
- v. Newnan Rd
- vi. 809 Pamela Dr
- vii. 810 Pamela Dr
- viii. 811 Pamela Dr
- ix. 1734 Turnberry Dr

- b. Contracts expected to close (Blocker and Penland)
  - i. 86 Hillcrest Ave
  - ii. 817 Ray St
  - iii. 341 N. 14<sup>th</sup> St
- c. Property redemptions
  - i. 0 Fifth St (PIN: 123 03010)

The contracts for 809, 810 and 811 Pamela Dr were previously with Star Time Technology and were cancelled. In regards to 86 Hillcrest Ave. the contract with the purchaser was not executed in 60 days. The property located on 817 Ray St was closed on June 20, 2025. The Land Bank Authority proceeds were approximately \$200.00 due to a lien on the property from the City of Griffin. 341 N. 14<sup>th</sup> St is scheduled to close in July.

Kyle Wilson paid approximately \$1,600.00 to redeem 0 Fifth St.(PIN: 123 03010). The Quit Claim Deed will be going to the estate of Bobby Gean Wilson.

*No board action taken and no vote required*

#### 4. Discussion regarding nuisance property 60 Fifth St and consider execution of squatters affidavit

Kyle Wilson reported to Christopher Blocker that 60 Fifth St. is a nuisance property, it is in poor repair. Under Georgia Law there is a expedited process to remove swatters to be served by a POST Certified Officer. Spalding County has an increased effort in code enforcement. This property was received in 2020 and the property has been foreclosed by the Land Bank Authority. This property cannot be secured. There is more information needed on whether this property can be secured. The Land Bank Authority has dealt with squatters in prior years. It is in the purview of the Land Bank Authority Manager to demolish a property. Any nuisance abatement action starts with Code Enforcement. The Land Bank Authority has the title to redeem the property. Christopher will work with Luke Fletcher and Dr. Steve Ledbetter to demolish the property.

*No board action taken.*

#### 5. Update the GSCLBA Board regarding Land Bank Authority Board Policy Survey (Blocker)

Christopher Blocker has distributed a survey to board members, city commissioners, county commissioners, staff, non-profit leaders and community members to gain insight on recommended changes to GSCLBA policies. There have been approximately 17 responses. Christopher will keep the survey open for two more weeks to allow for more responses.

*No board action taken and no vote required*

### **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)

Christopher Blocker presented the current months bank statements for the month ending May 2025. There is a balance of \$959.35. There were two transactions from Google and Quickbooks. In the public fund checking account the Land Bank Authority started and ended May with \$17,994.01

*Motion to approve current financial statements as presented by Patty Beckham.*

*Second by Cora Flowers*

*Motion approved, 3-0*

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

Christopher Blocker presented the City of Griffin FY 2025 Budget. The amount of funding spent has been \$119,583.00 inclusive of salaries. The budget remaining is \$102,728.83. Beck, Owen Murray has a significant portion remaining in their trust. A significant portion of the remaining budget balance was disposal services.

*No board action taken and no vote required*

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

The GSCLBA Board is still under audit by Mauldin & Jenkins. The auditors need deed records and information regarding side lot closings. Beck, Owen & Murray has provided the auditors with a spreadsheet detailing the transactions and deed records.

*No board action taken and no vote required*

**Authority Member Comments**

*No board member comments*

**Adjourn**

*Motion to adjourn by Patty Beckham*

*Second by Newton Galloway*

*No further discussion and no objection*

*Meeting adjourned at 5:02PM*