

Regular Scheduled Meeting- After Agenda
Griffin-Spalding County Land Bank Authority
March 23, 2026
One Griffin Center Municipal Courtroom 100 S. Hill St Griffin, GA 30223
4:00 PM

Call to Order

Chairman Newton Galloway called the meeting to order at 4:09 pm

Board members present were: Cora Flowers, Bruce Ballard, Charles Gilbert and Pamela Sutton. David, Penland, David Allen, Michelle Haynes, Kelsey Carden, John O’Neal, Stephanie Windham and Christopher Blocker (Land Bank Authority Manager) were also present.

Approval of Agenda

Motion to the amend the agenda for Item #9 Consider Executive Session Pursuant, Pursuant to O.C.G.A. Section 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved to be conducted after the conclusion of Public Comments by N. Galloway.

Second by C. Flowers

Motion approved 5-0

Approval of Minutes

1. Approval of the Minutes for the Board Workshop on February 23, 2026

Motion to approve the Minutes for the Board Workshop on February 23, 2026 by C. Flowers

Second by C. Gilbert

Motion approved 5-0

2. Approval of the Minutes for the Regular Scheduled Meeting on February 23, 2026

*Motion to approve the Minutes for the Regular Scheduled Meeting on February 23, 2026
by C. Flowers*

Second by C. Gilbert

Motion approved 5-0

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 (678) 544-5292 and cblocker@cityofgriffin.com

Erick Tinoco of Novvaterra addressed the GSCLBA board regarding the agenda being posted to the GSCLBA website. The notice, meeting agenda and packet was sent on Thursday March 19, 2026 to City Commission, staff, GSCLBA Board Members, Griffin Daily News, and the GSCLBA website provider. The notice was posted outside of the meeting location on Friday, March 20th. Christopher will work with the website provider to ensure the meeting agenda is available to the website. Mr. Tinoco addressed his desire to close on his outstanding contracts to acquire 215 N 8th St and Collier St Properties A, B and C. Per discussion with David Penland regarding the properties, 215 N 8th St has an outstanding title that has been ordered and the Collier St. properties have encroachments on those properties from the neighbors.

No further public comments were given.

Motion to enter into executive session pursuant to O.C.G.A. Section 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved by N. Galloway

Second by B. Ballard.

No further discussion, no objection

Motion approved 5-0 at 4:20 pm.

Motion to adjourn executive session pursuant to O.C.G.A. Section 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved by C. Flowers

Second by B. Ballard

No further discussion, no objection.

Motion approved 5-0 at 4:45pm

Report of Finances

1. Presentation of the GSCLBA FY 2023 and FY 2024 Audit Reports by Mauldin & Jenkins presented by Lucas Hand (Blocker)

Motion to table presentation of the GSCLBA FY 2023 and FY 2024 Audit Reports by Mauldin & Jenkins presented by Lucas Hand (Blocker) by C. Flowers

Second by N. Galloway

No further discussion, no objection

Motion approved 5-0

2. Discussion regarding Griffin-Spalding County Land Bank Authority Financial Management regarding payments from the Spalding County Board of Commissioners and City of Griffin (Blocker and Kelsey Carden)

No board action required or taken

Motion to presentation of the GSCLBA FY 2023 and FY 2024 Audit Reports by Mauldin & Jenkins presented by Lucas Hand (Blocker) by C. Flowers

1. Presentation of the GSCLBA FY 2023 and FY 2024 Audit Reports by Mauldin & Jenkins presented by Lucas Hand.

No board action required or taken

3. Presentation of the February 2026 Financial Statements (Ballard)

Motion to approve February 2026 Financial Statements by P. Sutton

Second by C. Gilbert

No further discussion and no objection

Motion approved 5-0

4. Presentation of the City of Griffin FY 2026 Budget Balance

No board action required or taken

Regular Agenda

1. Update the Board on the request by GSCLBA to the City of Griffin and Spalding County Boards of Commissioners to amend the current interlocal agreement (Penland)

No board action required or taken.

2. Consider the adoption of the Griffin-Spalding County Land Bank Authority Board Policies (Blocker and Penland)

No board action required or taken

3. Consider a Notification of Award for RFP 26-005: Lawn, Ground, Tree Maintenance, Trash and Debris Removal Services

Motion to table Notification of Award for RFP 26-005: Lawn, Ground, Tree Maintenance, Trash and Debris Removal Services by Newton Galloway.

Second by B. Ballard

No further discussion, no objection

Motion approved 5-0

4. Update the GSCLBA Board on request to Spalding County Board of Commissioners regarding owner-occupancy waiver request for the sale of 522 Meriwether St and security matters related to the property (Blocker and M. Haynes)

Motion to cooperate with the City of Griffin Code Enforcement Department to install a camera at 522 Meriwether St. and install No Trespassing Signs and execute the trespassing affidavit after a period of 7 days by N. Galloway.

Second by C. Flowers

No further discussion and no objection

Christopher Blocker should execute the affidavit.

Motion passed 5-0

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

No further discussion, no objection

Motion approved 5-0

6. Consider the extension of the moratorium for sales agreement for current properties in the Griffin-Spalding County Land Bank Authority inventory (Blocker)

Motion to consider the extension of the moratorium for sales agreement for current properties in the Griffin-Spalding County Land Bank Authority inventory by N, Galloway

Second by C. Flowers

Motion approved 5-0

7. Consider resolution to authorize Land Bank Authority Manager to execute Quitclaim Deeds from the Griffin-Spalding County Land Bank Authority to purchasers pursuant to contacts for the sale of real property. (Galloway)

Motion to authorize Land Bank Authority Manager to execute Quitclaim Deeds from the Griffin-Spalding County Land Bank Authority to purchasers pursuant to contacts for the sale of real property. (Galloway)

Second by C. Flowers

Motion approved 5-0

8. Consider the execution of the representation agreement to retain service with Beck, Owen & Murray for David Penland to serve as legal counsel for the Griffin-Spalding County Land Bank Authority.

Motion to consider the execution of the representation agreement to retain service with Beck, Owen & Murray for John O'Neal to serve as legal counsel for the Griffin-Spalding County Land Bank Authority by C. Flowers

Second by Newton Galloway

Motion to table the consideration for the executive of the representation agreement to retain service with Beck, Owen & Murray for John O'Neal to serve as legal counsel for the Griffin-Spalding County Land Bank Authority by C. Gilbert.

Second by N. Galloway

Motion approved by 3-2

Motion to adjourn 6:20 pm