

**AGENDA**  
**Griffin-Spalding County Land Bank Authority**  
**January 26, 2026**  
**ONE GRIFFIN CENTER MUNICIPAL COURTROOM 100 S. HILL ST GRIFFIN, GA 30223**  
**4:00 PM**

**Call to Order**

**Approval of Agenda**

**Approval of Minutes**

Approval of Minutes for the Regular Scheduled Meeting on November 24, 2025

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

**Public Comments**

*At this time, the Chairman opens the floor to comments from the public. Comments should relate to a specific agenda item. Comments related to availability can be directed to Christopher Blocker, Land Bank Authority Manager at (678) 544-5292 and cblocker@cityofgriffin.com*

**Regular Agenda**

1. Welcome to the new Griffin-Spalding County Land Bank Authority Board Members
2. Conduct elections for Griffin-Spalding County Land Bank Authority Board Officers including Chairman, Vice-Chairman, Treasurer and Secretary.
3. Update the Board on the request by GSCLBA to the City of Griffin Board of Commissioners and the Spalding County Board of Commissioners to amend the current Interlocal Agreement (Penland)
4. Consider the adoption of the Griffin-Spalding County Land Bank Authority Board Policies (Blocker)
5. Update the Board on the RFP for property maintenance for GSCLBA owned properties in the City of Griffin (Blocker)
6. Consider the release of the vacant green space restriction for 110 Pearl St. (Blocker and Penland)
7. Update the GSCLBA Board on closings, contracts pending and properties to be redeemed (Blocker and Penland)
  - a. Contracts expected to close
    1. 214 N 3rd St. (City)
    2. 118 Short St. (City)
    3. 111 Pecan Pt (County)
    4. 113 Pecan Pt (County)
    5. 411 Northside Dr (County)
    6. Northside Dr (PIN108A07024) (County)
    7. 110 Davidson Cir (County)
    8. 0 Davidson Dr (PIN 258A01032A) (SLP) (County)
    9. 47 Dundee Lake Cir (County)
    10. 823 E. Solomon St. (SLP) (City)
    11. 818 Hallyburton St. (SLP ) (City)
    12. 428 N. 13th St (SLP) (City)
    13. Newnan Rd (SLP)(County)
  - b. Rights of Redemption Foreclosures completed December 18, 2025
    1. 601 W. Quilly St
    2. 611 W. Quilly St.

3. 645 W. Quilly St
  4. 825 W. Quilly St.
  5. 720 Hallyburton St.
  6. 721 Hallyburton St.
  7. 808 Hallyburton St.
  8. 819 Hallyburton St.
  9. Hallyburton St (009 04011A) (City)
  10. 1360 N Ext 9th St. (County)
- c. Rights of Redemption with expected foreclosure on April 15, 2026
1. 321 Moreland Rd (County)
  2. 323 Moreland Rd (County)
  3. 309 N 17th St (City)
  4. 838 Anne St (City)
  5. 645 W Quilly St (City)
  6. 621 Williams St
  7. 815 Williams St
  8. 822 Williams St
  9. 830 Williams St
  10. 446 Belle St
  11. 448 Belle St
  12. 501 Belle St
  13. 552 Belle St
  14. 702 Scales St
  15. 746 Scales St
  16. 0 Scales St
  17. 751 Beck St
  18. 0 Beck St
  19. 0 Beck St

### **Report of Finances**

1. Presentation of current financial statements (Ballard)
2. Presentation of the City of Griffin FY 26 Budget (Blocker)

### **Authority Member Comments**

### **Adjourn**

**Regular Scheduled Meeting-Meeting Minutes**  
**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 Regular Scheduled 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.

The board should consider the extension of the moratorium for the purchases and/or disposition of properties to expire on February 23, 2026 due to the need to finalize the GSCLBA Board policies. This date is approximately 90 days which will allow time to approve policies and to create a template for application and requests for proposal from perspective purchasers. The current moratorium expired on November 21, 2025.

*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 Ballard*

*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)

Christopher Blocker, David Penland and Newton Galloway met with City and County executive staff and legal representatives to discuss the current interlocal agreement. Stephanie Windham, Jessica O'Connor, Steve Ledbetter and Kelsey Carden were present in the meeting held on November 3<sup>rd</sup>. In the meeting, the group discussed changes that are needed or are out of compliance such as the number of board members and financial management. David Penland is in the process of drafting an agreement for consideration by the City and County Commissions.

The board policies should be included as an addendum to the interlocal agreement.

*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)

There are approximately 230 parcels in the City of Griffin. The city manager has requested maintenance on the parcels. The request for proposal was released on Monday, November 3<sup>rd</sup> and is posted on the City of Griffin website, GSCLBA website, and State of Georgia Vendor Registry portals. The RFP will close on January 9<sup>th</sup> at 2:00 pm. The services requested are tree maintenance, lawn maintenance, trash and debris removal.

The current funds available in the budget in the amount of \$60,000.00 may not be sufficient for the proposals. The land bank should possibly consider maintaining the lots less frequently. The land bank could consider modifications. Maintenance on the lots has been cumbersome to the City of Griffin Public Works department. The land bank should request additional services in the event of an emergency or storms. There is additional concern about dumping on the Land Bank Authority lots.

*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)

The city manager is requesting tree removal for a property located at 0-Morris St for a tree the is leaning on an adjacent property. Christopher should receive 3 bids for the tree removal services.

*Motion to approve tree removal services up to \$10,000.00 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)

Sedrick Battle, 331 S. 12<sup>th</sup> St Griffin, GA, purchased 110 Pearl St from a previous purchaser of this property from the GSCLBA. As a condition of the sales transaction, the purchaser was required to combine this lot with 102 Pearl St and failed to satisfy this requirement. Mr. Battle is seeking the release of the vacant green space restriction because he would like to build a house for himself. There was a house at this address that has been demolished in 2016. This property is zoned Medium Density Residential.

The GSCLBA Board would like to review the deed and closing package prior to approval of the deed restriction release.

*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)

Eden Araya would like to donate 116 Blanton Ave to the GSCLBA because she is not able to build a house on the property. She is also concerned about crime in the area. There is no structure on the property. Christopher is recommending tabling the discussion or denial of the property due to lack of Certificate of Title and development of new policies. This property is in close proximity to Square Foot Ministry developed properties on Crawford St. This property is 0.12 acres and was formerly a nuisance which was demolished.

*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*

Minutes prepared by:  
Christopher Blocker

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

- ˘ The purchaser for 428 N 13<sup>th</sup> St is requesting a extension of the side lot program agreement to combine this property with 424 N 13<sup>th</sup> St. The purchaser failed to close by the October 29<sup>th</sup> deadline. She has completed the combination plat survey requirement of the Side Lot Program. This property has been reviewed by the City of Griffin Planning & Development. The delay in the closing was due to her due diligence.

*Motion to extend the Side Lot Program Agreement for 428 N. 13<sup>th</sup> 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)
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. 3<sup>rd</sup> St (SLP) (City)
19. 818 Hallyburton St. (SLP) (City)
20. 428 N. 13<sup>th</sup> St (SLP) (City)
21. Newnan Rd (SLP) (City)

b. Rights of Redemption Foreclosures in Process with expected foreclosure December 18<sup>th</sup> (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)

Minutes prepared by:  
Christopher Blocker

8. 819 Hallyburton St. (City)
9. Hallyburton St (009 04011A) (City)
10. 1102 Parkview Dr (County)
11. 1360 N Ext 9<sup>th</sup> St. (County)

The right of redemption has been completed on 309 E. Tinsley St. This property has been identified as a nuisance by the City of Griffin. This redemption has been completed since 2023. The GSCLBA requested a demolition on 309 E. Tinsley St. in 2021.

*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)

Christopher Blocker has prepared the minutes and heeded the feedback the GSCLBA Board from the Board Workshop scheduled on November 7<sup>th</sup>. The focus in a target area has been removed from the draft policies presented. The board and staff will have sole discretion on which properties to foreclose the right of redemption. The application and RFP process has been edited to be more specific. The maximum number of conveyances has been reduced. Additional considerations for conveyances have been included in the draft policies.

“The GSCLBA reserves full and complete discretion on the disposition of properties within the Griffin-Spalding County Land Bank Authority inventory. The GSCLBA staff will identify properties for potential conveyance to transferees based on economic development, community development, transportation, infrastructure development priorities in the City of Griffin and/or Spalding County to achieve the stated mission of the GSCLBA. The GSCLBA Board, staff and legal representation will identify which properties will be eligible for debarment. The GSCLBA Board will not convey property to a transferee until after the parcel has been debarred from the right of redemption or received a quitclaim deed from the prior owner.”

In regards to Section 4.8, personal use and owner occupancy need clarity. It appears as though these terms are synonyms. Purchasers should be able to buy individual properties. There should be one section devoted to an RFP. There needs to be further delineation between RFP and individual applicant. The purpose of an RFP is for consistent development in an area. There needs to be consistency between Sections: 4.3, 4.5 and 4.8.

There is a cost associated with making properties available for sale. The Board should consider adopting an application fee and a transaction fee for each parcel of the GSCLBA to attract serious purchasers and recoup the legal cost of the transaction. The legal costs are minimally \$750.00. The legal fees should be included in addition to the sales price. The Land Bank has previous instituted the right of reversion to claim properties that fail to meet the terms of the agreement.

The purchaser is not purchasing a property with a clear marketable and insurable title. To petition a property for quiet title is an additional \$2,500.00 to \$3,500.00. There is a belief that 75% of the tax assessed value is aggressive. The application fee should be modest. The pricing should be reasonable and competitive. The pricing should be 50% of the tax assessed value.

Minutes prepared by:  
Christopher Blocker

Board members should provide individual feedback to Christopher Blocker and David Penland to discuss at a Special Called Meeting in January.

*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*

### 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.

There will be no meeting in December.

## **Adjourn**

Motion to adjourn by Cora Flowers

Second by Bruce Ballard

*Meeting adjourned at 5:58 pm*

**Meeting Minutes**  
**Griffin-Spalding County Land Bank Authority**  
**November 7, 2025**  
**MUNICIPAL COURTROOM 100 S. HILL ST GRIFFIN, GA 30223**  
**9:00 AM**

**Call to Order**

Determination of Quorum

Chairman Newton Galloway presided convening the meeting at 9:07 AM

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

**Approval of Agenda**

*Motion to approve agenda made by Patty Beckham*

*Second by Cora Flowers*

*No further discussion*

*Motion approved, 5-0*

**Regular Agenda**

1. Review and discussion of Griffin-Spalding County Land Bank Authority Board Policies

Christopher Blocker presented a video to show photos of the Land Bank Authority properties that were sold between 2016 to 2021. The photos shown in the video were taken in October 2025. The video showed several properties that had homes. Most of the properties shown in the video did not have a home.

Christopher Blocker shared the draft policies for review, survey results and existing policies in the meeting materials.

Christopher Blocker feedback from the video: *The objectives of the land bank have not yet been achieved.*

Newton Galloway feedback from the video: *When was the Fair Market Value data obtained? The Land Bank Authority has always sold property below the Fair Market Value. The lots that were sold show no improvement since they were sold. These properties sold should have covenants for owner occupancy, it is suspected that the properties are in fact rental properties. In order for the deed covenant for owner-occupancy to be enforced, the Land Bank Authority would need to pursue legal actions in court. The City of Griffin and Spalding County need to increase owner occupancy to increase wealth in the community and have housing security. The city is excellent at demolishing properties but the displaced residents typically relocate to a new neighborhood.*

Cora Flowers feedback from the video: *There is a concern about inconsistency in pricing in the past. There needs to be consistency in how the Land Bank Authority disposes of the properties*

Minutes prepared by:  
Christopher Blocker, Land Bank Authority Manager

Pamela Sutton feedback from the video: *No comments*

Patty Beckham feedback from the video: *No comments*

Bruce Ballard feedback from the video: *No comments*

David Penland feedback from the video: *In contrast to photos shown, the Land Bank Authority conveyed property to Square Foot Ministry in 2012 which are good examples of housing development in Griffin including property on Lynn Lane.*

Michelle Haynes feedback from the video: *How can the Land Bank Authority improve on upholding its contracts? There are other land banks around the state of Georgia that have measures in their applications, policies, procedures and agreements to vet prospective buyers.*

David Allen feedback from the video: *There needs to be more mechanisms in place to uphold and enforce contracts.*

Kelsey Carden: *The City Commission has a goal to eradicate blight and substandard housing. The City of Griffin's goal is to address 50 housing units per year. In recent years the city has had several rehabilitated and demolished properties. The City Commission is not satisfied with the progress. How does the City of Griffin and Griffin-Spalding County Land Bank Authority measure success?*

Christopher Blocker, David Penland, Newton Galloway, Kelsey Carden and Michelle Haynes met with the City and County executive and legal staff to discuss the Interlocal Agreement on Monday, November 3<sup>rd</sup>. The policies developed will be included as an addendum to the Interlocal Agreement. David Penland is in the process of developing a new Interlocal agreement based on the feedback provided from the meeting.

*The GSCLBA is not interested in acquiring "any" property deeded to the authority. The Land Bank Authority needs to accept property to be deeded to the authority. There needs to be clear language throughout the draft presented.*

The goals of the land bank are as follows:

1. Development of affordable housing for low-to-moderate income individuals
2. Increase home ownership and access to home ownership through home buyer education

*The Land Bank Authority does not provide home buyer education currently. The home buyer education should be through partnerships with other organizations. There could be a list of resources provided to prospective buyers for home buyer education. The housing authority has resources that can be used for home buyer education. The city and county do not have resources to support home buyer education. Habitat for Humanity and Square Foot Ministry require home buyer education for their participants. The language in the policy needs to reflect facilitation or create a new program for home-buyer education. The Georgia Department of Community Affairs has resources available for home buyer education.*

Minutes prepared by:  
Christopher Blocker, Land Bank Authority Manager

3. Neighborhood Redevelopment

*The Land Bank Authority does not have the ability to redevelop a neighborhood but can support neighborhood redevelopment activities by providing land to a partnering agency or development entity.*

4. Development of fair market-rate housing
5. Development of community facilities such as parks and recreational facilities
6. Land Acquisition by local government development authorities, public school district for public use economic, community, transportation and infrastructure development.

*The Land Bank Authority should change the language in the policy to add “facilitate” to be clear about the role of the Land Bank Authority to the overall community. The Land Bank Authority should consider allowing rental in the policies when deemed appropriate. The Interlocal Agreement presented by David Penland to the respective governments did not include an owner-occupancy requirement.*

7. Facilitate the remediation of neighborhood blight and/or nuisance properties.

*Add: The elimination of substandard lots for single family housing under the side -lot program*

Section 2 Definitions:

**Affordable Housing:** Housing units are conveyed to individuals that earn no greater than 120% of the Area Median Income.

*The affordable housing definition provided in the policy draft is not a standard definition. The definition needs to be included in the policy. The area median income in Griffin is \$44,000. The definition should be reflective of the city of Griffin and not reflective of the entire Metro Atlanta area because that would skew the Area Median Income. A developer would need to use Georgia Department of Community Affairs definition to qualify for a LIHTC project. There needs to be clear definitions. There needs to be a review of DCA and local discrepancies for the definition of affordable housing. There needs to be credible source to identify data for the definition of affordable housing.*

**Banked Properties:** are properties that have been identified by the Griffin-Spalding County Land Bank Authority as properties that will be best suitable for an economic, community, transportation and infrastructure development project for the benefit of Griffin and Spalding County

*Please add the text “or held at the request of City of Griffin, Spalding County, or Spalding County Public Schools”*

**Mission Driven Developer/Non-profit organization:** an organization that is recognized by the International Revenue Service as a non-profit organization whose mission is to construct or rehabilitate housing.

**Neighborhood Redevelopment:** is a series of land parcels that are on the same, adjacent or intersecting streets where the impact of the development of one of more parcels can significantly impact the

property values or perception of neighboring properties.

*Neighborhood Redevelopment is an action not a noun. Neighborhood Redevelopment needs clarity. Define it is a target area.*

Nuisance: a dwelling, building, or structure unfit for habitation or commercial use and is in violation of applicable codes by the City of Griffin Planning & Development department or Spalding County Community Development department.

*A substandard lot can also be considered a nuisance property.*

Owner-Occupant Applicant: a permanent home which is the residence of the individual who has been recorded on the deed.

*This needs clarification. It should state a permanent home which will be the residence of the individual who will be recorded on the deed upon transfer from the LBA.*

Residential/Commercial developer: An individual, general contractor, business or corporate entity who has at least 5 years of demonstrated experience constructing or rehabilitating homes or commercial structures.

*Add the word "licensed" and include non-profit.*

Side Lot: a parcel of land that is not suitable for residential, commercial or industrial development due to current zoning ordinances in the City of Griffin or Spalding County. A side lot may also be a parcel of land that does not have access to streets or public right-of-way.

*A side lot is a lot of record that does have development rights. There needs to be a change to this definition. The definition needs to state that the lot does not meet the current design and development standards for the zoning district in the City of Griffin or Spalding County. A side lot is a property that is adjacent*

*In regard to 424 and 428 N. 13<sup>th</sup> St, Griffin, Georgia this is a conforming and buildable lot that was granted under the Side Lot Program, this lot should have been purchased. The grantee has been compliant and this agreement will be under consideration for an extension during the November Regular Scheduled Meeting. It is unclear whether or not a side lot program conveyance has happened in the county. The lots available in the side lot program may require an administrative variance.*

*Add a definition for conduit transfer.*

*Conduit Transfer is in reference to the Land Bank Authority's ability to abate property taxes. An example would be conveyance from the Land Bank Authority to the Development Authority who would convey the property to a developer. The role of the Land Bank Authority would be to abate the taxes. The Development Authority does not have the same bidding requirements of a city or county.*

### Section 3: Acquisition by the GSCLBA

The GSCLBA may acquire properties in the following manner:

1. Tax Foreclosures
2. Transfers from the Tax Commissioner
3. Transfer from the Local Governments, public school district, public housing authority or other public entity.
4. Donations from a for-profit or non-profit entity.

*Tax foreclosures and transfers from the Tax Commissioner are duplicative it should include reference to sheriff tax sales or judicial tax foreclosures. Add "individuals" from a donation*

Transaction Agreements. In all cases involving conduit transfers and land banking agreements, a transaction agreement must be approved in advance and executed by the GSCLBA and the grantor of the property. In the case of conduit transfers, such a transaction agreement will generally be in the form of an Acquisition and Disposition Agreement prepared in accordance with these Policies. In the case of a land banking relationship, such a transaction agreement will generally be in the form of a land banking agreement prepared in accordance with these Policies. These transaction agreements shall be in form and content as deemed by the GSCLBA to be in the best interest of the GSCLBA and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

*In the case of conduit transfer, the GSCLBA is holding property that another government entity is interested in. There needs to be a definition for land banking agreement. A land banking agreement would define the role of the land bank authority. A land banking agreement would define a transaction agreement consistently throughout the policy. In a land banking agreement, the Land Bank Authority would be holding property for a third-party governmental entity. Land Banking Agreement should include a non-profit. The difference between a conduit transfer and land banking agreement is the amount of time. A conduit transfer is a present time transfer whereas land banking agreement is in the future. The Land Bank Authority is holding lots for the Griffin Area Housing Authority yet there is no written agreement nor is there an expectation of when this transaction will occur. The Land Bank Authority has the ability to extinguish property taxes. A land banking agreement can be used for strategic acquisition and would be determined on a case-by-case basis based on project needs. Section 3.2 needs clarity for transaction agreement and land banking agreement. There were properties identified for a land banking agreement were maintained by the previous executive director. The land bank authority needs to execute the appropriate land banking agreements.*

Title Assurance. In all acquisitions of property by the GSCLBA through transaction agreements, the GSCLBA generally requires a certificate of title based upon a full title examination and, in the case of Land Banking Agreements, a policy of title insurance insuring the LBA subject to such outstanding title exceptions as are acceptable to the LBA in its sole discretion.

Minutes prepared by:  
Christopher Blocker, Land Bank Authority Manager

*The Land Bank Authority has acquired property in the past without examining the title. The Land Bank Authority does not give a clean marketable title. Every means of acquisition beyond a sheriff tax sale is transaction agreement. The Land Bank Authority should consider deleting Section 3.3. Title Assurance. The Land Bank Authority should request a Certificate of Title for all transaction agreements. The Land Bank Authority should charge the seller in a transaction agreement a fee for the conduit or land banking transfer. The Land Bank Authority should consider reviewing titles before bidding on property at a sheriff's tax sale. Section 3.3 needs to be re-worded. The Land Bank Authority should require certificate of title before accepting property.*

Environmental Concerns. The LBA reserves full and complete discretion to require in all transaction agreements satisfactory evidence be provided to the LBA that the property is not subject to environmental contamination as defined by federal or state law.

*The text "or within a flood zone" should be added.*

Acquisitions through Delinquent Tax Enforcement Proceedings. The Tax Commissioner may combine properties from one or more of the foregoing categories in structuring the terms and conditions of the tax foreclosure procedures, and the LBA may acquire any such properties prior to sales, at such sales, or subsequent to sales as authorized by law.

*This policy is a carryover from the previous policies.*

#### Section 4: Sales and Disposition by the GSCLBA

Property Identification. The GSCLBA reserves full and complete discretion on the disposition of properties within the Griffin-Spalding County Land Bank Authority inventory. The properties that will be conveyed are the properties within a target area for redevelopment in the City of Griffin or properties located in unincorporated Spalding County. Properties located outside of the target area will not be considered to the conveyed unless it is identified by the City of Griffin, Spalding County, or a mission driven non-profit organization.

*Thus far, Christopher Blocker has received 280 inquiries regarding land bank authority properties. In regards sections 4.1, 4.2 and 4.3 the RFP and application process should be separate. There is an expectation that the majority of the work for the land bank will be evaluating RFPs. There should be specific requirements for an RFP and there should be a specific requirement for an application. A target area should be a goal but not a policy. A target area is very restrictive. There is no exception included in the draft for the side lot program. It is also not possible for the Land Bank Authority properties in the city to be included in a target area. The bidding in the RFP should be blind and fair. Most of the properties in the Land Bank Authority inventory are in a cluster. The RFP and application process needs to be clarified and specific. There needs to be a combination of targeted and extraneous individuals lots available for acquisition. No property should be available for sale until after the Foreclosure of Right of the Redemption has been completed. There needs to be clear expectations by the Board for the director. The target area identified in March was W. Quilly St., Belle St, Ellis St., Hallyburton St and N. 13<sup>th</sup> St. There needs to be a procedure for applications and procedures for RFP.*

*There needs to be more flexibility in the process. There needs to be more options for RFP and applications in city and the county. The foreclosure of the right of redemption process needs to be responsive to an inquiry rather than anticipatory. There needs to be more analysis done before the*

Minutes prepared by:  
Christopher Blocker, Land Bank Authority Manager

*rights of redemption are foreclosed. Christopher is seeking to redeem as many properties as possible. There needs to be identification of an area of focus. Christopher should identify which properties are more marketable and make a recommendation to the Board on next steps. It is possible to have a target area in the county. There's not always going to be a grouping of properties. There needs to be a clear process and direction. There needs to be a target area definition for redemption and target area for marketing.*

*The maximum conveyance allowed should be considered to be increased. There was an inquiry in November 2024 stating a developer wanted to acquire 80 parcels from the Land Bank Authority. There is no policy stating that he could not be granted 80 parcels. There needs to be a limitation. There needs to be language included for a large-scale development. Proof of funding will limit a number of housing units. The number of conveyed properties will be based on funding availability.*

*The recommended minimum bid in the policy draft is aspirational. The recommended minimum bid of 75% of the current year Tax Assessed Value would create additional buy-in from a prospective buyer. The pricing may or may not be able to be subject to intended use of the property. There needs to be objectivity, standardization and transparency in the pricing. There needs to be more consistency and there may be unique circumstances for each parcel. There could be an incentive for owner-occupancy.*

*Zoning needs to be included in the application process and the applicant should include a zoning verification letter.*

*Section 4 of the policy draft needs to be included in the November meeting.*

## **Authority Member Comments**

### **Adjourn**

Motion to adjourn at 11:39AM



GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

## **GSCLBA Board Policies**

**Adopted: January XX, 2026; Effective: February XX, 2026**

### **Section 1: Mission and Purpose**

The Griffin-Spalding County Land Bank Authority (the “GSCLBA” and occasionally the “Authority”) is a public authority authorized by Georgia law and created pursuant to an Interlocal Cooperation Agreement between Spalding County and the City of Griffin. It is governed by a Board of Directors (the “Board”) appointed by Spalding County (the “County”), City of Griffin (the “City”) and the Griffin-Spalding County Board of Education (“BOE”).

The purpose of the GSCLBA is to acquire tax delinquent properties and other property donated to the Authority located in the City of Griffin and Spalding County in order to foster the public purpose of returning land which is in nonrevenue-generating, nontax-producing status to an effective utilization status to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the City and County.

#### **The goal(s) of the GSCLBA are as follows:**

- a) Development of affordable housing for low-to-moderate income individuals;
- b) Increase home ownership and facilitate access to home-buyer education;
- c) Support development of neighborhood redevelopment;
- d) Support development of fair market-rate housing;
- e) Support development of community facilities such as parks and recreational facilities;
- f) Facilitate land acquisition for local government entities, development authorities, housing authority, public school district and private developers for public use, economic, community, transportation and infrastructure development;
- g) Facilitate the remediation of neighborhood blight and/or nuisance properties; and
- h) Eliminate substandard lots of record for single family housing.

## Section 2 Definitions:

**Affordable Housing:** Housing where a household spends no more than 30% of their gross income on total housing costs, including utilities.

**Banked Properties:** Individual or groups of properties that have not been identified for disposition by the GSCLBA or properties that are being held at the request of the City, the County, the BOE, or any other local governmental entity. These properties may be included in a Land Banking Agreement.

**Conduit Transfer:** Properties transferred to and from the Griffin-Spalding County Land Bank Authority to a grantee for the purpose of community and economic development where the GSCLBA would serve as an intermediary for the transaction and abate the outstanding taxes.

**Land Banking Agreement:** A written agreement between a grantor and the GSCLBA which identifies property to be held by the GSCLBA, the length of the banking term, the potential grantee(s), the range of permissible uses of the property following transfer by the GSCLBA, the permitted encumbrances on the property, the rights and duties of the parties, the responsibility of the grantor for the holding costs, the possible advance funding of holding costs, the forms of the instruments of conveyance, and such other matters as appropriate.

**Mission Driven Non-Profit Organization:** An organization that is recognized by the Internal Revenue Service as a non-profit organization whose mission is to construct or rehabilitate housing.

**Neighborhood Redevelopment:** A series of land parcels located on the same, adjacent, or interconnecting streets where the effect of redevelopment of one or more parcels could significantly impact the property values or perception of neighboring properties.

**Nuisance:** A dwelling, building, structure or lot unfit for habitation or commercial use and is in violation of applicable development codes of the City or County.

**Owner-Occupied Property:** Property with a primary dwelling that will be occupied by an owner with at least a 50 percent interest in the Property for six or more months of each calendar year as such person's principal residence.

**Residential/Commercial Developer:** An individual, licensed general contractor, corporation, or other legal entity that has at least 5 years of demonstrated experience constructing or rehabilitating residential or commercial structures.

**Side Lot:** A lot of record that may be non-conforming, non-compliant, and adjacent to an existing lot that does not meet the current design and development standards for the applicable zoning district of the City or County. A side lot may also be a landlocked parcel of land that does not have access to streets or public right-of-way.

## Section 3: Acquisitions by the GSCLBA

**3.1 Acquisition Methods.** The GSCLBA may acquire properties in the following manner:

- a) Transfers from local governments.
- b) Acquisitions by the GSCLBA at Sheriff's Tax Sales and Judicial Tax Foreclosures.
- c) Donations from private entities.
- d) Market purchases.



- e) Conduit Transfers contemplating the simultaneous acquisition and disposition of property by the GSCLBA.
- f) Other transactions such as Land Banking Agreements.

**3.2 Policies Governing the Acquisition of Properties.** In determining which, if any properties shall be acquired by the GSCLBA, the Authority shall consider the following factors:

- a) Proposals and requests by governmental entities that identify specific properties for ultimate use and redevelopment.
- b) Proposals and requests by for-profit and non-profit entities that identify specific properties for ultimate acquisition and redevelopment pursuant to Section 8, below.
- c) Residential properties that are occupied or are available for immediate occupancy without need for substantial rehabilitation.
- d) Improved properties that are the subject of an existing order for demolition of the improvements and properties that meet the criteria for demolition of improvements.
- e) Vacant properties that could be placed in the Side Lot Disposition Program.
- f) Properties that would be in support of strategic neighborhood stabilization and revitalization plans.
- g) Properties that will generate operating resources for the functions of the GSCLBA.

**3.3 Transaction Agreements.** The acquisitions and dispositions of property by the GSCLBA shall be subject to a Transaction Agreement executed by the GSCLBA and the grantor/grantee of the property. In the case of a disposition pursuant to an application or RFP, such a Transaction Agreement shall generally be in the form of a Purchase and Sale Agreement. In the case of Conduit Transfers, such a Transaction Agreement will generally be in the form of an Acquisition and Disposition Agreement prepared in accordance with these Policies. In the case of a land banking transaction, such a Transaction Agreement will generally be in the form of a Land Banking Agreement prepared in accordance with these Policies. All Transaction Agreements shall be in form and content as deemed by the GSCLBA to be in the best interest of the GSCLBA and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

**3.3. Title Assurance.** In all acquisitions of property by the GSCLBA from private parties, the GSCLBA shall require a certificate of title based upon a full title examination and, in the case of Land Banking Agreement, a policy of title insurance insuring the GSCLBA subject to such outstanding title exceptions as are acceptable to the Authority.

**3.4 Environmental Concerns.** The GSCLBA reserves the discretion to require in all Transaction Agreements satisfactory evidence be provided that the property is not subject to environmental contamination or within a flood zone as defined by federal or state law.

## **Section 4: Sales and Dispositions by the GSCLBA, Generally.**

**4.1 Property Identification.** The disposition of properties within the GSCLBA inventory shall be subject to the discretion of the Authority, provided, however, that requests for property dispositions by the City, County, BOE, and other public entities shall be granted unless pre-existing contractual obligations prevent the same. In the sale and disposition of properties, GSCLBA staff will identify eligible properties based on the priorities listed in Section 4.2 for the purpose of achieving the stated mission of the GSCLBA and the development priorities of the City and County. Unless identified as a property eligible for disposition, the property shall be considered banked and may only be disposed of upon motion of the Board or upon its determination as eligible by GSCLBA staff.

**4.2 Priority Transferees.** The priority of transferees shall be as follows:

1. Local government entities for public use.
2. Owner-occupant home buyers.
3. Residential and commercial real estate developers who have demonstrated experience in housing construction for low-to moderate income housing.
4. Residential and commercial real estate developers who have demonstrated experience in housing construction for market rate housing.
5. Mission-Driven Non-Profit Organizations seeking to obtain property for the purpose of developing Affordable Housing.
6. Side Lots to existing property owners with priority given to longest tenured adjacent property owner.
7. Non-profit institutions such as academic institutions and religious organizations that are seeking to use the property for public use or residential development.

**4.3 Properties Acquired via Sheriff's Tax Sale.** Property acquired by the GSCLBA at Sheriff's Tax Sale shall not be disposed of until the tax debtor's right of redemption has been barred. The GSCLBA Board, staff, and legal counsel shall identify which properties will be eligible for debarment.

**4.4 Disposition Considerations** In all dispositions of property, the GSCLBA shall consider the following, as applicable:

- a) Zoning ordinances of the City and County.
- b) The intended use of the property, to include the necessity of a business license or other additional licensing for the intended use.
- c) The fair market value of the property as determined by the Spalding County Tax Assessor.
- d) The price offered for the property by the potential purchaser.
- e) The residency of the potential purchaser.
- f) Whether the property will be owner-occupied.
- g) Estimated construction costs of the intended use.
- h) Construction experience and construction licensure of the potential purchaser.
- i) Estimated construction timeline.
- j) Financial capability of the potential purchaser.

**4.5 Covenants, Conditions and Restrictions.** All conveyances by the GSCLBA to individuals or non-governmental entities shall include such covenants, conditions and restrictions as the GSCLBA deems necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the stated purpose and goals of the GSCLBA. Such requirements may take the form of a deed creating a defeasible fee, recorded restrictive covenants, subordinate financing being held by the GSCLBA, first rights of refusal, contractual development agreements, or any combination thereof. Examples of such restrictions include, but shall not be limited to:

- a. "Grantee accepts this Property subject to a covenant running with the land providing that any primary dwelling structure upon this Property must be owner-occupied; it is the intention of Grantor and Grantee that a primary dwelling located upon this Property will be occupied by an owner with at least a 50 percent interest in the Property, or a member of the owner's family within the third degree of consanguinity, for six or more months of each calendar year as such person's principal residence."
- b. "If a primary residence is to be built on this property, construction or rehabilitation of said primary residence must begin within one year of the date the property was transferred to the buyer herein. If no construction or rehabilitation has begun within that time, title will revert to the Griffin Spalding



County Land Bank Authority.”

**4.6 Deed Without Warranty.** All conveyances from the GSCLBA to third parties shall be by quitclaim deed unless otherwise agreed to by the parties.

**4.7 Owner-Occupancy Requirement.** Unless explicitly waived by the Board and contemplated in the applicable Transaction Agreement, all property acquired from the GSCLBA shall be required to be Owner-Occupied property. Owner-Occupancy shall be determined upon the completion of the renovation or development of the property, and the Owner-Occupant is expected to reside in and must pay all tax obligations that become due and payable on the property.

**4.7 Permit and Construction Requirement.** Unless otherwise agreed to by the parties, the purchaser or grantee shall make timely application for a building permit for the renovation or construction of the subject property within 90-days and shall commence work under such permit within six (6) months of the date of the closing of the sale of this property from the GSCLBA. Should the purchasers fail to commence work within the specified time period, the GSCLBA shall have the option to re-purchase the subject property for the sales price set forth in this contract.

## **Section 5: Sales and Dispositions by the GSCLBA – Disposition of Individual Parcels**

**5.1 Applicability.** The disposition of individual properties by the GSCLBA shall be made pursuant to the policies and procedures set out in this Section 5.

**5.2 Application.** Requests from individuals for the disposition of property from the GSCLBA inventory shall be made via an application approved by the GSCLBA Board consisting of the following criteria:

- a) A statement of the intended use of the property.
- b) A bid price for the property.
- c) If the intended use of the property is for owner occupancy, identification of the name of the person(s) that will occupy the property.
- d) A detailed plan for the renovation and redevelopment of the property.
- e) Identification of the contractor or person that will supervise and be responsible for the renovation and redevelopment of the property.
- f) A timeline for completion of the renovation or development of the property. Such a timeline shall contemplate the issuance of a certificate of occupancy from the City or County no later than one (1) year after the closing of the sale of the property.
- g) Evidence of financing sufficient to complete renovation or redevelopment.
- h) A zoning verification or compliance letter from either the City or County.

**5.3 Application Fee.** All applications made under this policy shall be accompanied by a \$100, non-refundable, application fee. Such a fee is necessary to cover the costs of the application’s review by GSCLBA staff and legal counsel.

**5.4. Pricing.** The recommended minimum bid for each parcel shall be equal to 30% of the current fair market value of the property as determined by the Spalding County Tax Assessor (“FMV”). Any purchaser submitting a bid below the recommended minimum bid must give an explanation justifying a lower bid.

**5.4 Review of Applications; Reserved Discretion.** In reviewing applications submitted by individuals, the GSCLBA shall consider application in light of the applicable factors provided for in Section 4.4, above. The GSCLBA further reserves the right to deny such applications based on the following:

- a) The proposed project or intended use does not meet current City or County Zoning Ordinances.
- b) The applicant is not able to demonstrate sufficient experience and capacity to perform in accordance



with the requirements of the GSCLBA.

- c) Applicant's failure to perform in prior transactions with the GSCLBA.
- d) Applicant has exceeded the maximum number of properties allowed per this policy.
- e) The proposed project or intended use is not aligned with the City of Griffin and Spalding County Comprehensive Plans, Livable Cities Initiative or other economic development goals of the City or County.
- f) The bid price is determined to be insufficient.
- g) The proposed design, materials, renderings or photographs are unsatisfactory to the Board.
- h) Applicant is the current owner of tax delinquent properties.
- i) Applicant is barred from transactions with local government entities.
- j) Applicant is the owner of properties that have outstanding citations for the violation of local ordinances.

**5.5 Maximum Number of Conveyances Allowed.** Applicants seeking to purchase properties under this Section shall be limited to the initial purchase of two parcels and no applicant may be awarded more than four (4) parcels per calendar year. Notwithstanding the above, an applicant may request a waiver of these limitations from the Board upon the showing of prior performance in redevelopment projects with the GSCLBA and, in no event shall these limitations be applicable to local government entities.

**5.6 Closing.** Upon the acceptance of an application and the award of property or properties to an applicant, the closing of the sale of the property shall be scheduled for a time mutually agreed upon by the parties within sixty (60) days after the execution of a Transaction Agreement at such time, date and location as is designated by the parties. This deadline may be extended in writing by mutual agreement of the parties. If the property is not closed within 60 days the contract will be void and the property shall be returned to the GSCLBA inventory and may be disposed of at the discretion of the GSCLBA.

## **Section 6: Sales and Dispositions by the GSCLBA – Sales Pursuant to Requests for Proposals**

**6.1 Disposition of Property via Request for Proposal.** From time to time, the GSCLBA may issue Requests for Proposal ("RFPs") for the disposition of certain identified properties within its inventory. Such RFPs are intended for the efficient disposition of three or more parcels identified for Neighborhood Redevelopment by the GSCLBA and other properties not suited for disposition by application pursuant to Section 5, above.

**6.2 Bidder Requirements.** Any person or entity desiring to submit a bid in response to an RFP issued hereunder must comply with the Bidder Registration and Submission Requirements of the City and County, as applicable.

**6.3 Documentation Requirements.** The specific requirements of each RFP shall be set forth in the RFP documents at the time of issuance. Notwithstanding the above the following documents shall be required for all submissions:

- a) A zoning verification letter from the City or County.
- b) The organizational structure of the bidder.
- c) Estimated timeline of completion.
- d) Proof of commercial liability insurance.
- e) State of Georgia licensure, as applicable.
- f) In the case of a bidder being a non-profit organization, sufficient documentation showing non-profit



status, including, but not limited to its IRS Determination Letter.

- g) Documentation of financial capability to complete the project, such as a bank statement or credit approval letter
- h) Proposed site plans, floor plans, architectural drawings, and renderings.
- i) Documentation of previous experience in commercial or residential development, as applicable.

**6.4 RFP Timeline and Review.** RFP's issued hereunder shall be open to bids for no less than 30 days and no greater than 120 days. At the close of the RFP, GSCLBA Staff shall review each RFP response for completeness. Incomplete RFP responses will not be considered for approval. Complete RFP responses shall be reviewed and considered for approval during the next regularly scheduled meeting of the GSCLBA Board. In its discretion, the GSCLBA Board may invite RFP respondents to present or discuss their proposal(s).

## Section 7. Side Lot Disposition Program

**7.1 Side Lot Transfers.** Individual parcels of property identified as Side Lots may be acquired from the GSCLBA for nominal consideration in accordance with the following policies. The transfer of any given parcel of property in the Side Lot Disposition Program is subject to override by higher priorities as established by the GSCLBA.

**7.2 Qualified Properties.** Parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following minimum criteria:

- a) The property shall be vacant and unimproved.
- b) The property shall be physically contiguous to adjacent residential property, with not less than a 50% common boundary line.
- c) The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development
- d) No more than one lot may be transferred per contiguous lot.
- e) The resulting combination of the Side Lot and the adjacent residential property shall conform to the City or County zoning ordinance or has been approved for a variance, as applicable.

### 7.3 Side Lot Transferees.

- a) All Side Lot Transferees must own the property adjacent to the Side Lot. Priority shall be given to Side Lot Transferees who personally occupy the contiguous property. In a case where the property has multiple contiguous property owners, the GSCLBA will notify the property owners of the pending transfer to ensure equity in the acquisition.
- b) In the event that multiple adjacent property owners desire to acquire the same Side Lot, the Side Lot shall either be transferred to the highest bidder for the property or divided and transferred among the interested contiguous property owners.
- c) The Side Lot Transferee must not own any real property subject to outstanding citations for the violation of local ordinances.
- d) The Side Lot Transferee must not own any real property that is currently tax delinquent or be have owned real property that was the subject of tax foreclosure proceedings.

**7.4 Side Lot Transfer Closing.** The closing of the sale of Side Lots shall be governed by the following policies:

- a) Prior to closing, the Side Lot Transferee must complete a redevelopment survey consolidating the Side Lot with Side Lot Transferee's current property. Said survey must be approved by the appropriate governing authority and be properly recorded in the records of Spalding County, Georgia.
- b) At closing, Side Lot Transferee shall execute a QCD to themselves using the consolidated legal description contained in the redevelopment survey.
- c) Purchaser shall pay all closing costs associated with the purchase of the Side Lot from the Land Bank and the consolidation of the lots.

## Section 8. Collaboration with For-Profit and Non-Profit Entities

**8.1 Transactions with For-Profit Non-Profit Entities.** The GSCLBA is willing to enter into Conduit Transfers with for-profit and non-profit entities for the purpose of the development of Affordable Housing as outlined in this Section. These entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the GSCLBA for the abatement of delinquent taxes, and re-purchase these properties from the GSCLBA for use in the development of Affordable Housing and Neighborhood Redevelopment.

**8.2 Documentation of Lot Purchase.** The applicant must document the purchase process of the subject process extensively. This documentation should include, but is not limited to, the following information per parcel:

- a) The total purchase price for the property, including the net proceeds paid or payable to the seller;
- b) The total amount spent to acquire the property (e.g., legal counsel, administrative costs);
- c) The development costs impacting the final sale price;
- d) The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.
- e) The expected timeline of construction.

**8.3 Maximum Costs.** The sum of the documented costs above should exceed the maximum allowable cost that would permit the development of Affordable Housing before the GSCLBA may consider the abatement of delinquent taxes in full or in part.

**8.4 GSCLBA Discretion.** Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The GSCLBA reserves the right to evaluate and consider these properties on a case-by-case basis.

## Section 9. Property for Community Improvements

**9.1 Community Improvement Property.** The GSCLBA Board is willing to enter into Conduit Transfers with private and local governmental entities for the purpose of developing property into a non-revenue-generating, non-tax-producing use that is for community improvement or other public purposes. Such purposes shall include, but shall not be limited to community gardens, parking for non-profit functions such as a school or cultural center, or a playground for after-school or day care.

**9.2 Eligibility.** Parties seeking acquire and develop community improvements under this Section must demonstrate to the Board that no alternative tax-generating use is available for the property, and that the proposed community improvements are consistent with community revitalization and would otherwise not harm the character of the community.

**9.3 Transferee.** The Transaction Agreement must identify and be signed by the ultimate transferee of the property from the GSCLBA. The transferee should be a governmental entity, a non-profit entity, or in rare cases a for-profit entity that is capable of holding and maintaining the property in the anticipated conditions and for the anticipated purposes.

**9.4 Restrictive Covenants.** The GSCLBA Board, in the conveyance of the property to the transferee, will impose covenants, conditions and restrictions as necessary to ensure that the property is used for community improvement or other public purposes.

## **Section 10. Diversity, Equity and Inclusion**

Griffin-Spalding County Land Bank Authority recognizes the importance of creating and maintaining an inclusive and diverse contracting, consulting, and property procurement policy. This policy is an expression of the board to commit themselves to addressing past and present institutional barriers in business development as well as in the governmental bidding process.

Griffin-Spalding County Land Bank Authority (GSCLBA) utilizes local and regional government dollars that are used to pay for contracting, consulting, procurement, and staff employment. It is the belief of GSCLBA that our funding and revenue should benefit the community we serve, proportionate to the demographics in our communities, therefore we reserve the right to select contractors, consulting, and allow property procurement for Griffin-Spalding County residents first. We understand that benefiting the community we serve starts with hiring local contractors, consultants, and allowing property procurement to those that are rooted in Griffin and Spalding County.

It is the policy of GSCLBA to make a conscious effort when entering into contracting, consulting, hiring, and/or property procurement agreements to not discriminate, but to embrace; age, color, disability, ethnicity, family or marital status, gender identity and expression, language, national origin, physical and mental ability, political affiliation, race, religion, sexual orientation, socio-economic status, veteran status, and other characteristics that make our citizens and community unique.

DRAFT

**110 Pearl St.**

**Parcel ID 01912005**

**REMOVING GREEN SPACE.**

**Off the record Books  
Land Bank**

**Do to Privacy Policy Rights**

**Sedrick Battle will show Griffin Spalding County  
land Bank Authority**

**110 Pearl Street Warranty Deed**

**only at Board meeting for members to see and  
review because one of the board members think  
i Sedrick Battle is a outsider investment company  
Sedrick Battle is not a investment property  
Sedrick Battle will live in House that will be built  
for 3 to 5 years or more.**

**Looking for Land Bank to remove green Space  
off record Books because now know green space  
was put there because last house that was there  
was not in living conditions so the house was  
Demolished/Demolition.**

TAUREAN SUMMERS  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires December 1, 2023

**110 Pearl st is legally Zone to build on land Bank did  
not remove 110 PEARL ST address when House was  
Demolition**

**Signed Sealed and delivered**

*Sedrick Battle*

*Taurean Summers*

**Notary Public**