

Regular Scheduled Meeting- After Agenda
Griffin-Spalding County Land Bank Authority
November 24, 2025
ONE GRIFFIN CENTER MUNICIPAL COURTROOM
100 S. HILL ST
GRIFFIN, GA 30223
4:00 PM

Call to Order

Determination of Quorum

Meeting called to order by Chairman Newton Galloway, convening the meeting at 4:02 PM

Board members present were Patricia Beckham (Vice Chairwoman), Bruce Ballard (Treasurer) and Cora Flowers. David Penland (Zoom), Michelle Haynes, David Allen and Christopher Blocker (Land Bank Authority Manager) were also present.

Approval of Agenda

Motion to move Agenda Item 3, to Item 10 by Cora Flowers.

Second by Patty Beckham

No further discussion and no objection.

Motion approved by 4-0

Approval of Minutes

Approval of Minutes for the Regular Scheduled Meeting for September 22, 2025

Motion to approve minutes for the Rescheduled Meeting for September 22, 2025 by Bruce Ballard

Second by Patty Beckham

No further discussion and no objection

Motion approved by 3-0-1. Cora Flowers abstained

Minutes prepared by:
Christopher Blocker

Approval of Minutes for the Board Workshop for November 7, 2025

There was a significant amount of dialogue during the Board Workshop. Christopher Blocker can share the recording with board members to hear the discussion from the workshop.

Motion to table approval of the Minutes for the Board Workshop scheduled for November 7, 2025

Second by Cora Flowers.

Motion approved by 4-0.

Public Comments

No public comments were provided.

Regular Agenda

1. Consider the extension of the moratorium for the purchase and/or disposition of properties to expire on February 23, 2026.

Motion to approve the extension of the moratorium for the purchase and/or disposition of properties to expire on February 23, 2026 by Cora Flowers

Second by Bruce Balard

No further discussion and no objection

Motion approved by 4-0

2. Update the Board on the request by GSCLBA to the City of Griffin Board of Commissioners and Spalding County Board of Commissioners to amend the current Interlocal Agreement (Blocker and Penland)

No further discussion

No board action required and no board action taken

3. Discussion regarding GSCLBA Board Policies for Sales and Disposition of GSCLBA owned properties (Blocker)

This item was moved to Item 10

4. Update the GSCLBA Board on the issuance of a Request for Proposal for property maintenance for GSCLBA owned properties in the City of Griffin. (Blocker)

No board action required and no board action taken

5. Consider the procurement of tree removal services up to \$10,000.00 for 0-Morris St (PIN: 005 05001) (Blocker)

Motion to approve tree removal services up to \$10,000.0 for 0-Morris St.(PIN:005 05001) by Cora Flowers

Second by Patty Beckham

No further discussion

Motion approved, 4-0

6. Consider the release of the vacant green space deed restriction for 110 Pearl St. (Blocker and Penland)

Motion to table the release of the vacant green space deed restriction for 110 Pearl St. by Cora Flowers

Second by Bruce Ballard

Motion approved by 4-0

7. Consider the acceptance of the donation of 116 Blanton Ave, to the Griffin-Spalding County Land Bank Authority (Blocker and Penland)

Motion to table the acceptance of the donation of 116 Blanton Ave to the Griffin-Spalding County Land Bank Authority by Cora Flowers

Second by Bruce Ballard

Motion approved 4-0

8. Consider the extension of Side Lot Program Agreement for 428 N. 13th St (Blocker and Penland)

Motion to extend the Side Lot Program Agreement for 428 N. 13th St for a period of 60 days by Newton Galloway

Second by Cora Flowers

No further discussion and no objection

Motion approved 4-0

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

- a. Contracts expected to close (Penland and Blocker)

1. 317 N. Hill St (City)
2. 1734 Turnberry Dr (City)
3. 504 & 508 E. Tinsley St (City)
4. 207 Central Lake Cir (County)
5. 309 E. Tinsley St (Void) (City)
6. 526 Lane St (Void) (City)
7. 118 Short St. (City)
8. 428 E. Tinsley St (City)

Minutes prepared by:
Christopher Blocker

9. 411 Northside Dr. (County)
10. Northside Dr. (PIN: 108A07024) (County)
11. 110 Davidson Cir (County)
12. 0-Davidson Dr (PIN258A01032A) (County)
13. 47 Dundee Lake Cir (County)
14. 103 Central Lake Dr. (County)
15. 111 Pecan Pt (County)
16. 113 Pecan Pt (County)
17. 823 E. Solomon St. (SLP) (City)
18. 214 N. 3rd St (SLP) (City)
19. 818 Hallyburton St. (SLP) (City)
20. 428 N. 13th St (SLP) (City)
21. Newnan Rd (SLP) (City)

b. Rights of Redemption Foreclosures in Process with expected foreclosure December 18th
(Blocker)

1. 601 W. Quilly St. (City)
2. 611 W. Quilly St. (City)
3. 645 W. Quilly St. (City)
4. 825 W. Quilly St (City)
5. 720 Hallyburton St (City)
6. 721 Hallyburton St (City)
7. 808 Hallyburton St (City)
8. 819 Hallyburton St. (City)
9. Hallyburton St (009 04011A) (City)
10. 1102 Parkview Dr (County)
11. 1360 N Ext 9th St. (County)

Motion to direct Christopher Blocker to demolish 309 E. Tinsley St. by Newton Galloway

Second by Patty Beckham

Motion approved 4-0

10. Discussion regarding GSCLBA Board Policies for Sales and Disposition of GSCLBA owned properties (Blocker)

No board action required and no vote taken.

Report of Finances

1. Presentation of current financial statements (Ballard)

Bruce Ballard reported on monthly account balances. The current account balance is \$22,603.47. Check cleared in the amounts of \$75.83 and \$52.99 from the City of Griffin. The Public Fund Checking Account had no change in the month of October 2025. The public fund balance is \$17,994.01

No board action required and no vote taken

Minutes prepared by:
Christopher Blocker

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

Christopher Blocker presented the remaining budget balances in the City of Griffin FY 2026 Budget. A significant amount of expenditures will be incurred by the property maintenance. There is a \$192,232.66 budget remaining.

No board action required and no vote taken

Authority Member Comments

Patty Beckham will be resigning from the Board effective immediately

Newton Galloway will step down from the Board after the completion of the sale of 522 Meriwether St

Adjourn

Motion to adjourn by Cora Flowers

Second by Bruce Ballard

Meeting adjourned at 5:58 pm