

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

Approval of Agenda

Approval of Minutes

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

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

Report of Finances

1. Presentation of the GSCLBA FY 2023 and FY 2024 Audit Reports by Mauldin & Jenkins presented by Lucas Hand (Blocker)
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)
3. Presentation of the February 2026 Financial Statements
4. Presentation of the City of Griffin FY 2026 Budget Balance

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)
2. Consider the adoption of the Griffin-Spalding County Land Bank Authority Board Policies (Blocker and Penland)
3. Consider a Notification of Award for RFP 26-005: Lawn, Ground, Tree Maintenance, Trash and Debris Removal Services.
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)
5. Update the GSCLBA Board on closings, contracts pending and properties to be redeemed (Blocker and Penland)
6. Consider the extension of the moratorium for sales agreement for current properties in the Griffin-Spalding County Land Bank Authority inventory (Blocker)
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 contracts for the sale of real property. (Blocker)
7. 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

9.. 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.

Authority Member Comments

Adjourn

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

ATTACHMENTS:

[GSCLBA-Board Workshop Minutes-2.23.26.docx](#)

[GSCLBA-RSM Minutes-2.23.26.docx](#)

Board Workshop -Minutes
Griffin-Spalding County Land Bank Authority
February 23, 2026
One Griffin Center 100 S. Hill St Griffin GA
3:00 PM

Call to Order

Chairman Newton Galloway called the meeting to order at 3:04 pm.

Board members present were: Cora Flowers, Charles Gilbert and Pamela Sutton. David Penland, David Allen, Michelle Haynes and Christopher Blocker (Land Bank Authority Manager) were also present.

Regular Agenda

1. Discussion about the GSCLBA Board Policies

No board member comments regarding Section 1 of the Board Policies presented.

The policies and procedures are dependent upon the acceptance of a new interlocal agreement between the City of Griffin and Spalding County Boards of Commissioners. The Board cannot formally adopt the procedures but can approve the procedures for recommendation to the respective boards. The GSCLBA Board may formally adopt the policies once they are approved by the Boards. The primary driver to this change is the owner-occupancy requirement that is in the current interlocal agreement but not the draft of the amended interlocal agreement draft to be presented.

There may be a conflict between current policies and current interlocal agreement. The new policies were being drafted as a separate independent project from the interlocal agreement and were not contingent upon the interlocal agreement. The impetus for the new project was the interlocal agreement. There are no standards or requirements in the board policies presented for a waiver request or variance for owner-occupancy. Owner-occupancy would remain a requirement unless it is waived by the GSCLBA Board. The board will not sell properties until the policies are completed. The opportunity for subjectivity needs to be removed from the policies. There should not be compromises in the sales and disposition of the policy. There are concerns about the amount of time it would take for City and County to agree to the policy and the agreement. The Board should not be in a rush to dispose of property. The policies should be correct. The Board should be more concerned with long-term goals rather than short-term outcomes. The Board has not sold property since 2020 or earlier. The Board has a history of challenging and/or delayed transactions due to policy and procedures.

Section 2: Affordable Housing Definition in the policy is reflective of the Georgia Department of Community Affairs definition. This is a concise definition. GA Department of Community Affairs definition of affordable housing does not change often and funding decisions are for multi-year projects. Affordable housing is 30% of a person's gross salary inclusive of utilities.

No further comments regarding Section 2.

Section 3: No further comments regarding Section 3. There are two 3.3s in the policy document presented. The Land Bank Authority is not currently seeking to acquire properties.

Section 4: There is a belief that owner-occupant home buyers should not be the second priority of the land bank due to the lack of the experience in home construction and failure of delivery from previous transactions.

Enforcement of deed restrictions has not happened in the past. The Land Bank Authority has struggled with follow-up with contracts. The Land Bank Authority Board shall have and use its discretion to determine the priority of transferees of the property related to Section 4.2. Priority of transferees are not required.

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.

There have been internal controls put in place. Budgetary constraints have been the reason for lack of enforcement of deed restrictions. The Board needs to take action against violation of deed restriction.

The Land Bank Authority should be able to purchase the property back from a purchaser for the sales price not inclusive of the administrative fees. The Land Bank Authority needs to have oversight over the construction of properties acquired from the authority.

Motion to suspend the Board Workshop by C. Flowers at 4:08pm

Second by C. Gilbert

Motion passed, 5-0

Adjourn

Regular Scheduled Meeting-Minutes
Griffin-Spalding County Land Bank Authority
February 23, 2026
One Griffin Center 100 S. Hill St Griffin GA
4:00 PM

Call to Order

Chairman Newton Galloway called the meeting to order at 4:10 pm.

Board members present were: Bruce Ballard, Cora Flowers, Charles Gilbert and Pamela Sutton. David Penland, David Allen, Michelle Haynes and Christopher Blocker (Land Bank Authority Manager) were also present.

Approval of Agenda

Motion to approve the agenda made by C. Flowers

Second by Bruce Ballard

Motion approved 5-0

Approval of Minutes

Edit the minutes in Regular Scheduled Meeting, November 24, 2025 Item #6 to reflect “the applicant did not provide documentation to support the request”

Motion to approve the Minutes from the Regular Scheduled Meeting scheduled on November 24, 2025 made by C. Flowers.

Second by P. Sutton

Motion approved 4-0-1, C. Gilbert abstained

Motion to approve the Minutes from the Board Workshop scheduled on November 7, 2025 by C. Flowers

Second by P. Sutton

Motion approved 4-0-1, C. Gilbert abstained

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.

No public comments were given.

Regular Agenda

1. Welcome to the new Griffin-Spalding County Land Bank Authority Board Member

Welcome to Mr. Charles Gilbert, Chief Financial Officer with McElroy, Inc. to the Griffin-Spalding County Land Bank Authority. Mr. Gilbert has served previously on the GSCLBA Board and is excited to serve on the Board. Mr. Gilbert has offered expertise on auditing, finance and legal matters during his term as a board member.

No board action required or taken

2. Conduct elections for Griffin-Spalding County Land Bank Authority Board Officers including Chairman, Vice-Chairman, Treasurer and Secretary (Penland)

Chairman nomination by C. Flowers for Newton Galloway

Motion passed 5-0.

Vice-chairman nomination by N. Galloway for Cora Flowers

Motion passed 5-0.

Treasure and Secretary nomination by N. Galloway for Bruce Ballard

Motion passed 5-0

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)

The Griffin-Spalding County Land Bank Authority Board is in need of a new interlocal agreement. Chairman Newton Galloway, David Penland and Christopher Blocker met with City of Griffin, Spalding County executive staff and legal representation to discuss the current interlocal agreement in November 2025. The delay has been due to the policy and procedures and understanding the GSCLBA Board position with certain items. There is a draft interlocal agreement that needs to be updated since the November 3, 3025 meeting. The issue is discretion going to the GSCLBA Board rather than city and county Boards of Commissioners. There is a need to adopt policies and procedures as soon as possible and be cognizant of any conflicts with the existing interlocal agreement. The previous interlocal agreement took over two years to execute between the City of Griffin and Spalding County Board of Commissioners.

Currently, there are issues with the interlocal agreement. The Georgia 1990 statute stipulates four board members and GSCLBA is operating with five board members. Under

the old statute, the board does not have the authority to set develop criteria which is proposed in the new policy. The board needed to opt into Georgia 2012 Land Bank Act. The GSCLBA is currently out of compliance. There has been hesitancy in the past to adopt the current act due to the absence of a full-time manager. A draft can be sent to the City of Griffin, and Spalding County Boards of Commissioners and GSCLBA prior to the March Regular Scheduled Meeting.

No board action required or taken.

4. Consider the adoption of the Griffin-Spalding County Land Bank Authority Board Policies

Motion to table the consideration of the adoption of the Griffin-Spalding County Land Bank Authority Board Policies by C. Flowers.

Second by B. Ballard.

Motion passed, 5-0

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

Sedrick Battle requested the release of the vacant green space restriction for 110 Pearl St. The parcel was acquired from the GSCLBA in 2016. The previous purchaser failed to combine the lot as a condition of the Side Lot Program and sold the property to Sedrick Battle in August 2025. Sedrick Battle is requesting release of the green space restriction for 110 Pearl St. to construct a single-family home for owner-occupancy. Mr. Battle knowingly purchased 110 Pearl St. with the green-space restriction in place.

During the November Regular Scheduled Meeting, the GSCLBA Board requested Mr. Battle's closing package to include the deed documentation. Mr. Battle has the option to sue the GSCLBA to have the restriction lifted and alternatively the GSCLBA may sue Mr. Battle if he violates the green space restriction. There should have been a time limit on the requirement to combine the lot. The Land Bank Authority has the authority to enforce the covenant. The GSCLBA requested the title restrictions and defects that were provided to him during his closing.

Motion to deny the release of the vacant green space restriction for 110 Pearl St for lack of information for consideration of the request by C. Flowers.

Second by P. Sutton

Amend the motion to deny the release of the vacant green space restriction for 110 Pearl St. based on information from the vesting deed by C. Flowers.

Second by P. Sutton

There is no cause of action by GSCLBA until Mr. Battle pursues construction on the property. The GSCLBA will have difficulty with enforcement of deed restrictions. The new policy will help to ensure that there will not be deed and covenant violations.

Motion passed 5-0

6. Update the GSCLBA Board on request to Spalding County Board of Commissioners regarding owner-occupancy waiver for the sale of 522 Meriwether St. (Blocker and Galloway).

Christopher Blocker and Newton Galloway met with Spalding County Board of Commissioners on Monday, February 2, 2026 to request a waiver of the owner-occupancy requirement for the sale of 522 Meriwether St. There is a belief that there is not a market for condominiums at that location. There were concerns about the size of the apartments. The Spalding County Board of Commissioners are requesting the proposed design plans for the building in order to make a decision. Chairman Clay Davis, Vice Chairman James Dutton, Ms. Gwen Flowers-Taylor and Mr. Reggie Watts were present in the meeting.

Thelma Wilke did not provide plans to City of Griffin Planning & Development department because she did not submit a zoning application. During the award process the GSCLBA Board expressed to Ms. Wilke, that the exterior architectural must remain the same. Ms. Wilke would consider the purchase if the owner-occupancy requirement is waived. If Ms. Wilke is no longer interested, the GSCLBA would need to make this property available again for another Request for Proposal. The area is primarily rental properties.

No board action required or taken.

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

1. 214 N 3rd St.(City)
2. 118 Short St (City)
3. 111 Pecan St.(County)
4. 113 Pecan St (County)
5. 411 Northside Dr (County)
6. 0 Northside Dr (PIN108A07024) (County)
7. 110 Davidson Cir (County)
8. 47 Dundee Lake Cir (County)

9. 0 Davidson 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)
 14. 0 Davidson Cir (PIN258A01032A)(SLP)(County)
- b. Right of Redemption with completed December 18, 2025
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. 0 Hallyburton St (009 04011A) (City)
 10. 1360 N Ext 9th St (County)
- c. Rights of Redemption with expected foreclosure on April 15, 2026
1. 446 Belle St (City)
 2. 552 Belle St (City)
 3. 1005 Meriwether St (City)
 4. 1009 Meriwether St (City)
 5. 645 W. Quilly St (City)
 6. 0 Scales St (City)
 7. 702 Scales St (City)
 8. 822 Williams St (City)
 9. 830 Williams St (City)

Develop a list comprehensive list of the outstanding contracts from the Land Bank Authority Manager plan provided to the Board during the April 2025 Regular Scheduled meeting to determine the status of those contracts. Develop a draft request for proposal for the properties within the target area to discuss and review during the March 23, 2026 regular Scheduled Meeting.

No board action required or taken

8. Consider Executive Session pursuant to O.C.G.A. 50-14-3(b)(4) for the purpose of considering portions of a record made exempt from public inspection or disclosure under Article 4 of Chapter 18 of Title

Motion to amend the agenda for Item #8 until after the Report of Finances by C. Flowers

Second by P. Sutton

Motion passed 5-0

Report of finances

1. Consider the adoption of the FY 2026-2027 GSCLBA Budget (Blocker)

Christopher Blocker presented the Budget Requests for FY 2026-2027 to the GSCLBA Board. The budget requests will be made to City of Griffin and Spalding County Boards of Commissioners. The equitable split represents 55.5% of the budget is for the City and 44.5% of the budget is for the County. There is a significant increase in Lawn Maintenance line item to cover increased proposed maintenance in the City of Griffin. Christopher receives several complaints from neighboring residents regarding trees, therefore Christopher will request tree maintenance services specifically for county properties. The GSCLBA had a previous maintenance agreement with the City of Griffin Public Works to maintain the lots within the City of Griffin limits.

The City Manager has requested the GSCLBA identify a new contractor to maintain the lots because the maintenance has become cumbersome to the Public Works department. The Lawn Maintenance budget request needs to consider the number of lots and the frequency of the maintenance. The County will not cover the expense for GSCLBA owned lots in the County. The current interlocal agreement does not stipulate lawn and property maintenance responsibilities; there is only reference to an equitable split. There are too many lots for the City of Griffin to maintain them. This may result in the cancellation of the current Memorandum of Understanding between City of Griffin and GSCLBA. There are concerns about responsibility, nuisance and property maintenance code.

Motion to approve the adoption of the FY 2026-2027 GSCLBA Budget by N. Galloway

Second by C. Flowers

Motion passed 5-0

2. Presentation of January financial statements (Ballard)

Bruce Ballard reported on monthly account balances. The current account balance is \$44,648.04. Checks cleared in the amounts of \$40.64 and \$63.47 from the City of Griffin. The Google expense was \$58.80 and Quickbooks expense was \$38.00. The Public Fund Checking Account had no change in the month of January 2026. The public fund balance is \$17,994.01

Motion to approve January financial statements N. Galloway

Second by P. Sutton

Motion passed 5-0

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

Christopher Blocker discussed and reviewed the City of Griffin FY 2026 budget balances. The GSCLBA has used 33% of the budget for FY 2026. There was a discussion regarding GSCLBA Manager salary and personnel wage increases. The Board has no input regarding staff salary. The City of Griffin and Spalding County budget staff will review the budget requests at a later date and Christopher will return the budget for final review and approval.

No board action required or taken

Motion to consider Executive Session pursuant to O.C.G.A. 50-14-3(b)(4) for the purpose of considering portions of a record made exempt from public inspection or disclosure under Article 4 of Chapter 18 of Title 50, by C. Flowers

Second by C. Flowers

Motion passed 5-0

Motion to adjourn Executive Session pursuant to O.C.G.A. 50-14-3(b)(4) for the purpose of considering portions of a record made exempt from public inspection or disclosure under Article 4 of Chapter 18 of Title 50, by C. Flowers

Second by P. Sutton

Motion passed, 5-0

Motion to adjourn Board Workshop at 5:45pm

Second by P. Sutton

Motion passed 5-0

Authority Members Comments

Adjourn

Motion to adjourn Regular Scheduled Meeting at 5:46pm

Second by P. Sutton

Motion passed 5-0, Meeting adjourned

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

ATTACHMENTS:

[GSCLBA-Audit Report-FY 2023.pdf](#)

[GSCLBA-Audit Report-FY 2024.pdf](#)

**GRIFFIN-SPALDING COUNTY
LAND BANK AUTHORITY**

FINANCIAL REPORT

**FOR THE FISCAL YEAR ENDED
JUNE 30, 2023**

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Griffin - Spalding County Land Bank Authority
Griffin, Georgia

Opinion

We have audited the accompanying financial statements of Griffin-Spalding County Land Bank Authority (the "Land Bank") as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Land Bank's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Land Bank as of June 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Land Bank and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Land Bank's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Land Bank's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Land Bank's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the Management's Discussion and Analysis that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 9, 2025 on our consideration of Griffin-Spalding County Land Bank Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Griffin-Spalding County Land Bank Authority's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Macon, Georgia
September 9, 2025

BASIC FINANCIAL STATEMENTS

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

**STATEMENT OF NET POSITION
JUNE 30, 2023**

ASSETS

Cash	\$	56,091
Prepaid insurance		3,646
Property held for resale		528,589
Total assets		<u>588,326</u>

NET POSITION

Unrestricted		588,326
Total net position	\$	<u>588,326</u>

The accompanying notes are an integral part of these financial statements.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED JUNE 30, 2023

Operating revenues	
Net gain on sales and redemptions of property	\$ 2,107
Total revenues	<u>2,107</u>
Operating expenses	
Insurance	4,376
Legal and professional fees	58,695
Office supplies	360
Utilities	1,654
Marketing and promotion	4,098
Total expenses	<u>69,183</u>
Operating loss	(67,076)
Net position, beginning of year	<u>655,402</u>
Net position, end of year	<u>\$ 588,326</u>

The accompanying notes are an integral part of these financial statements.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

STATEMENT OF CASH FLOWS FOR THE FISCAL YEAR ENDED JUNE 30, 2023

CASH FLOWS FROM OPERATING ACTIVITIES

Proceeds from sales and redemptions of property	\$ 35,461
Payments to suppliers	<u>(69,183)</u>
Net cash used in operating activities	<u>(33,722)</u>
Cash, beginning of year	<u>89,813</u>
Cash, end of year	<u><u>\$ 56,091</u></u>

CASH FLOWS FROM OPERATING ACTIVITIES

Operating loss	\$ (67,076)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Decrease in property inventory	<u>33,354</u>
Net cash used in operating activities	<u><u>\$ (33,722)</u></u>

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Griffin-Spalding County Land Bank Authority (the "Land Bank"), a body politic, was duly created by the City of Griffin, Georgia and Spalding County, Georgia as authorized by the Official Code of Georgia Annotated ("O.C.G.A.") §48-4-61 via the approval of an interlocal cooperation agreement on November 17, 2008. The enabling legislation authorizes the Land Bank to acquire tax delinquent properties located within the City of Griffin or Spalding County in order to foster the public purpose of returning land, which is in a non-revenue generating, non-tax producing status to an effective utilization status in order to provide affordable housing, new trade, commerce, industry, and employment opportunities for the citizens of the City of Griffin and Spalding County. The Land Bank is governed by a four-member board of directors, two of which are appointed by the City of Griffin and two appointed by Spalding County.

The financial statements of the Land Bank have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Land Bank's accounting policies are described below.

Measurement Focus and Basis of Accounting

The Land Bank uses a single proprietary or enterprise fund to account for and report its financial activities, which are limited to business-type activities – i.e., activities that are financed in whole or in part by fees charged to external parties and are operated in a manner similar to private business where the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Proprietary funds distinguish operating revenues from non-operating items. Operating revenues and expenses generally result from providing services and producing or delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses include the cost of services and administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued)

Intergovernmental revenues associated with the current fiscal period are considered to be susceptible to accrual and as such have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when payment is received by the Land Bank.

When both restricted and unrestricted resources are available for use, it is the Land Bank's policy to use restricted resources first, and then unrestricted resources as they are needed.

Management Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Investments

For purposes of the Statement of Cash Flows, the Land Bank considers all highly liquid investments with an original maturity date of three months or less to be cash equivalents. At June 30, 2023, the Land Bank held no investments.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the financial statements.

Property Held for Resale

Property held for resale consists of a number of parcels of land and are valued at the lower of cost or market. The Land Bank may acquire by gift, devise, transfer, exchange, foreclosure or purchase real or personal property, or rights of interest in real or personal property, on terms or conditions and in a manner the Land Bank considers appropriate. Foreclosed properties are often acquired by the Land Bank at judicial sale for an amount equal to the County tax claim cost. After four years have passed from the date of the judicial sale, title to the property reverts to the Land Bank through prescription. The properties are inventoried at the amount of acquisition costs for the property plus any cost incurred for rehabilitation or demolition to a particular property, which do not exceed market value. If the cost exceeds market value, the property is adjusted down to market value.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Classifications

Net position is classified and displayed in three components within the Statement of Net Position. These three classifications are as follows:

- a) Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- b) Restricted net position consists of net position with constraints placed on the use either by: 1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c) Unrestricted net position consists of all other net position that does not meet the definition of “restricted” or “net investment in capital assets”.

At June 30, 2023, the Land Bank has only unrestricted net position.

NOTE 2. DEPOSITS

Custodial Credit Risk. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. Government, or bonds of public authorities, counties, or municipalities. At June 30, 2023, the Land Bank’s deposit accounts were insured in accordance with State law.

NOTE 3. RISK MANAGEMENT

The Land Bank is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; and error or omissions. The Land Bank purchases commercial insurance for these types of risk. Insurance coverage by major categories of risk has not changed significantly from the prior year.

NOTE 4. ECONOMIC DEPENDENCY

A significant portion of the Land Bank’s revenue is received, directly or indirectly, from City of Griffin and Spalding County. Thus, any significant changes in either the local economy or administration of the City of Griffin or Spalding County could have a significant effect on the continuity of services provided by the Land Bank.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

**To the Board of Directors
Griffin-Spalding County Land Bank Authority
Griffin, Georgia**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Griffin-Spalding County Land Bank Authority (the "Land Bank"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Land Bank's basic financial statements, and have issued our report thereon dated September 9, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Land Bank's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Land Bank's internal control. Accordingly, we do not express an opinion on the effectiveness of the Land Bank's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying Schedule of Findings and Responses, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies described in the accompanying Schedule of Findings and Responses as items 2023-001 and 2023-002 that we consider to be material weaknesses.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying Schedule of Findings and Responses as item 2023-003 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Land Bank's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Griffin-Spalding County Land Bank Authority's Responses to Findings

Governmental Auditing Standards requires the auditor to perform limited procedures on the Land Bank's responses to the findings identified in our audit and described in the accompanying Schedule of Findings and Responses. The Land Bank's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Land Bank's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the Griffin-Spalding County Land Bank Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Macon, Georgia
September 9, 2025

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

SCHEDULE OF FINDINGS AND RESPONSES FOR THE FISCAL YEAR ENDED JUNE 30, 2023

SECTION I SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP.

Unmodified

Internal control over financial reporting:
Material weaknesses identified?

Yes No

Significant deficiencies identified not considered to be material weaknesses?

Yes None Reported

Noncompliance material to financial statements noted?

Yes No

Federal Awards

There was not an audit of major federal award programs as of June 30, 2023 due to the total amount expended being less than \$750,000.

SECTION II FINANCIAL STATEMENT FINDINGS AND RESPONSES

2023 – 001. Maintenance of General Ledger and Use of Accrual Basis of Accounting

Criteria: In accordance with generally accepted accounting principles ("GAAP"), the Land Bank's financial statements should be prepared on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when incurred.

Condition: The Land Bank is currently maintaining its general ledger on a cash basis during the year, which is much easier to administer and understand; however, no adjustments were made at year end to record accruals, including prepaid expenses.

Context: See above condition.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

SCHEDULE OF FINDINGS AND RESPONSES FOR THE FISCAL YEAR ENDED JUNE 30, 2023

SECTION II (CONTINUED) FINANCIAL STATEMENT FINDINGS AND RESPONSES

2023 – 001. Maintenance of General Ledger and Use of Accrual Basis of Accounting (Continued)

Effect: During the current year audit, adjusting journal entries were made to the books of the Land Bank to account for accruals and to adjust beginning of the year equity for prior year accruals not recorded. These adjustments consisted of the following:

- Entry to record prior year audit entries for accruals and the recording of property inventory resulting in an adjustment of \$260,204 to beginning of year equity
- Entry to adjust cash balance per the general ledger by \$5,675
- Entry to record current year prepaid insurance of \$3,646

Recommendation: We recommend the Land Bank implement the use of the accrual basis of accounting.

Views of Responsible Officials and Planned Corrective Action: We concur. We will update our accounting procedures to ensure the general ledger is maintained on the accrual basis of accounting.

2023 – 002. Property Inventory Records

Criteria: Detail records should be maintained of all property owned by the Land Bank and the listing should be adjusted as transactions occur.

Condition: Questions arose during our audit of the listing of properties owned by the Land Bank at June 30, 2023. After various discussions with the Executive Director, it was determined that a number of adjustments needed to be made to the listing.

Context: We addressed the matter with the Authority to determine the appropriate amounts to record as of and for the year ended June 30, 2023.

Effect: Adjusting journal entries consisted of the following:

- Entry to record properties sold during FY2023 in the amount of \$24,664
- Entry to record properties redeemed during FY2023 in the amount of \$4,470
- Entry to record properties transferred during FY2023 in the amount of \$4,220
- Entry to record revenues from the sale and redemption of properties during FY2023 in the amount of \$35,461

Recommendation: We recommend the Land Bank maintain a detail listing of properties held for resale and adjust this listing each time a property is obtained, sold or redeemed. Additionally, the property account on the Land Bank's general ledger should be adjusted each time a property is obtained, sold, or redeemed.

Views of Responsible Officials and Planned Corrective Action: We concur. We will begin adjusting the detail property listing and the general ledger each time a property is obtained, sold or redeemed.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

SCHEDULE OF FINDINGS AND RESPONSES FOR THE FISCAL YEAR ENDED JUNE 30, 2023

SECTION II (CONTINUED) FINANCIAL STATEMENT FINDINGS AND RESPONSES

2023 – 003. Segregation of Duties

Criteria: Internal controls should be in place which provide reasonable assurance that an individual cannot misappropriate funds without such actions being detected during the normal course of business. Additionally, all bank accounts should be reconciled on a monthly basis to determine that all transactions have been properly recorded and to ensure no errors have been made.

Condition: During our review of the internal control procedures of the Land Bank, we noted that the Executive Director is responsible for overlapping duties with regard to the day-to-day activities. No one individual should have access to both physical assets and the related accounting records, or to all phases of a transaction. Currently, the Executive Director is responsible for cash receipts, preparing the deposit, delivering the deposit to the bank, receiving invoices, check writing, and posting transactions to the general ledger.

Context: Several instances of overlapping duties were noted during interviews regarding internal control procedures.

Effect: Failure to properly segregate duties among recording, distribution, and reconciliation of accounts can lead to misappropriation of funds that is not detected during the normal course of business.

Recommendation: Although we understand the limited number of employees involved and the resulting overlapping of duties, we recommend that there be adequate segregation of duties to ensure proper recording and recognition of accounting transactions, and to lessen the potential for misappropriation of Land Bank assets.

Views of Responsible Officials and Planned Corrective Action: We concur. We will review our systems to evaluate and determine the most efficient and effective solution to properly segregate duties among recording, distribution and reconciliation of accounts to provide reasonable assurance that an individual cannot misappropriate funds without being detected during the normal course of business.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS FOR THE FISCAL YEAR ENDED JUNE 30, 2023

STATUS OF PRIOR YEAR AUDIT FINDINGS

2022-001. Maintenance of General Ledger and Use of Accrual Basis of Accounting

Criteria: In accordance with generally accepted accounting principles (“GAAP”), the Land Bank’s financial statements should be prepared on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when incurred.

Condition: The Land Bank is currently maintaining its general ledger on a cash basis during the year, which is much easier to administer and understand; however, no adjustments were made at year end to record accruals, including accounts receivable, accounts payable, and prepaid expenses. Additionally, the property held by the Land Bank was not recorded on the general ledger.

Auditee Response/Status: Unresolved. See current year finding number 2023-001.

2022-002. Property Inventory Records

Criteria: Detail records should be maintained of all property owned by the Land Bank and the listing should be adjusted as transactions occur.

Condition: Questions arose during our audit of the listing of properties owned by the Land Bank at June 30, 2022. After various discussions with the Executive Director, it was determined that a number of adjustments needed to be made to the listing.

Auditee Response/Status: Unresolved. See current year finding number 2023-002.

2022-003. Property Inventory Records

Criteria: Internal controls should be in place which provide reasonable assurance that an individual cannot misappropriate funds without such actions being detected during the normal course of business. Additionally, all bank accounts should be reconciled on a monthly basis to determine that all transactions have been properly recorded and to ensure no errors have been made.

Condition: During our review of the internal control procedures of the Land Bank, we noted that the Executive Director is responsible for overlapping duties with regard to the day-to-day activities. No one individual should have access to both physical assets and the related accounting records, or to all phases of a transaction. Currently, the Executive Director is responsible for cash receipts, preparing the deposit, delivering the deposit to the bank, receiving invoices, check writing, and posting transactions to the general ledger.

Auditee Response/Status: Unresolved. See current year finding number 2023-003.

**GRIFFIN-SPALDING COUNTY
LAND BANK AUTHORITY**

FINANCIAL REPORT

**FOR THE FISCAL YEAR ENDED
JUNE 30, 2024**

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2024

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INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors
Griffin - Spalding County Land Bank Authority
Griffin, Georgia**

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Griffin-Spalding County Land Bank Authority (the "Land Bank") as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Land Bank's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Land Bank as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Land Bank and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Land Bank's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Land Bank's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Land Bank's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the Management's Discussion and Analysis that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 27, 2026 on our consideration of the Griffin-Spalding County Land Bank Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Griffin-Spalding County Land Bank Authority's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Macon, Georgia
January 27, 2026

BASIC FINANCIAL STATEMENTS

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

STATEMENT OF NET POSITION JUNE 30, 2024

ASSETS

Cash	\$	32,828
Prepaid insurance		3,646
Property held for resale		<u>350,540</u>
Total assets		<u>387,014</u>

NET POSITION

Unrestricted		<u>387,014</u>
Total net position	\$	<u>387,014</u>

The accompanying notes are an integral part of these financial statements.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

Operating expenses	
Net loss on sales and redemptions of property	\$ 163,357
Contract labor	500
Insurance	4,374
Legal and professional fees	27,402
Utilities	995
Marketing and promotion	4,684
Total expenses	<u>201,312</u>
Operating loss	(201,312)
Net position, beginning of year	<u>588,326</u>
Net position, end of year	<u><u>\$ 387,014</u></u>

The accompanying notes are an integral part of these financial statements.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

STATEMENT OF CASH FLOWS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Payments to suppliers	\$ (23,263)
Net cash used in operating activities	<u>(23,263)</u>
Cash, beginning of year	<u>56,091</u>
Cash, end of year	<u>\$ 32,828</u>

Reconciliation of operating loss to net cash used in operating in operating activities

Operating loss	\$ (201,312)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Decrease in property inventory	<u>178,049</u>
Net cash used in operating activities	<u>\$ (23,263)</u>

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Griffin-Spalding County Land Bank Authority (the “Land Bank”), a body politic, was duly created by the City of Griffin, Georgia and Spalding County, Georgia as authorized by the Official Code of Georgia Annotated (“O.C.G.A.”) §48-4-61 via the approval of an interlocal cooperation agreement on November 17, 2008. The enabling legislation authorizes the Land Bank to acquire tax delinquent properties located within the City of Griffin or Spalding County in order to foster the public purpose of returning land, which is in a non-revenue generating, non-tax producing status to an effective utilization status in order to provide affordable housing, new trade, commerce, industry, and employment opportunities for the citizens of the City of Griffin and Spalding County. The Land Bank is governed by a four-member board of directors, two of which are appointed by the City of Griffin and two appointed by Spalding County.

The financial statements of the Land Bank have been prepared in conformity with accounting principles generally accepted in the United States of America (“GAAP”) as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Land Bank’s accounting policies are described below.

Measurement Focus and Basis of Accounting

The Land Bank uses a single proprietary or enterprise fund to account for and report its financial activities, which are limited to business-type activities – i.e., activities that are financed in whole or in part by fees charged to external parties and are operated in a manner similar to private business where the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Proprietary funds distinguish operating revenues from non-operating items. Operating revenues and expenses generally result from providing services and producing or delivering goods in connection with a proprietary fund’s principal ongoing operations. Operating expenses include the cost of services and administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued)

Intergovernmental revenues associated with the current fiscal period are considered to be susceptible to accrual and as such have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when payment is received by the Land Bank.

When both restricted and unrestricted resources are available for use, it is the Land Bank's policy to use restricted resources first, and then unrestricted resources as they are needed.

Management Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Investments

For purposes of the Statement of Cash Flows, the Land Bank considers all highly liquid investments with an original maturity date of three months or less to be cash equivalents. At June 30, 2024, the Land Bank held no investments.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the financial statements.

Property Held for Resale

Property held for resale consists of a number of parcels of land and are valued at the lower of cost or market. The Land Bank may acquire by gift, devise, transfer, exchange, foreclosure or purchase real or personal property, or rights of interest in real or personal property, on terms or conditions and in a manner the Land Bank considers appropriate. Foreclosed properties are often acquired by the Land Bank at judicial sale for an amount equal to the County tax claim cost. After four years have passed from the date of the judicial sale, title to the property reverts to the Land Bank through prescription. The properties are inventoried at the amount of acquisition costs for the property plus any cost incurred for rehabilitation or demolition to a particular property, which do not exceed market value. If the cost exceeds market value, the property is adjusted down to market value.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Classifications

Net position is classified and displayed in three components within the Statement of Net Position. These three classifications are as follows:

- a) Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- b) Restricted net position consists of net position with constraints placed on the use either by:
 - 1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or
 - 2) law through constitutional provisions or enabling legislation.
- c) Unrestricted net position consists of all other net position that does not meet the definition of “restricted” or “net investment in capital assets”.

At June 30, 2024, the Land Bank has only unrestricted net position.

NOTE 2. DEPOSITS

Custodial Credit Risk. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. Government, or bonds of public authorities, counties, or municipalities. At June 30, 2024, the Land Bank’s deposit accounts were insured in accordance with State law.

NOTE 3. RISK MANAGEMENT

The Land Bank is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; and error or omissions. The Land Bank purchases commercial insurance for these types of risk. Insurance coverage by major categories of risk has not changed significantly from the prior year.

NOTE 4. ECONOMIC DEPENDENCY

A significant portion of the Land Bank’s revenue is received, directly or indirectly, from City of Griffin and Spalding County. Thus, any significant changes in either the local economy or administration of the City of Griffin or Spalding County could have a significant effect on the continuity of services provided by the Land Bank.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

**To the Board of Directors
Griffin-Spalding County Land Bank Authority
Griffin, Georgia**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Griffin-Spalding County Land Bank Authority (the "Land Bank"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Land Bank's basic financial statements, and have issued our report thereon dated January 27, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Land Bank's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Land Bank's internal control. Accordingly, we do not express an opinion on the effectiveness of the Land Bank's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying Schedule of Findings and Responses, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies described in the accompanying Schedule of Findings and Responses as items 2024-001 and 2024-002 to be material weaknesses.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying Schedule of Findings and Responses as item 2024-003 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Land Bank's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Griffin-Spalding County Land Bank Authority's Responses to Findings

Governmental Auditing Standards requires the auditor to perform limited procedures on the Land Bank's responses to the findings identified in our audit and described in the accompanying Schedule of Findings and Responses. The Land Bank's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Land Bank's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the Griffin-Spalding County Land Bank Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Macon, Georgia
January 27, 2026

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

SCHEDULE OF FINDINGS AND RESPONSES FOR THE FISCAL YEAR ENDED JUNE 30, 2024

SECTION I SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP.

Unmodified

Internal control over financial reporting:
Material weaknesses identified?

Yes No

Significant deficiencies identified not considered to be material weaknesses?

Yes None Reported

Noncompliance material to financial statements noted?

Yes No

Federal Awards

There was not an audit of major federal award programs as of June 30, 2024 due to the total amount expended being less than \$750,000.

SECTION II FINANCIAL STATEMENT FINDINGS AND RESPONSES

2024 – 001. Maintenance of General Ledger and Use of Accrual Basis of Accounting

Criteria: In accordance with generally accepted accounting principles ("GAAP"), the Land Bank's financial statements should be prepared on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when incurred.

Condition: The Land Bank is currently maintaining its general ledger on a cash basis during the year, which is much easier to administer and understand; however, no adjustments were made at year end to record accruals, including prepaid expenses.

Context: See above condition.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

SCHEDULE OF FINDINGS AND RESPONSES FOR THE FISCAL YEAR ENDED JUNE 30, 2024

SECTION II (CONTINUED) FINANCIAL STATEMENT FINDINGS AND RESPONSES

2024 – 001. Maintenance of General Ledger and Use of Accrual Basis of Accounting (Continued)

Effect: During the current year audit, adjusting journal entries were made to the books of the Land Bank to account for accruals and to adjust beginning of the year equity for prior year accruals not recorded. These adjustments consisted of the following:

- Entry to record prior year audit entries for accruals and the recording of property inventory resulting in an adjustment of \$226,925 to beginning of year net position
- Entry to adjust cash balance per the general ledger by \$5,675
- Entry to record current year prepaid insurance of \$3,646

Recommendation: We recommend the Land Bank implement the use of the accrual basis of accounting.

Views of Responsible Officials and Planned Corrective Action: We concur. We will update our accounting procedures to ensure the general ledger is maintained on the accrual basis of accounting.

2024 – 002. Property Inventory Records

Criteria: Detail records should be maintained of all property owned by the Land Bank and the listing should be adjusted as transactions occur.

Condition: Questions arose during our audit of the listing of properties owned by the Land Bank at June 30, 2024. After various discussions with the Executive Director, it was determined that a number of adjustments needed to be made to the listing.

Context: We addressed the matter with the Authority to determine the appropriate amounts to record as of and for the year ended June 30, 2024.

Effect: Adjusting journal entries consisted of the following:

- Entry to record properties sold during the year in the amount of \$175,294
- Entry to record properties redeemed during the year in the amount of \$2,755
- Entry to record revenues from the sale and redemption of properties during the year in the amount of \$14,692

Recommendation: We recommend the Land Bank maintain a detail listing of properties held for resale and adjust this listing each time a property is obtained, sold or redeemed. Additionally, the property account on the Land Bank's general ledger should be adjusted each time a property is obtained, sold, or redeemed.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

SCHEDULE OF FINDINGS AND RESPONSES FOR THE FISCAL YEAR ENDED JUNE 30, 2024

SECTION II (CONTINUED) FINANCIAL STATEMENT FINDINGS AND RESPONSES

2024 – 002. Property Inventory Records (Continued)

Views of Responsible Officials and Planned Corrective Action: We concur. We will begin adjusting the detail property listing and the general ledger each time a property is obtained, sold or redeemed.

2024 – 003. Segregation of Duties

Criteria: Internal controls should be in place which provide reasonable assurance that an individual cannot misappropriate funds without such actions being detected during the normal course of business. Additionally, all bank accounts should be reconciled on a monthly basis to determine that all transactions have been properly recorded and to ensure no errors have been made.

Condition: During our review of the internal control procedures of the Land Bank, we noted that the Executive Director is responsible for overlapping duties with regard to the day-to-day activities. No one individual should have access to both physical assets and the related accounting records, or to all phases of a transaction. Currently, the Executive Director is responsible for cash receipts, preparing the deposit, delivering the deposit to the bank, receiving invoices, check writing, and posting transactions to the general ledger.

Context: Several instances of overlapping duties were noted during interviews regarding internal control procedures.

Effect: Failure to properly segregate duties among recording, distribution, and reconciliation of accounts can lead to misappropriation of funds that is not detected during the normal course of business.

Recommendation: Although we understand the limited number of employees involved and the resulting overlapping of duties, we recommend that there be adequate segregation of duties to ensure proper recording and recognition of accounting transactions, and to lessen the potential for misappropriation of Land Bank assets.

Views of Responsible Officials and Planned Corrective Action: We concur. We will review our systems to evaluate and determine the most efficient and effective solution to properly segregate duties among recording, distribution and reconciliation of accounts to provide reasonable assurance that an individual cannot misappropriate funds without being detected during the normal course of business.

GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

STATUS OF PRIOR YEAR AUDIT FINDINGS

2023-001. Maintenance of General Ledger and Use of Accrual Basis of Accounting

Criteria: In accordance with generally accepted accounting principles (“GAAP”), the Land Bank’s financial statements should be prepared on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when incurred.

Condition: The Land Bank is currently maintaining its general ledger on a cash basis during the year, which is much easier to administer and understand; however, no adjustments were made at year end to record accruals, including accounts receivable, accounts payable, and prepaid expenses. Additionally, the property held by the Land Bank was not recorded on the general ledger.

Auditee Response/Status: Unresolved. See current year finding number 2024-001.

2023-002. Property Inventory Records

Criteria: Detail records should be maintained of all property owned by the Land Bank and the listing should be adjusted as transactions occur.

Condition: Questions arose during our audit of the listing of properties owned by the Land Bank at June 30, 2023. After various discussions with the Executive Director, it was determined that a number of adjustments needed to be made to the listing.

Auditee Response/Status: Unresolved. See current year finding number 2024-002.

2023-003. Segregation of Duties

Criteria: Internal controls should be in place which provide reasonable assurance that an individual cannot misappropriate funds without such actions being detected during the normal course of business. Additionally, all bank accounts should be reconciled on a monthly basis to determine that all transactions have been properly recorded and to ensure no errors have been made.

Condition: During our review of the internal control procedures of the Land Bank, we noted that the Executive Director is responsible for overlapping duties with regard to the day-to-day activities. No one individual should have access to both physical assets and the related accounting records, or to all phases of a transaction. Currently, the Executive Director is responsible for cash receipts, preparing the deposit, delivering the deposit to the bank, receiving invoices, check writing, and posting transactions to the general ledger.

Auditee Response/Status: Unresolved. See current year finding number 2024-003.

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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)

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

ATTACHMENTS:

[GSLBA-Interlocal Agreement-February 2021.pdf](#)

[Op Ch 7096 Statement 20250731.pdf](#)

[Op Ch 7096 Statement 20250829.pdf](#)

[Op Ch 7096 Statement 20250930.pdf](#)

[Op Ch 7096 Statement 20251031.pdf](#)

[Op Ch 7096 Statement 20251128.pdf](#)

[Op Ch 7096 Statement 20251231.pdf](#)

[Op Ch 7096 Statement 20260130.pdf](#)

[Op Ch 7096 Statement 20260227.pdf](#)

[7118 Statement 20250731.pdf](#)

[7118 Statement 20260227.pdf](#)

STATE OF GEORGIA
SPALDING COUNTY

AMENDED AND RESTATED INTERLOCAL COOPERATION AGREEMENT
TO ESTABLISH AND MAINTAIN
THE GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

The Interlocal Cooperation Agreement to Establish the Griffin-Spalding County Land Bank Authority entered into the 17th day of November, 2008 is hereby AMENDED this ^{13th} day of ~~February~~ ²⁰²¹ 2020, by and between the CITY OF GRIFFIN (hereinafter "CITY"), a municipal corporation organized and existing under the laws of the State of Georgia and SPALDING COUNTY, GEORGIA (hereinafter "COUNTY"), a political subdivision of the State of Georgia (collectively "the PARTIES").

WHEREAS, there are numerous properties in the CITY and COUNTY which are tax delinquent properties, nonrevenue-generating and non-tax producing;

WHEREAS, such properties contribute to blight and deterioration in the community and constitute an economic burden thereto;

WHEREAS, the Georgia General Assembly enacted O.C.G.A. §48-4-60, et. seq. (hereinafter "the Act"), to permit the CITY and COUNTY to enter into an interlocal cooperation agreement for the purpose of establishing a LAND BANK AUTHORITY to acquire the tax delinquent properties within the CITY or COUNTY in order to foster the public purpose of returning land which is in a nonrevenue-generating, nontax-producing status to an effective utilization status in order to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the CITY and COUNTY; and

WHEREAS, the Parties agree that the establishment of a LAND BANK AUTHORITY would be beneficial to the citizens of the CITY and COUNTY;

NOW THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid and mutual promises contained there, the CITY and COUNTY, as Parties hereto, do hereby agree as follows:

ARTICLE I
ESTABLISHMENT AND PURPOSE

There is hereby established the GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY (hereinafter “the AUTHORITY”) pursuant to O.C.G.A. §48-4-60 et. seq., the purpose of which is to acquire the tax delinquent properties situated in the CITY and COUNTY and any property deeded to the AUTHORITY pursuant to O.C.G.A. §16-13-49(u)(2.1)(D) in order to foster the public purpose of returning land which is in a nonrevenue-generating, nontax-producing status to an effective utilization status or of returning real property forfeited pursuant to O.C.G.A. §16-13-49 to such status in order to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the CITY and COUNTY. In carrying out this purpose the AUTHORITY shall, in accordance with applicable laws and codes, acquire title to certain tax delinquent properties, and any other properties deeded to it, which it will inventory, organize and classify on the basis of suitability for use, manage, maintain, protect, rent, lease, repair, insure, alter, sell, trade, exchange or otherwise dispose of under such terms and conditions as determined in the sole discretion of the AUTHORITY. In further carrying out this purpose, the AUTHORITY may extinguish past due tax liens filed by the Parties in their tax collection capacities, in accordance with the guidelines contained herein.

ARTICLE II
DEFINITIONS

The following terms used or referred to in this Agreement shall have the respective meanings:

“ABATEMENT LIENS” shall mean liens filed by a public officer of the CITY or COUNTY against real property arising from enforcement actions brought against substandard houses and structures under ordinances adopted pursuant to O.C.G.A. §41-2-9(a)(7).

“ADMINISTRATIVE ACTION” shall refer to decisions made by the Board that are not related to properties, including but not restricted to staffing, budgeting, and consultant retention.

“APPRAISAL” shall mean a valuation or an estimation of value of property by the Spalding County Tax Assessor, as assessed in the most recent tax bill levied by the Spalding County Tax Commissioner.

“ASSETS” shall mean everything which can be made available for the payment of the AUTHORITY’S debts; for the purpose of this Agreement, assets shall include any monetary contributions made by each party, all personal and real property owned by the AUTHORITY, and all property sales proceeds that have been distributed to the account of the AUTHORITY;

“BOARD” shall mean the Board of Directors of the AUTHORITY appointed as set forth in accordance with O.C.G.A. §48-4-62.

“CITY PROPERTY” shall refer to any real property located within the corporate boundaries of the City, including any improvements thereon.

“CONSTRUCTION COMMENCED” shall refer to the start of construction as evidenced by the issuance of a land disturbance permit.

“COST” shall mean any authorized expenditure more specifically described in Section VII, Paragraph D of this Agreement.

“COUNTY PROPERTY” shall refer to any real property, including any improvements thereon, located within the jurisdictional boundaries of the County, but outside the City or any other incorporated area within the County.

“EXCESS PROCEEDS” shall mean the difference between the amount received by the AUTHORITY through the sale of a property and pro rata disbursement to the Parties to the extent of their respective tax bills and costs.

“EXPENDITURE” shall mean any authorized expenditure more specifically described in Section VII, Paragraph D of this Agreement.

“GOOD TITLE” shall refer to a title that shows the absolute right of possession of property in fee simple and that is marketable and insurable by a recognized title insurance company.

“INVENTORY” shall mean a detailed listing of properties owned by the AUTHORITY that shall include, but not be limited to, the address of the property, its appraised value and the requisite information to determine suitability of use.

“PERSON” shall mean an individual, partnership, corporation, joint venture, association, authority, or other legal entity recognized by the laws of the State of Georgia.

“PERSONAL PROPERTY” shall mean everything that is subject of ownership by the Authority, not coming under the denomination of real property.

“PROPERTY” shall mean real property, including any improvements thereon.

“PUBLIC PURPOSE” or “Public Use” shall mean a public purpose or public use that has for its objective the promotion of the public health, safety and general welfare; broad deference shall be granted the legislative determination of whether a public purpose or use exists or will be bestowed, the essential requisite being that a public purpose or use shall affect the County and/or the City as a whole and not merely provide primary benefit for private persons.

“REHABILITATION COMMENCED” shall refer to the start of rehabilitation as evidenced by the issuance of the appropriate building permit or permits.

“RESIDENT” shall mean a person who lives, dwells or lodges within the jurisdictional boundaries of the County.

“SPECIAL ASSESSMENT” shall mean fees assigned against and levied upon property by the City or County for sanitary purposes; the clearance of weeds or vegetative overgrowth; the removal and disposal of solid wastes; curb, street, road and sidewalk construction and maintenance, and construction, installation and maintenance of sanitary sewer and storm water sewers and facilities.

“SUITABILITY FOR USE” shall refer to the determination made by the AUTHORITY of the appropriate use for each property that it administers; said determination shall be based upon factors such as existing zoning, lot topography and configuration as it relates to the development regulations of the appropriate jurisdiction, access to transportation, public utilities and water and sewer facilities, surrounding land uses and the intensity of those uses and other accepted planning and development principals.

“TAX DEED” shall refer to the deed made by the Tax Commissioner or Tax Collector pursuant to a tax foreclosure sale conducted in accordance with Georgia Law.

“TAX DELINQUENT PROPERTY” shall mean any property on which the taxes levied and assessed by any party remain in whole or in part unpaid on the date due and payable. For the purposes of this Agreement, a property shall be considered tax delinquent if taxes remain unpaid as of January 1st of the year following the last outstanding tax bill.

“TAX SALE CYCLE” shall mean the process prescribed by the laws of the State of Georgia to bring tax delinquent properties to foreclosure sale by the Spalding County Tax Commissioner.

ARTICLE III
BOARD TO GOVERN AUTHORITY; MEMBERS;
MEETINGS; ORGANIZATION; STAFF

A. Governing Board

The AUTHORITY shall be governed by the Griffin-Spalding County Land Bank Authority Board of Directors (hereinafter “the Board”). The Board shall be composed of five (5) members: two (2) members appointed by the Board of Commissioners of the City, two (2) members appointed by the Board of Commissioners of the County, and one member filled by jointly appointing a member of the Griffin-Spalding County Board of Education or an administrative employee of the Griffin-Spalding County School District nominated by the Griffin-Spalding County Board of Education. Each member shall serve at the pleasure of the respective appointing authority for a term of four (4) years and shall serve without compensation. The members shall be residents of the COUNTY and may be employees of the Parties. Any vacancy on the Board shall be filled for the remainder of the unexpired term in the same manner as the original appointment.

B. Board Meetings

The Board shall meet from time to time as required, and the presence of three (3) members shall constitute a quorum. Unless meeting pursuant to an adopted regular meeting schedule, all meetings shall be called and noticed in accordance with the Georgia Open Meetings Law. Approval by a majority of the Board members then in office shall be necessary for any action to be taken by the AUTHORITY. All meetings of the Board shall be open to the public, except as otherwise provided by Chapter 14 of Title 50,

and a written record shall be maintained of all meetings. A chairperson shall be elected annually at the first meeting in January from among the members.

C. Board Personnel

The Authority may employ its own staff or may utilize employees of the Parties, as determined and agreed upon by the Parties and as set forth hereinafter. The Board shall appoint a Secretary who shall keep and record all Minutes and official records of Board actions and activities.

ARTICLE IV
POWERS OF THE AUTHORITY

The AUTHORITY shall be a public body corporate and politic with the power to sue and be sued, to accept and issue deeds to real property in its name, to institute quia timet actions and shall have any other powers necessary and incidental to carry out the powers granted by O.C.G.A. §48-4-60, *et. seq.*, the Georgia Land Bank Authorities Act.

ARTICLE V
ACQUISITION OF PROPERTY

The AUTHORITY shall have the power to acquire property in any manner and by any method believed to foster the public purpose of the Act, including, but not limited to:

1. Acceptance of donations of property from the Parties or from Persons; such procedures may include the imposition of "processing fees" to cover the costs of title examinations or other related expenses;
2. Purchase from the Parties or from Persons upon such terms as the AUTHORITY deems to be in the best interest of the AUTHORITY and to be in furtherance of the purposes of this Agreement and the Act;
3. Acceptance of forfeited property pursuant to O.C.G.A. §16-13-49(u)(2.1)(D);
4. The AUTHORITY may negotiate acquisition of property directly from the Parties or from Persons upon such terms as the AUTHORITY deems to be in the best interest of the AUTHORITY and to be in furtherance of the purpose of this Agreement;

5. As to property which is tax delinquent but not yet foreclosed upon, the AUTHORITY may request the Spalding County Tax Commissioner to initiate judicial in rem tax foreclosure procedures and may enter into commitments to acquire property at such proceedings in accordance with state law. The parties, together with the AUTHORITY, shall assist in the foreclosure of the tax liens against these properties;
6. If either the CITY or the COUNTY obtains a judgment against a tax delinquent property within the COUNTY for taxes and, to satisfy the judgment, the property is ordered sold at a tax sale, the AUTHORITY may tender one bid at such sale and such bid shall comprise the AUTHORITY'S commitment to pay not more than all costs of the sale and its assumption of liability for all taxes, accrued interest thereon, and penalties, and, if there is no other bid, the Tax Commissioner shall accept the AUTHORITY'S bid and make a deed of the property to the AUTHORITY. In assuming liability for all taxes, accrued interest and penalties thereon, payment thereof shall be deferred until such time as the AUTHORITY determines disposition of the property in accordance with Article VII.

In accordance with the provisions of O.C.G.A. §48-4-45, the Authority shall have the right to foreclose the right to redeem property at any time after the twelve (12) month redemption period has expired pursuant to O.C.G.A. §48-4-65. Notwithstanding the foregoing provisions of this subsection, the right of redemption shall automatically terminate and expire upon failure to redeem in accordance with O.C.G.A. §48-4-81 where the tax sale was conducted pursuant to the provisions of O.C.G.A. §48-4-75 *et. seq.* governing judicial in rem tax foreclosures.

ARTICLE VI
ADMINISTRATION OF PROPERTIES

A. Title

The Authority shall hold in its own name, for the benefit of the CITY and COUNTY, all properties conveyed to it by the Parties, all tax delinquent properties acquired by it pursuant to O.C.G.A. §48-4-60 *et.*

seq., all properties conveyed to it pursuant to O.C.G.A. §16-13-49(u)(2.1)(D), and all properties otherwise acquired.

B. Administration of Property

The AUTHORITY shall administer the properties acquired by it as follows:

1. All property acquired by the AUTHORITY shall be inventoried and appraised, and the inventory shall be maintained as a public record;
2. The AUTHORITY shall organize and classify the property on the basis of suitability for use;
3. The AUTHORITY shall maintain all property held by it in accordance with applicable laws and codes;
4. The AUTHORITY shall have the power to manage, maintain, protect, rent, lease, repair, insure, alter, sell, trade, exchange, or otherwise dispose of any property on terms and conditions determined in the sole discretion of the AUTHORITY, including, without limitation, the sales price. In agreement to sell a property, the Authority may favor a neighborhood non-profit corporation obtaining the land for low-income housing and, secondarily, other entities intending to provide low-income or moderate-income housing.
5. The AUTHORITY may assemble tracts or parcels of property for public parks, preservation of greenspace or open space, protection of the environment, or other public purposes and to that end may exchange parcels and otherwise effectuate the purposes set forth herein.
6. The acquisition or disposal of property by the AUTHORITY shall not be governed or controlled by any ordinance or regulation of the Parties, except applicable zoning, development regulations and utility policies, unless specifically provided herein or in a subsequent modification of this agreement, and transfers of property by the Parties shall be treated as transfers to a body politic as contemplated by subparagraph (a)(2)(A) of O.C.G.A. §36-9-3.

ARTICLE VII
DISPOSITION OF PROPERTY

A. Authority to Convey

Property held by the AUTHORITY may be sold, traded, exchanged, or otherwise disposed of by the AUTHORITY so long as the disposition is approved by the majority of the AUTHORITY membership as required in Article III hereinabove and approved as follows:

1. If the property is located within the CITY, approved by both AUTHORITY members appointed by the Board of Commissioners of the City and one of the AUTHORITY members appointed by the Board of Commissioners of the County;
2. If the property is located within the COUNTY, but outside the CITY, approved by both AUTHORITY members appointed by the Board of Commissioners of the County and one of the AUTHORITY members appointed by the Board of Commissioner of the City.

B. Criteria for Conveyance

Requests for property shall be awarded according to criteria determined in the discretion of the AUTHORITY subject to the following priority considerations:

1. First, the neighborhood non-profit entities or governmental agencies which would effectively use the property for the development or rehabilitation of housing for person with low income;
2. Second, to other entities submitting proposals to produce or rehabilitate housing for persons with low or moderate incomes; and
3. Third, to persons, neighborhood non-profit entities, or governmental agencies which would effectively use the property in a manner to promote trade, commerce, and industry, especially those that would create new employment opportunities.

These priority considerations shall not preclude the AUTHORITY from assembling tracts or parcels of property for community redevelopment or other public purposes. Proposed projects that meet income eligibility guidelines will be further evaluated on the basis of experience and qualifications, including financial strength and proven ability to construct/rehabilitate quality units at moderate costs. Additionally, all properties on which a primary dwelling structure stands or may be constructed shall be

conveyed with a deed restriction associated with the property requiring owner-occupancy of the property.

C. Establishing Sales Price

Pursuant to O.C.G.A. §48-4-64(e), the AUTHORITY shall have full discretion in determining the sales price of AUTHORITY property.

D. Disbursement of Sales Proceeds:

The proceeds, if any, from any sale or disposition of AUTHORITY property, shall be allocated as determined by the AUTHORITY among the following priorities:

1. To the AUTHORITY to recover its expenses;
2. To the Parties and the Griffin-Spalding County School District in proportion to and to the extent of their respective tax bills and costs, including any abatement liens and special assessments;
3. To the AUTHORITY to further its operations; and
4. To the COUNTY and CITY in such proportions as the parties may agree based on the percentage

of contributions by each party.

E. Extinguishing Taxes

The AUTHORITY shall have the power at the time it sells or otherwise disposes of property to extinguish all CITY and COUNTY taxes; provided, however, the AUTHORITY shall not extinguish any delinquent school district taxes then owed without first obtaining the consent, by resolution, of the Griffin-Spalding County Board of Education. In determining whether or not to extinguish CITY and COUNTY taxes, the AUTHORITY shall consider the public benefit to be gained by tax forgiveness with primary consideration given to purchasers who intend to build or rehabilitate low-income housing. The decision by the AUTHORITY to extinguish taxes is subject to the vote requirements for dispositions of property as stated in subparagraph (A) above.

ARTICLE VIII
DEVELOPMENT OF PROPERTIES CONVEYED BY THE AUTHORITY

A. Creation of Development Regulations

The AUTHORITY may create and revise regulations for development of property conveyed by the AUTHORITY based on the property's current condition, zoning status, location and dimensions, consistent with the Comprehensive Plan and ordinances of the jurisdiction in which the property is located. The AUTHORITY may also create and impose covenants and/or deed restrictions which will govern the future use of each property.

B. Time Limits for Development

To protect against long-term speculation by grantees of AUTHORITY property, any conveyance of property by the AUTHORITY shall contain a condition for reversion of title to the AUTHORITY. All titles of property conveyed from the AUTHORITY to any individual or entity shall contain language to the effect that title will revert to the AUTHORITY in the event that construction or rehabilitation of the property has not commenced within one (1) year of conveyance of the property from the AUTHORITY. In the event construction or rehabilitation of the property has not commenced within one (1) year of conveyance of the property from the AUTHORITY and no extension of time or exception to this right of reversion has been granted, the AUTHORITY shall take any necessary action to establish the reversion of the property so conveyed.

C. Extensions of Time Limits for Development

The AUTHORITY, in its discretion, may upon a majority vote of the Board, grant in writing, extensions or exceptions to this right of reversion. The criteria for the granting of any extension of one (1) year or exceptions to the right of reversion shall be delineated by the Board and applied on a case-by-case basis by the Authority and may be exercised at any time prior to or following the expiration of the one (1) year period. In the event the grantee elects to sell the property within the one (1) year period or during any period of extension due to their inability to develop the proposed project, the AUTHORITY shall retain a right of first refusal requiring any grantee of property from the AUTHORITY to return the property to the AUTHORITY for the price paid to the AUTHORITY.

Upon ten (10) business days written notice by a grantee, the AUTHORITY shall issue confirmation of the grantee's compliance with these development criteria in recordable form so as to confirm extinguishment of this reversion in cases of compliance.

ARTICLE IX
WAIVER OF SPECIAL ASSESSMENTS

Upon the request of the AUTHORITY and for the purposes of fostering the goals and objectives of the AUTHORITY, the CITY or the COUNTY, at its option and from time to time by resolution, may exempt the AUTHORITY and its successors in interest from the payment of Special Assessments and Abatement Liens levied by the CITY or the COUNTY, respectively, against properties owned by the AUTHORITY. Terms for waiver and release of abatements liens may require the owner entering into a contract with the CITY or COUNTY agreeing to rehabilitate the property, including improvements thereon, a timetable for completion of the rehabilitation and demonstration of financial means to accomplish such rehabilitation.

ARTICLE X
PROVISIONS FOR STAFFING AND RETENTION OF OUTSIDE SERVICES

A. Employment and Compensation of Staff

The AUTHORITY may employ, through contract or otherwise, any staff deemed necessary to carry out the duties and responsibilities of the AUTHORITY. All staff members shall be elected by the Board, and the Board shall have the authority to set the terms and conditions, including benefits, and compensation of any person so employed.

B. Contribution of Support Personnel

1. CITY and COUNTY personnel may provide additional staff resources to the AUTHORITY consistent with the terms and conditions of this Agreement and for the purpose of assisting the Board in the execution of its duties and responsibilities.

In addition, the CITY and COUNTY shall cooperate fully with the AUTHORITY regarding access to records, the identification of properties for purchase at tax sale, joint foreclosure of redemption rights, maintenance of properties, preparation for AUTHORITY sales, closing on

AUTHORITY properties and post-sale follow-up and monitoring.

2. Upon Written request of the AUTHORITY, the County Tax Commissioner shall process tax delinquent properties located in either the COUNTY or the CITY and, in accordance with O.C.G.A. §48-4-75 et. seq., bring these properties to tax sale as soon as practical.

C. Retention of Outside Consultants

The Board, in its discretion and within the line item approval set forth in the annual budgets approved by the CITY, COUNTY and AUTHORITY, shall be authorized to expend funds to obtain consulting, legal, accounting, engineering, and other services as needed to carry out its duties and responsibilities and to implement its plans, programs and activities.

ARTICLE XI
FUNDING AND EXPENDITURES

A. Establishment of Budget

1. The Board shall establish the AUTHORITY'S budget annually and submit this budget to the CITY and COUNTY as directed by the Parties. The budget documents submitted to the CITY and COUNTY shall list and describe total requests made to the CITY and COUNTY and shall state the portion requested from each Party, which shall be equitably apportioned based on reasonable principles of tax equity to avoid double taxation.

2. Any funds held by the AUTHORITY shall be applied to the fulfillment of the monetary obligations as identified as part of the Board's annual budget and shall be identified as such in any budget documents submitted to the CITY and COUNTY.

B. Management of Funds

The chief administrative officer of the AUTHORITY, or other person designated by the AUTHORITY, shall be designated the Treasurer of the AUTHORITY'S account established for the management of sales proceeds, monetary contributions made by the Parties, donations and other AUTHORITY funds. Standard governmental accounting procedures shall be used in the management of

the accounts required to accomplish this responsibility. The AUTHORITY shall maintain a set of books and records as recommended by CITY and COUNTY auditors. The AUTHORITY shall provide quarterly financial reports to the parties that detail accounting activities during the period. In addition, the books and records of the AUTHORITY shall be audited annually.

C. Authorized Expenditures

The Authority shall, in its sole discretion and within the budgetary guidelines set forth in this Agreement, expend such funds as necessary in payment of legal fees, advertising fees, notification of lienholders, title searches, appraisals and other services and/or equipment that are required to fulfill the intent of the Act and the purposes of this Agreement.

D. Budget Contribution

1. Budget requests to the CITY and COUNTY shall include only costs that are not covered by other funds of the AUTHORITY.

2. The total COUNTY contribution is subject to the annual approval by the Spalding County Board of Commissioners. Approval shall include a schedule of payments and shall be received in writing by the AUTHORITY no later than the first day of January of each year.

3. The total CITY contribution is subject to the annual approval of the Board of Commissioners of the City of Griffin. Approval shall include a schedule of payments and shall be received in writing by the AUTHORITY no later than the first day of January of each year.

ARTICLE XII
DURATION AND TERMINATION OF AGREEMENT

A. Duration

The effective date of this Amended and Restated Interlocal Cooperation Agreement to Establish and Maintain the Griffin-Spalding County Land Bank Authority shall be January 1, 2020. This Agreement shall remain in full force and effect for a period of one (1) year thereafter. At the anniversary date and each anniversary date thereafter, this Agreement shall be renewed automatically unless terminated in accordance with the provisions of this Agreement or by operation of law.

B. Unilateral Termination

Any Party may withdraw at the expiration of any one-year term by giving 90 days written notice to the other Party. Upon the effective withdrawal of any Party, the AUTHORITY shall be dissolved.

C. Dissolution and Distribution of Assets

In the event this Agreement is terminated by agreement of the Parties or dissolved pursuant to O.C.G.A. §48-4-61(d), the AUTHORITY shall dissolve and conclude its affairs. All assets of the AUTHORITY shall be used to satisfy the then-existing legal obligations of the AUTHORITY. After satisfaction of all legal obligations, any property remaining shall be distributed pro rata according to its appraised value to the Parties; provided, however, to the extent feasible, all real property held by the AUTHORITY at the time of termination which was acquired by the AUTHORITY through donation from a Party shall be distributed to the donating Party.

ARTICLE XIII
AMENDMENTS TO AGREEMENT

Any amendments to this Agreement shall be in writing and shall be signed by the COUNTY and CITY and shall be styled as an Amended and Restated Interlocal Agreement.

ARTICLE XVI
GOVERNING LAW

This Agreement shall be governed in all aspects, as to validity, construction, capacity, performance or otherwise, by the laws of the State of Georgia.

ARTICLE XV
RULES OF CONSTRUCTION

For the purposes of administration and enforcement of this Agreement, unless otherwise stated in the Agreement, the following rules of construction shall apply:

A. The paragraph headings used in this Agreement are included solely for convenience and shall not effect, or be used in connection with, the interpretation of this Agreement.

B. The word "shall" in this Agreement is always mandatory; the word "may" is always permissive.

C. Words used in the present tense shall include the future and words used in the singular number shall include the plural and the singular, unless the context clearly indicates the contrary.

ARTICLE XVI
ENTIRE AGREEMENT

The Agreement constitutes the entire understanding and agreement between the Parties and supersedes any and all agreements, whether written or oral, that may exist between the Parties regarding the same. No amendment or modification to this Agreement or any waiver of any provisions hereof shall be effective unless in writing and signed by both Parties and complies with the provisions of this Agreement.

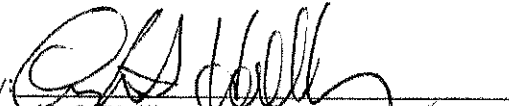
ARTICLE XVII
SEVERABILITY

In the event that any portion of this Agreement shall be declared null and void, the remaining portions of the Agreement shall remain in full force and effect.

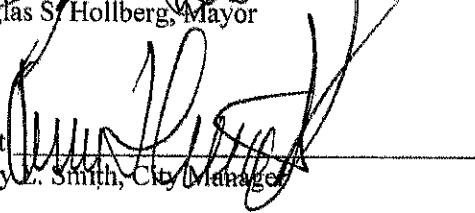
WITNESS the signature of the Parties first above written.

CITY OF GRIFFIN

SPALDING COUNTY

By: 
Douglas S. Hollberg, Mayor


By: 
Clay Davis, Chairman

Attest: 
Kenny L. Smith, City Manager

Attest: 
William P. Wilson, Jr., County Manager

Approved as to form:

Approved as to form:


Andrew J. Whalen, III, City Attorney *by JMO*


Stephanie W. Windham, County Attorney



999-99-99-99 10120 1 C 001 30 S 66 002
GRIFFIN SPALDING COUNTY LAND BANK AUTHOR
OPERATING ACCT
406 N HILL ST
GRIFFIN GA 30223-2568

Your account statement

For 07/31/2025

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217096

Account summary

Your previous balance as of 06/30/2025	\$2,210.59
Checks	- 71.57
Other withdrawals, debits and service charges	- 88.40
Deposits, credits and interest	+ 0.00
Your new balance as of 07/31/2025	= \$2,050.62

Checks

DATE	CHECK #	AMOUNT(\$)
07/01	2957	71.57
Total checks		= \$ 71.57

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
07/07	ACH CORP DEBIT QBooks Onl INTUIT * GRIFFIN SPALDING COUNTCUSTOMER ID 4484269	38.00
07/07	RECURRING INTERNET PAYMENT APPS_COMME GOOGLE US0047694K	50.40
Total other withdrawals, debits and service charges		= \$88.40



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Fraud Management
P.O. Box 1014
Charlotte, NC 28201

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- Tell us your name and deposit account number (if any)
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have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The **INTEREST CHARGE** is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid **INTEREST CHARGE**. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

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Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

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How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.				
		Outstanding Deposits and Other Credits (Section B)			
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999-99-99-99 10120 1 C 001 30 S 66 002
 GRIFFIN SPALDING COUNTY LAND BANK AUTHOR
 OPERATING ACCT
 406 N HILL ST
 GRIFFIN GA 30223-2568

Your account statement

For 08/29/2025

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217096

Account summary

Your previous balance as of 07/31/2025	\$2,050.62
Checks	- 72.33
Other withdrawals, debits and service charges	- 106.62
Deposits, credits and interest	+ 10,822.88
Your new balance as of 08/29/2025	= \$12,694.55

Checks

DATE	CHECK #	AMOUNT(\$)
08/07	2958	72.33
Total checks		= \$ 72.33

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
08/05	RECURRING INTERNET PAYMENT APPS_COMME GOOGLE US0047JPBO	68.62
08/06	ACH CORP DEBIT QBooks Onl INTUIT * GRIFFIN SPALDING COUNT CUSTOMER ID 6295958	38.00
Total other withdrawals, debits and service charges		= \$106.62

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/28	DEPOSIT	10,822.88
Total deposits, credits and interest		= \$10,822.88



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Charlotte, NC 28201

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Change of address

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How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.				
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

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999-99-99-99 10120 2 C 001 30 S 66 002
GRIFFIN SPALDING COUNTY LAND BANK AUTHOR
OPERATING ACCT
406 N HILL ST
GRIFFIN GA 30223-2568

Your account statement

For 09/30/2025

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217096

Account summary

Your previous balance as of 08/29/2025	\$12,694.55
Checks	- 291.58
Other withdrawals, debits and service charges	- 96.80
Deposits, credits and interest	+ 0.00
Your new balance as of 09/30/2025	= \$12,306.17

Checks

DATE	CHECK #	AMOUNT(\$)
09/12	2959	214.00
09/03	2960	77.58
Total checks		= \$ 291.58

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
09/05	RECURRING INTERNET PAYMENT APPS_COMME GOOGLE US00482BBE	58.80
09/08	ACH CORP DEBIT QBooks Onl INTUIT * GRIFFIN SPALDING COUNT CUSTOMER ID 8341301	38.00
Total other withdrawals, debits and service charges		= \$96.80

Effective September 08, 2025, the early withdrawal penalty for Certificates of Deposit (CD) will be updated.

- Prior to 09/08/2025, an early withdrawal penalty from your Certificate of Deposit had an interest penalty based on your remaining term or a minimum fee of \$25, whichever was greater.

What's New:

- Effective 09/08/2025, only the interest penalty based on your remaining term will apply, there will no longer be a \$25 minimum early withdrawal penalty fee.
- Please refer to the Truist Commercial Bank Services Agreement in Section I (Certificates of Deposit) for additional details on Truist's early withdrawal penalty.

Changes are being made effective October 31, 2025 to the Commercial Bank Services Agreement ("CBSA") that governs your account, including revisions to Section B (Arbitration Agreement) and Section I (Certificates of Deposit). Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All

future transactions on your account will be governed by the amended CBSA. If you have any questions about these changes, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487- 8478).



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		Date/Check #	Amount	Date/Check #	Amount
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3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
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406 N HILL ST
GRIFFIN GA 30223-2568

Your account statement

For 10/31/2025

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

The federal government will stop sending paper checks after September 30, 2025, except in limited cases. Federal benefit payments are required to be made electronically. Switch your federal benefit payments to direct deposit to avoid delays: <https://godirect.gov> or call 800-967-6857 (Mon–Fri, 9 AM–7 PM ET).

■ BASIC PUBLIC FUND CHECKING 0005241217096

Account summary

Your previous balance as of 09/30/2025	\$12,306.17
Checks	- 128.82
Other withdrawals, debits and service charges	- 96.80
Deposits, credits and interest	+ 10,522.92
Your new balance as of 10/31/2025	= \$22,603.47

Checks

DATE	CHECK #	AMOUNT(\$)
10/03	2961	75.83
10/22	2962	52.99
Total checks		= \$ 128.82

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/06	ACH CORP DEBIT QBooks Onl INTUIT * GRIFFIN SPALDING COUNT CUSTOMER ID 9700392	38.00
10/06	RECURRING INTERNET PAYMENT APPS_COMME GOOGLE US0048FHYX	58.80
Total other withdrawals, debits and service charges		= \$96.80

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/03	DEPOSIT	10,522.92
Total deposits, credits and interest		= \$10,522.92

Important: Fee Changes. Truist has completed an annual review of wholesale payment services pricing. As of January 1, 2026, fees will change for some treasury and payment services, including changes to depository, payment and select digital services. Additional detail will be available in your next statement.



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Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

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have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The **INTEREST CHARGE** is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid **INTEREST CHARGE**. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

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Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

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 GRIFFIN SPALDING COUNTY LAND BANK AUTHOR
 OPERATING ACCT
 406 N HILL ST
 GRIFFIN GA 30223-2568

Your account statement

For 11/28/2025

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217096

Account summary

Your previous balance as of 10/31/2025	\$22,603.47
Checks	- 93.76
Other withdrawals, debits and service charges	- 96.80
Deposits, credits and interest	+ 22,616.67
Your new balance as of 11/28/2025	= \$45,029.58

Checks

DATE	CHECK #	AMOUNT(\$)
11/06	2963	29.52
11/26	2964	64.24
Total checks		= \$ 93.76

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
11/05	RECURRING INTERNET PAYMENT APPS_COMME GOOGLE US004902R8	58.80
11/06	ACH CORP DEBIT QBooks Onl INTUIT * GRIFFIN SPALDING COUNT CUSTOMER ID 1054548	38.00
Total other withdrawals, debits and service charges		= \$96.80

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
11/10	DEPOSIT	13,700.00
11/25	DEPOSIT	8,916.67
Total deposits, credits and interest		= \$22,616.67

Important: Fee Changes. Truist has completed an annual review of wholesale payment services pricing. As of January 1, 2026, fees will change for some treasury and payment services, including changes to depository, payment and select digital services. Visit www.truist.com/pricingchanges for a full list of impacted services.



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Change of address

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		Date/Check #	Amount	Date/Check #	Amount
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 GRIFFIN SPALDING COUNTY LAND BANK AUTHOR
 OPERATING ACCT
 406 N HILL ST
 GRIFFIN GA 30223-2568

Your account statement

For 12/31/2025

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217096

Account summary

Your previous balance as of 11/28/2025	\$45,029.58
Checks	- 84.13
Other withdrawals, debits and service charges	- 96.80
Deposits, credits and interest	+ 0.00
Your new balance as of 12/31/2025	= \$44,848.65

Checks

DATE	CHECK #	AMOUNT(\$)
12/23	2965	84.13
Total checks		= \$ 84.13

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/05	RECURRING INTERNET PAYMENT APPS_COMME GOOGLE US0049CRVM	58.80
12/08	ACH CORP DEBIT QBooks Onl INTUIT * GRIFFIN SPALDING COUNT CUSTOMER ID 1780242	38.00
Total other withdrawals, debits and service charges		= \$96.80



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Your account statement

For 01/30/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217096

Account summary

Your previous balance as of 12/31/2025	\$44,848.65
Checks	- 103.81
Other withdrawals, debits and service charges	- 96.80
Deposits, credits and interest	+ 0.00
Your new balance as of 01/30/2026	= \$44,648.04

Checks

DATE	CHECK #	AMOUNT(\$)
01/06	2966	40.34
01/30	2967	63.47
Total checks		= \$ 103.81

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/05	RECURRING INTERNET PAYMENT APPS_COMME GOOGLE US0049SY24	58.80
01/06	ACH CORP DEBIT QBooks Onl INTUIT * GRIFFIN SPALDING COUNT CUSTOMER ID 2372672	38.00
Total other withdrawals, debits and service charges		= \$96.80



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Your account statement

For 02/27/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217096

Account summary

Your previous balance as of 01/30/2026	\$44,648.04
Checks	- 149.29
Other withdrawals, debits and service charges	- 96.80
Deposits, credits and interest	+ 0.00
Your new balance as of 02/27/2026	= \$44,401.95

Checks

DATE	CHECK #	AMOUNT(\$)
02/27	2968	149.29
Total checks		= \$ 149.29

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/05	RECURRING INTERNET PAYMENT APPS_COMME GOOGLE US004ACPVR	58.80
02/06	ACH CORP DEBIT QBooks Onl INTUIT * GRIFFIN SPALDING COUNT CUSTOMER ID 2639951	38.00
Total other withdrawals, debits and service charges		= \$96.80



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999-99-99-99 10120 0 C 001 30 S 66 002
GRIFFIN SPALDING COUNTY LAND BANK AUTHOR
PROJECT ACCT
406 N HILL ST
GRIFFIN GA 30223-2568

Your account statement

For 07/31/2025

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217118

Account summary

Your previous balance as of 06/30/2025	\$17,994.01
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 07/31/2025	= \$17,994.01



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999-99-99 10120 0 C 001 30 S 66 002
GRIFFIN SPALDING COUNTY LAND BANK AUTHOR
PROJECT ACCT
406 N HILL ST
GRIFFIN GA 30223-2568

Your account statement

For 02/27/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BASIC PUBLIC FUND CHECKING 0005241217118

Account summary

Your previous balance as of 01/30/2026	\$17,994.01
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
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AGENDA ITEM SUMMARY

ITEM SUMMARY:

3. Presentation of the February 2026 Financial Statements

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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)

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

ATTACHMENTS:

[Georgia Land Bank Authority Act 2012.pdf](#)

[2026 Amended and Restated Interlocal Agreement-Draft.pdf](#)

Senate Bill 284

By: Senator Golden of the 8th

AS PASSED

**A BILL TO BE ENTITLED
AN ACT**

1 To amend Chapter 4 of Title 48 of the Official Code of Georgia Annotated, relating to tax
2 sales, so as to provide for provisions governing the creation and operation of land banks on
3 and after July 1, 2012; to provide a short title and a statement of construction, intent, and
4 scope; to provide for legislative findings; to define certain terms; to provide for the creation,
5 existence, and board membership of land banks; to provide for land bank powers, including
6 those powers related to the acquisition and disposition of tax delinquent and other properties;
7 to provide for financing of land banks; to provide for public meetings of land banks, for the
8 adoption of rules and regulations to address potential conflicts of interest, and for the
9 dissolution of land banks; to provide an effective date; to repeal conflicting laws; and for
10 other purposes.

11 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

12 **SECTION 1.**

13 Chapter 4 of Title 48 of the Official Code of Georgia Annotated, relating to tax sales, is
14 amended in Code Section 48-4-61, relating to land bank authority established by interlocal
15 cooperation agreement, powers, purpose, and dissolution, by adding a new subsection to read
16 as follows:

17 "(f) No land bank authority shall be created pursuant to this article on or after July 1, 2012.
18 Except as otherwise provided in subsection (j) of Code Section 48-4-104, any land bank
19 created pursuant to this article prior to July 1, 2012, shall continue to be governed by this
20 article."

21 **SECTION 2.**

22 Said chapter is further amended by adding a new article to read as follows:

23 "ARTICLE 6

24 48-4-100.

25 (a) This article shall be known and may be cited as the 'Georgia Land Bank Act.'

26 (b) Any land bank created prior to July 1, 2012, pursuant to Article 4 of this chapter shall
 27 not be affected by this article but shall be entitled to continue in existence and exercise all
 28 powers granted in such article. The board of any existing land bank may vote, in the
 29 manner provided in subsection (j) of Code Section 48-4-104, to continue in existence under
 30 the provisions of this article, thus exercising the additional authorities and powers
 31 contained herein.

32 48-4-101.

33 The General Assembly finds and declares that:

34 (1) Georgia's communities are important to the social and economic vitality of this state.
 35 Whether urban, suburban, or rural, many communities are struggling to cope with
 36 dilapidated, abandoned, and tax delinquent properties;

37 (2) Citizens of Georgia are affected adversely by dilapidated, abandoned, and tax
 38 delinquent properties, including properties that have been abandoned due to mortgage
 39 foreclosure;

40 (3) Dilapidated, abandoned, and tax delinquent properties impose significant costs on
 41 neighborhoods and communities by lowering property values, increasing fire and police
 42 protection costs, decreasing tax revenues, and undermining community cohesion;

43 (4) There is an overriding public need to confront the problems caused by dilapidated,
 44 abandoned, and tax delinquent properties, and to return properties which are in
 45 nonrevenue-generating, nontax-producing status to an effective utilization status in order
 46 to provide affordable housing, new industry, and jobs for the citizens of this state through
 47 the creation of new tools that enable communities to turn abandoned spaces into vibrant
 48 places; and

49 (5) Land banks are one of the tools that can be utilized by communities to facilitate the
 50 return of dilapidated, abandoned, and tax delinquent properties to productive use.

51 48-4-102.

52 As used in this article, the term:

53 (1) 'Board of directors' or 'board' means the board of directors of a land bank.

54 (2) 'Consolidated government' means a unified government created pursuant to Article
 55 IX, Section III, Paragraph II of the Constitution of Georgia.

56 (3) 'Intergovernmental contract' means a contract as authorized pursuant to Article IX,
 57 Section III, Paragraph I of the Constitution of Georgia and paragraph (5) of Code Section
 58 36-34-2, and entered into by counties, consolidated governments, and municipal
 59 corporations pursuant to this article.

60 (4) 'Land bank' means a public body corporate and politic established in accordance with
 61 the provisions of this article.

62 (5) 'Land bank member' means the local governments that are parties to the
 63 intergovernmental contract or resolution creating a land bank and the local governments
 64 that join a land bank subsequent to its creation pursuant to the provisions of this article.

65 (6) 'Real property' means all lands and the buildings thereon, all things permanently
 66 attached to land or to the buildings thereon, and any interest existing in, issuing out of,
 67 or dependent upon land or the buildings thereon.

68 (7) 'School district' means any school district, independent school system, or other local
 69 school system in this state.

70 48-4-103.

71 (a) Any county, municipal corporation, or consolidated government may elect to create a
 72 land bank in accordance with subsection (b) of this Code section by the adoption of a local
 73 law, ordinance, or resolution as appropriate to the applicable counties, consolidated
 74 governments, or municipal corporations, which action specifies the following:

75 (1) The name of the land bank;

76 (2) The number of members of the board of directors, which shall consist of an odd
 77 number of board members and be not less than five board members or more than 11
 78 board members;

79 (3) The initial individuals to serve as board members and the length of terms for which
 80 they will serve; and

81 (4) The qualifications, manner of selection or appointment, and terms of office of board
 82 members.

83 (b) A land bank may be created pursuant to an intergovernmental contract by any of the
 84 following and any combination of the following methods:

85 (1) A county and one or more municipal corporations located wholly or partially within
 86 the county;

87 (2) Two or more counties and one or more municipal corporations located wholly or
 88 partially within the geographical boundaries of each county;

89 (3) A consolidated government and one or more municipal corporations located wholly
 90 or partially within the same county as the consolidated government; or

91 (4) Any consolidated government without a municipal corporation located wholly or
 92 partially within the same county as the consolidated government may create a land bank
 93 as follows:

94 (A) Through ordinance or resolution of the governing authority of the consolidated
 95 government;

96 (B) Through an intergovernmental contract with another consolidated government
 97 without a municipal corporation located wholly or partially within the same county as
 98 the consolidated government; or

99 (C) Through an intergovernmental contract with other counties, municipal
 100 corporations, or consolidated governments creating land banks pursuant to paragraph
 101 (1), (2), or (3) of this subsection.

102 (c) Any intergovernmental contract creating a land bank shall specify the matters identified
 103 in subsection (a) of this Code section.

104 (d) Subject to the limitations of subsection (b) of this Code section, any county or
 105 municipal corporation or consolidated government may elect to join any preexisting land
 106 bank by executing the intergovernmental contract or resolution that created the land bank
 107 and such other documentation as may be necessary.

108 (e) A land bank shall have the power to acquire real property only in those portions of the
 109 county located outside of the geographical boundaries of a nonparticipating municipal
 110 corporation located within the county; provided, however, that a land bank may acquire
 111 real property lying within such nonparticipating municipal corporation with the consent of
 112 such municipal corporation.

113 (f) A school district may participate in a land bank pursuant to an intergovernmental
 114 contract provided such contract specifies any members of the board of education serving
 115 on the board of the land bank and any actions of the land bank which are subject to
 116 approval by the board of education.

117 (g) A land bank shall be a public body corporate and politic and shall have permanent and
 118 perpetual duration until terminated and dissolved in accordance with the provisions of
 119 subsection (c) of Code Section 48-4-111.

120 48-4-104.

121 (a) The initial size of a board shall be determined in accordance with paragraph (2) of
 122 subsection (a) of Code Section 48-4-103. Unless restricted by the actions or agreements
 123 specified in Code Section 48-4-103, and subject to the limits stated in this Code section,
 124 the size of the board may be adjusted in accordance with the bylaws of the land bank.

125 (b) In the event the board of a land bank created by a county and a municipal corporation
 126 or by a consolidated government before July 1, 2012, votes to continue in existence under

127 the provisions of this article, the land bank members shall jointly nominate and approve at
 128 least one additional board member so that there is an odd number of board members. In
 129 the event the land bank members of such a preexisting land bank are unable to approve
 130 such additional board members, such preexisting land bank shall not exist under the
 131 provisions of this article unless and until a new intergovernmental contract is approved in
 132 accordance with this article.

133 (c) Notwithstanding any law to the contrary, an elected member of the municipal
 134 governing authority shall be eligible to serve as a board member, and the acceptance of the
 135 appointment shall neither terminate nor impair that public office. Any municipal employee
 136 shall be eligible to serve as a board member. Notwithstanding any law to the contrary, an
 137 elected member of the county governing authority shall be eligible to serve as a board
 138 member, and the acceptance of the appointment shall neither terminate nor impair that
 139 public office. Any county employee shall be eligible to serve as a board member.
 140 Notwithstanding any law to the contrary, an elected member of a consolidated government
 141 governing authority shall be eligible to serve as a board member, and the acceptance of the
 142 appointment shall neither terminate nor impair that public office. Any consolidated
 143 government employee shall be eligible to serve as a board member. A tax commissioner
 144 or tax collector, or both, may serve ex officio as a member of the land bank board if so
 145 authorized by the intergovernmental contract, local law, ordinance, or resolution that
 146 creates the land bank or by subsequent intergovernmental contracts with the land bank
 147 members.

148 (d) The members of the board shall select annually from among themselves a chairperson,
 149 vice chairperson, secretary, treasurer, and such other officers as the board may determine
 150 and shall establish their duties as may be regulated by the intergovernmental contract or by
 151 rules adopted by the board. When in actual conflict the intergovernmental contract shall
 152 control over the bylaws or rules adopted by the board.

153 (e)(1) The board shall establish rules and regulations relative to the attendance and
 154 participation of board members in its regular and special meetings. The rules and
 155 regulations may prescribe a procedure whereby a board member who fails to comply with
 156 the rules and regulations of the board may be removed from office by no less than a
 157 majority vote of the remaining members of the board, and that board member's position
 158 shall be vacant as of the first day of the next calendar month.

159 (2) A land bank member may remove any board member appointed by that land bank
 160 member.

161 (3) Any board member removed under the provisions of this subsection shall be
 162 ineligible for reappointment to the board, unless the reappointment is confirmed by at
 163 least a two-thirds' vote of the governing authority of the appointing land bank member.

- 164 (f) A vacancy on the board shall be filled in the same manner as the original appointment.
 165 (g) Board members shall serve without compensation. The board may reimburse a board
 166 member for expenses actually incurred in the performance of duties on behalf of the land
 167 bank.
 168 (h) The board shall meet in regular session according to a schedule adopted by the board
 169 and also shall meet in special session as convened by the chairperson or upon written notice
 170 signed by a majority of the board members.
 171 (i) A quorum of board membership shall be a simple majority of the entire board
 172 membership, and no action of the board shall be taken in the absence of a quorum. All
 173 actions of the board must be approved by the affirmative vote of a majority of the members
 174 of the board present and voting; provided, however, that no action of the board shall be
 175 authorized on the following matters unless approved by a majority of the entire board
 176 membership:
 177 (1) Adoption of bylaws and other rules and regulations for conduct of the land bank's
 178 business;
 179 (2) Hiring or firing of any employee or contractor of the land bank. Such function may
 180 by majority vote be delegated by the board to a specified officer or committee of the land
 181 bank under such terms and conditions and to the extent that the board may specify;
 182 (3) Incurring of debt;
 183 (4) Adoption or amendment of the annual budget; and
 184 (5) Sale, lease, encumbrance, or alienation of real property, improvements, or personal
 185 property with a value of more than \$50,000.
 186 (j) A land bank created pursuant to Article 4 of this chapter may continue in existence in
 187 accordance with provisions of this article upon the unanimous consent of the board
 188 members, and contingent upon the appointment of at least one additional board member
 189 pursuant to subsection (b) of this Code section.
 190 (k) A board member shall not be liable personally on obligations of the land bank, and the
 191 rights of creditors of a land bank shall be solely against the land bank.
 192 (l) A board member shall be prohibited from voting by proxy. A board member may
 193 request a recorded vote on any resolution or action of the land bank.

194 48-4-105.

195 A land bank may employ an executive director, its own counsel and legal staff, and such
 196 technical experts, other agents, and employees, permanent or temporary, as it may require
 197 and may determine the qualifications and fix the compensation and benefits of those
 198 persons. A land bank may also enter into contracts and agreements with municipal
 199 corporations or counties or consolidated governments for staffing services to be provided

200 to the land bank by agencies or departments thereof or for a land bank to provide such
 201 staffing services to agencies or departments thereof.

202 48-4-106.

203 (a) A land bank shall constitute a public body, corporate and politic, and shall have all
 204 powers necessary or appropriate to carry out and effectuate the purposes and provisions of
 205 this article, including the following powers:

206 (1) To adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct
 207 of its business;

208 (2) To sue and be sued in its own name and plead and be impleaded in all civil actions,
 209 including, but not limited to, actions to clear title to property of the land bank;

210 (3) To adopt a seal and to alter the same at pleasure;

211 (4) To acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real or
 212 personal property of every kind and character, or any interest therein, in furtherance of
 213 the public purposes of the land bank;

214 (5) To acquire, accept, or retain equitable interests, security interests, or other interests
 215 in any real property, personal property, or fixtures by loan agreement, note, mortgage,
 216 deed to secure debt, trust deed, security agreement, assignment, pledge, conveyance,
 217 contract, lien, loan agreement, or other consensual transfer in order to secure credit
 218 extended by the land bank;

219 (6) To borrow from private lenders, from municipal corporations, counties, or
 220 consolidated governments, from the state, or from federal government funds, as may be
 221 necessary, for the operation and work of the land bank;

222 (7) To borrow money to further or carry out its public purpose and to execute notes,
 223 other obligations, leases, trust indentures, trust agreements, agreements for the sale of its
 224 notes or other obligations, loan agreements, mortgages, deeds to secure debt, trust deeds,
 225 security agreements, assignments, and such other agreements or instruments as may be
 226 necessary or desirable, in the judgment of the land bank, to evidence and to provide
 227 security for such borrowing;

228 (8) To issue notes or other obligations of the land bank and use the proceeds thereof for
 229 the purpose of paying all or any part of the cost of any land bank projects and otherwise
 230 to further or carry out the public purpose of the land bank and to pay all costs of the land
 231 bank incidental to, or necessary and appropriate to, furthering or carrying out such
 232 purpose;

233 (9) To make application directly or indirectly to any federal, state, county, or municipal
 234 government or agency or to any other source, whether public or private, for loans, grants,
 235 guarantees, or other financial assistance in furtherance of the land bank's public purpose

236 and to accept and use the same upon such terms and conditions as are prescribed by such
 237 federal, state, county, or municipal government or agency or other source;
 238 (10) To enter into agreements with the federal government or any agency thereof to use
 239 the facilities or services of the federal government or any agency thereof in order to
 240 further or carry out the public purposes of the land bank;
 241 (11) A land bank shall have no authority to lend money to a nongovernmental entity;
 242 provided, however, that a land bank may administer funds in the form of a loan to a
 243 nongovernmental entity when such funds are received from federal, state, and local
 244 government entities for the purpose of making such loans; provided, further, that only
 245 such transactions which are fully consistent with the purpose of the land bank shall be
 246 permitted. In those transactions, a land bank may extend credit to any person,
 247 corporation, partnership, whether limited or general, or other entity for the costs of any
 248 land bank projects which credit may be evidenced or secured by loan agreements, notes,
 249 mortgages, deeds to secure debt, trust deeds, security agreements, assignments, or such
 250 other instruments, or by rentals, revenues, fees, or charges, upon such terms and
 251 conditions as the land bank shall determine to be reasonable in connection with such
 252 extension of credit, including provision for the establishment and maintenance of reserve
 253 funds, and, in the exercise of powers granted by this article in connection with any land
 254 bank projects the land bank shall have the right and power to require the inclusion in any
 255 such loan agreement, note, mortgage, deed to secure debt, trust deed, security agreement,
 256 assignment, or other instrument of such provisions or requirements for guaranty of any
 257 obligations, insurance, construction, use, operation, maintenance, and financing of a
 258 project, and such other terms and conditions, as the land bank may deem necessary or
 259 desirable;
 260 (12) As security for repayment of any notes or other obligations of the land bank, to
 261 pledge, mortgage, convey, assign, hypothecate, or otherwise encumber any property of
 262 the land bank, including, but not limited to, real property, fixtures, personal property, and
 263 revenues or other funds, and to execute any lease, trust indenture, trust agreement,
 264 agreement for the sale of the land bank's notes or other obligations, loan agreement,
 265 mortgage, deed to secure debt, trust deed, security agreement, assignment, or other
 266 agreement or instrument as may be necessary or desirable, in the judgment of the land
 267 bank, to secure any such notes or other obligations, which instruments or agreements may
 268 provide for foreclosure or forced sale of any property of the land bank upon default in any
 269 obligation of the land bank, either in payment of principal, premium, if any, or interest
 270 or in the performance of any term or condition contained in any such agreement or
 271 instrument. The state, on behalf of itself and each county, municipal corporation,
 272 political subdivision, or taxing district therein, waives any right it or such county,

273 municipal corporation, political subdivision, or taxing district may have to prevent the
 274 forced sale or foreclosure of any property of the land bank upon such default and agrees
 275 that any agreement or instrument encumbering such property may be foreclosed in
 276 accordance with law and the terms thereof;

277 (13) To receive and administer gifts, grants, and devises of money and property of any
 278 kind and to administer trusts;

279 (14) To use any real property, personal property, or fixtures or any interest therein or to
 280 rent or lease such property to or from others or make contracts with respect to the use
 281 thereof, or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or
 282 grant options for any such property in any manner as it deems to be in the best interests
 283 of the land bank and the public purpose thereof;

284 (15) To procure insurance or guarantees from the General Assembly or federal
 285 government of the payments of any debts or parts thereof incurred by the land bank and
 286 to pay premiums in connection therewith;

287 (16) To enter into contracts and other instruments necessary, incidental, or convenient
 288 to the performance of its duties and the exercise of its powers, including, but not limited
 289 to, intergovernmental contracts for the joint exercise of powers under this article.
 290 Intergovernmental contracts with municipal corporations, counties, or consolidated
 291 governments may include contracts for the performance of services by municipal
 292 corporations, counties, or consolidated governments on behalf of the land bank or by the
 293 land bank on behalf of municipal corporations, counties, or consolidated governments,
 294 whether or not such counties, consolidated governments, or municipal corporations are
 295 located inside or outside the geographical boundaries of the land bank members;

296 (17) To procure insurance against losses in connection with the real property, assets, or
 297 activities of the land bank;

298 (18) To accept and issue deeds in its name, including without limitation the acceptance
 299 of real property in accordance with the provisions of paragraph (2.1) of subsection (u) of
 300 Code Section 16-13-49;

301 (19) To finance by loan, grant, lease, or otherwise, refinance, construct, erect, assemble,
 302 purchase, acquire, own, repair, remodel, rehabilitate, modify, maintain, extend, improve,
 303 install, sell, equip, expand, add to, operate, or manage real property or rights or interests
 304 in property, and to pay the costs of any such project from the proceeds of loans by
 305 persons, corporations, partnerships, whether limited or general, or other entities, all of
 306 which the land bank is authorized to receive, accept, and use;

307 (20) To fix, charge, and collect rents, fees, and charges for the use of real property of the
 308 land bank and for services provided by the land bank;

309 (21) To grant or acquire a license, easement, lease, as lessor or lessee, or option with
 310 respect to real property of the land bank;

311 (22) To enter into partnerships, joint ventures, and other collaborative relationships with
 312 municipalities and other public and private entities for the ownership, management,
 313 development, and disposition of real property;

314 (23) To hold title to real property for purposes of establishing contracts with nonprofit
 315 community land trusts, including, but not limited to, long-term lease contracts;

316 (24) To organize and reorganize the executive, administrative, clerical, and other
 317 departments of the land bank and to fix the duties, powers, and compensation of all
 318 employees, agents, and consultants of the land bank; and

319 (25) To do all other things necessary or convenient to achieve the objectives and
 320 purposes of the land bank or other laws that relate to the purposes and responsibilities of
 321 the land bank.

322 (b) The exercise of a specific power by a land bank may be limited or withdrawn by a land
 323 bank member when the land bank is acting with respect to real property within the
 324 jurisdiction of such member. Procedures for the exercise of such limitation or withdrawal
 325 of power shall be provided in the intergovernmental contract.

326 48-4-107.

327 A land bank shall neither possess nor exercise the power of eminent domain.

328 48-4-108.

329 (a) The real property of a land bank and its income and operations are exempt from all
 330 taxation by the state and by any of its political subdivisions, including, but not limited to,
 331 real property held by a land bank as lessor pursuant to long-term lease contracts with
 332 community land trusts.

333 (b) A land bank may acquire real property or interests in real property by gift, devise,
 334 transfer, exchange, foreclosure, purchase, or otherwise on terms and conditions and in a
 335 manner the board considers is in the best interest of the land bank.

336 (c)(1) A land bank may acquire real property by purchase contracts, lease-purchase
 337 agreements, and may accept transfers from municipal corporations, counties, or
 338 consolidated governments upon such terms and conditions as agreed to by the land bank
 339 and the municipal corporation, county, or consolidated government.

340 (2) Notwithstanding any other law to the contrary, a municipal corporation, county, or
 341 consolidated government may transfer to a land bank real property and interests in real
 342 property of the municipal corporation, county, or consolidated government on such terms
 343 and conditions and according to such procedures as determined by the municipal

344 corporation, county, or consolidated government, so long as the real property is located
 345 within the geographical boundaries of the land bank.

346 (3) The acquisition of property by the land bank shall not be governed or controlled by
 347 any regulations or laws relating to procurement or acquisition of property of the counties,
 348 consolidated governments, or municipal corporations that are members of the land bank
 349 unless specifically provided in the applicable intergovernmental contract or resolution,
 350 and transfers of property by municipal corporations, counties, or consolidated
 351 governments to the land bank shall be treated as transfers to a body politic as
 352 contemplated by subparagraph (a)(2)(A) of Code Section 36-9-3.

353 (d) A land bank shall maintain all of its real property in accordance with the laws and
 354 ordinances of the jurisdiction in which the real property is located.

355 (e)(1) Except as otherwise provided in paragraph (2) of this subsection, a land bank shall
 356 not own or hold real property located outside the geographical boundaries of the land
 357 bank members.

358 (2) A land bank may be granted pursuant to an intergovernmental contract with a county,
 359 consolidated government, or municipal corporation the authority to manage and maintain
 360 real property located within the geographical boundaries of such county, consolidated
 361 government, or municipal corporation, but outside the geographical boundaries of the
 362 land bank members.

363 48-4-109.

364 (a) A land bank shall hold in its own name all real property acquired by the land bank
 365 without regard to the identity of the transferor of the property.

366 (b) A land bank shall maintain and make available for public review and inspection an
 367 inventory of all real property held by the land bank.

368 (c) A land bank may convey, exchange, sell, transfer, lease as lessor, grant, and mortgage
 369 as mortgagor any and all interests in, upon, or to real property of the land bank in some
 370 form and by such method as determined by the board to be in the best interest of the land
 371 bank.

372 (d)(1) A land bank shall determine the terms, conditions, form, and substance of
 373 consideration necessary to convey, exchange, sell, transfer, lease as lessor, grant, and
 374 mortgage as mortgagor any interests in, upon, or to real property.

375 (2) Consideration may take the form of monetary payments and secured financial
 376 obligations, covenants, and conditions related to the present and future use of the
 377 property, contractual commitments of the transferee, and such other forms of
 378 consideration as determined by the board to be in the best interest of the land bank.

379 (e)(1) The board shall determine and state in the land bank policies and procedures the
 380 general terms and conditions for consideration to be received by the land bank for the
 381 transfer of real property and interests in real property.

382 (2) The disposition of property by the land bank shall not be governed or controlled by
 383 any regulations or laws of the participating land bank members unless specifically
 384 provided in the applicable intergovernmental contract.

385 (f) Land bank members may, in the resolution or intergovernmental contract creating a
 386 land bank, establish a hierarchical ranking of priorities for the use of real property
 387 conveyed by a land bank, or, if the resolution or intergovernmental contract creating the
 388 land bank is silent, the board of directors may establish a hierarchical ranking of priorities
 389 for the use of real property conveyed by a land bank, including but not limited to:

390 (1) Use for purely public spaces and places;

391 (2) Use for affordable housing;

392 (3) Use for retail, commercial, and industrial activities;

393 (4) Use as conservation areas;

394 (5) Use for land trusts or for other public entities; and

395 (6) Such other uses and in such hierarchical order as determined by the board of directors
 396 of the land bank.

397 (g)(1) Subject to the requirements of paragraph (5) of subsection (i) of Code Section
 398 48-4-104, a county, municipal corporation, or consolidated government may, in the
 399 applicable intergovernmental contract or in the resolution creating a land bank, require
 400 that any particular form of disposition of real property, or any disposition of real property
 401 located within specified jurisdictions, be subject to specified voting and approval
 402 requirements of the board.

403 (2) Except and unless restricted or constrained as provided in paragraph (1) of this
 404 subsection, the board may delegate to officers and employees the authority to enter into
 405 and execute agreements, instruments of conveyance, and all other related documents
 406 pertaining to the conveyance of real property by the land bank.

407 48-4-110.

408 (a) A land bank may receive funding through grants and loans from the land bank
 409 members, from any other municipal corporations, counties, or consolidated governments
 410 in the state, from the General Assembly, from the federal government, and from other
 411 public and private sources.

412 (b) A land bank may receive and retain payments for services rendered, for rents and
 413 leasehold payments received, for consideration for disposition of real and personal
 414 property, for proceeds of insurance coverage for losses incurred, for income from

415 investments, and for any other asset and activity lawfully permitted to a land bank under
 416 this article.

417 (c) Up to 75 percent of the real property taxes collected on real property, exclusive of any
 418 state or school district ad valorem tax, conveyed by a land bank pursuant to the laws of this
 419 state shall be remitted to the land bank. The specific percentage of such taxes to be
 420 remitted, as to each land bank member, shall be set forth in the local law, ordinance, or
 421 resolution or in the intergovernmental contract of the land bank. Such allocation of
 422 property tax revenues shall commence with the first taxable year following the date of
 423 conveyance and shall continue for a period of five years. Such funds shall be remitted to
 424 the land bank in accordance with the administrative procedures established by the tax
 425 commissioner or tax collector of the county or counties in which the land bank is located.
 426 Such allocation of property tax revenues shall not occur if such taxes have been previously
 427 allocated to a tax allocation district, or to secure a debt of the municipal corporation or
 428 consolidated government, unless the tax allocation district, municipal corporation, county,
 429 or consolidated government enters into an agreement with the land bank for the remittance
 430 of such funds to the land bank.

431 (d) At the time that the land bank sells or otherwise disposes of property as part of its land
 432 bank program, the proceeds from the sale, if any, shall be allocated as determined by the
 433 land bank among the following priorities:

- 434 (1) Furtherance of land bank operations;
- 435 (2) Recovery of land bank expenses; and
- 436 (3) Remitter to the tax commissioner or tax collector for distribution to the appropriate
 437 taxing entity in proportion to and to the extent of their respective tax bills and costs.

438 Any excess proceeds shall be distributed pursuant to any applicable intergovernmental
 439 contract or land bank rules, regulations, or bylaws in accordance with the public policy
 440 stated in this article.

441 48-4-111.

442 (a) All meetings shall be open to the public, except as otherwise provided by Chapter 14
 443 of Title 50, and a written record shall be maintained of all meetings. All records of a land
 444 bank shall be subject to Article 4 of Chapter 18 of Title 50, relating to open records.

445 (b) No board member or employee of a land bank shall acquire any interest, direct or
 446 indirect, in real property owned or to be acquired by the land bank, nor shall any board
 447 member assist any third party in negotiating against the land bank for property identified
 448 by the land bank for acquisition by the land bank. No board member or employee of a land
 449 bank shall have any interest, direct or indirect, in any contract or proposed contract for
 450 materials or services to be furnished or used by a land bank. The board may adopt

451 supplemental rules and regulations addressing potential conflicts of interest and ethical
 452 guidelines for board members and land bank employees.

453 (c)(1) A land bank may be dissolved as a public body corporate and politic 60 calendar
 454 days after an affirmative resolution approved by two-thirds of the membership of the
 455 board.

456 (2) Sixty calendar days' advance written notice of consideration of a resolution of
 457 dissolution shall be given to the governing authorities of the land bank members, shall
 458 be published in a local newspaper of general circulation.

459 (3) Upon dissolution of the land bank, all real property, personal property, and other
 460 assets of the land bank shall become the assets of the municipal corporation, county, or
 461 consolidated government in which the property is located, unless provided otherwise in
 462 any applicable intergovernmental contracts.

463 (4) Land banks created pursuant to paragraphs (2) through (4) of subsection (b) of Code
 464 Section 48-4-103 shall not automatically dissolve upon the withdrawal of one or more
 465 land bank members unless the intergovernmental contract so provides, except that no
 466 municipal corporation may maintain the existence of a land bank if the county in which
 467 the municipal corporation is located withdraws from the land bank, and no county may
 468 maintain the existence of a land bank if the single municipal corporation that is both
 469 located within that county and is a member of the land bank withdraws from the land
 470 bank.

471 48-4-112.

472 (a) Whenever any real property is acquired by a land bank and is encumbered by a lien or
 473 claim for real property taxes owed to one or more of the land bank members or to
 474 municipal corporations, counties, or consolidated governments that have an
 475 intergovernmental contract with the land bank, the land bank may, by resolution of the
 476 board, discharge and extinguish any and all such liens or claims. The decision by the board
 477 to extinguish such liens or claims is subject to the voting requirements contained in
 478 subsection (i) of Code Section 48-4-104. Unless provided otherwise in an applicable
 479 intergovernmental contract, whenever any real property is acquired by a land bank and is
 480 encumbered by a lien or claim for real property taxes owed to a school district, the land
 481 bank shall notify the school district of its intent to extinguish all such liens and claims in
 482 writing. If the school district fails to object in written form to the proposed extinguishment
 483 within 30 days of receipt of such notice to the land bank, the land bank shall have the
 484 power, by resolution of the board, to discharge and extinguish any and all such liens or
 485 claims. To the extent necessary and appropriate, the land bank shall file in appropriate
 486 public records evidence of the extinguishment and dissolution of such liens or claims.

487 (b) To the extent that a land bank receives payments of any kind attributable to liens or
 488 claims for real property taxes owed to a municipal corporation, county, consolidated
 489 government, or school district on property acquired by the land bank, the land bank shall
 490 remit the full amount of the payments to the tax commissioner or tax collector for
 491 distribution to the appropriate taxing entity.

492 (c)(1) A tax commissioner or tax collector may assign, transfer, or sell to a land bank any
 493 ad valorem tax executions issued against a single property or ad valorem tax executions
 494 issued against multiple tracts of property in the geographical jurisdiction of the land bank
 495 in one or more transactions and upon such terms and conditions as are mutually
 496 acceptable to the tax commissioner and the land bank. Notwithstanding the notice
 497 requirements in subsection (c) of Code Section 48-3-19, when the land bank is the holder
 498 of a tax execution, the land bank shall provide notice of the transfer of the tax execution
 499 to the land bank in the following manner:

500 (A) Immediately upon acquisition of one or more tax executions, the land bank shall
 501 send notice of the tax execution transfer by certified mail, return receipt requested, to
 502 all interested parties whose identity and address are reasonably ascertainable. Copies
 503 of the notice of the tax execution transfer shall also be sent by first class mail to the
 504 property address to the attention of the occupants of the property, if any. In addition,
 505 notice shall be posted on the property; and

506 (B) Within 30 days of the tax execution transfer, the land bank shall cause a notice of
 507 the tax execution transfer to be published on two separate dates in the official organ of
 508 the county in which the property is located.

509 (2) The notice contained in subparagraphs (A) and (B) of paragraph (1) of this subsection
 510 shall specify:

511 (A) The name of the land bank and the contact information for the individual
 512 responsible for collecting the delinquent taxes;

513 (B) The property address;

514 (C) A description of the property;

515 (D) The tax identification number of the property;

516 (E) The applicable period of tax delinquency; and

517 (F) The principal amount of the delinquent taxes together with interest and penalties.

518 (3) The land bank may submit the execution to the levying officer 12 months after the
 519 date of transfer or 24 months after the tax giving rise to the execution was originally due,
 520 whichever is earlier.

521 (d)(1) Notwithstanding any other provision of law, at a nonjudicial tax sale conducted
 522 pursuant to Article 1 of this chapter where the tax commissioner or tax collector or the
 523 land bank is the holder of the tax execution giving rise to the sale, a land bank may tender

524 a bid in an amount equal to the total amount of all tax liens which were the basis of the
 525 execution and any accrued interest, penalties, and costs. In the event of such tender by
 526 the land bank, such bid comprises the land bank's commitment to pay not more than all
 527 costs of the sale and its assumption of liability for all taxes, accrued interest thereon, and
 528 penalties, and, if there is no other bid, the tax commissioner or tax collector shall accept
 529 the land bank's bid and make a deed of the property to the land bank.

530 (2) If there are third parties who bid on a given parcel and the land bank tenders the
 531 highest bid on that parcel, the land bank shall pay the tax commissioner or tax collector
 532 the full amount of the bid tendered by the land bank in order to obtain the parcel.

533 (e)(1) A land bank may tender a bid at any sale ordered by the court pursuant to Article 5
 534 of this chapter in an amount equal to the total amount of all tax liens which were the basis
 535 of the judgment and any accrued interest, penalties, and costs. In the event of such tender
 536 by the land bank, such bid shall comprise the land bank's commitment to pay not more
 537 than all costs of the sale and its assumption of liability for all taxes, accrued interest
 538 thereon, and penalties. If there is no other bid and the property is not redeemed by the
 539 owner in accordance with subsection (c) of Code Section 48-4-81, the tax commissioner
 540 or tax collector shall accept the land bank's bid and make a deed of the property to the
 541 land bank.

542 (2) If there are third parties who bid on a given parcel and the land bank tenders the
 543 highest bid on that parcel, the land bank shall pay the tax commissioner or tax collector
 544 the full amount of the bid tendered by the land bank in order to obtain the parcel.

545 (3) Subject to the statutory 60 day redemption period required pursuant to subsection (c)
 546 of Code Section 48-4-81, the land bank, as purchaser at such sale, shall take and
 547 thereafter have an absolute title to the property sold, free and discharged of all tax and
 548 municipal claims, liens, mortgages, charges, and estates of whatsoever kind except for
 549 those interests referenced in subsection (b) of Code Section 48-4-79. In the event of
 550 purchase by a land bank, the conveying instrument described in subsection (g) of Code
 551 Section 48-4-81 shall note the conveyance to the land bank pursuant to this article.

552 (4) The deed to the land bank shall be executed and delivered to the land bank within 90
 553 days of the sale pursuant to subsection (d) of Code Section 48-4-81.

554 (5) Notwithstanding any other provision of law, a land bank that is a transferee and
 555 holder of tax executions may file petitions of foreclosure pursuant to Article 5 of this
 556 chapter on real property located within a jurisdiction that has authorized the ad valorem
 557 tax foreclosure process contained in Article 5 of this chapter. In a petition of foreclosure
 558 pursuant to Article 5 of this chapter, a land bank is authorized to combine in a single
 559 petition multiple tracts of real property, and the court may order in a single final judgment
 560 that all or part of the real properties identified in the petition be sold to the land bank free

561 and clear of all liens and encumbrances so long as the petition and accompanying
562 affidavits provide:

563 (A) Identification of each tract of real property;

564 (B) The identities of all parties having an interest in each respective tract of property;

565 (C) The amount of the tax lien due and owing; and

566 (D) The nature of the notice of the proposed sale provided to such interested parties."

567 **SECTION 3.**

568 This Act shall become effective on July 1, 2012.

569 **SECTION 4.**

570 All laws and parts of laws in conflict with this Act are repealed.

STATE OF GEORGIA

SPALDING COUNTY

SECOND AMENDED AND RESTATED INTERLOCAL COOPERATION
AGREEMENT TO ESTABLISH AND MAINTAIN
THE GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY

The Interlocal Cooperation Agreement to Establish the Griffin-Spalding County Land Bank Authority entered into the 17th day of November, 2008, and later amended on the 23rd day of February, 2021, is hereby AMENDED this ___ day of _____ 2026, by and between the CITY OF GRIFFIN (hereinafter “CITY”), a municipal corporation organized and existing under the laws of the State of Georgia and SPALDING COUNTY, GEORGIA (hereinafter “COUNTY”), a political subdivision of the State of Georgia (collectively “the PARTIES”).

WHEREAS, there are numerous properties in the CITY and COUNTY which are tax delinquent properties, nonrevenue-generating and non-tax producing;

WHEREAS, such properties contribute to blight and deterioration in the community and constitute an economic burden thereto;

WHEREAS, the Griffin-Spalding County Land Bank Authority (hereinafter “the AUTHORITY”) was created on the 17th day of November, 2008, pursuant to Section 48-4-61 of the Official Code of Georgia Annotated by that Interlocal Cooperation Agreement between the City and the County;

WHEREAS, Section 48-4-100 et seq. of the Official Code of Georgia Annotated (hereinafter the “Land Bank Act”) authorizes any Georgia Land Bank Authority created prior to July 1, 2012, to continue in existence in accordance with the provisions of the Land Bank Act upon the unanimous consent of the AUTHORITY’S Board of Directors;

WHEREAS, on the 25th day of August, 2025, in accordance with Section 48-4-104(j) of the Land Bank Act, the Board of Directors of the AUTHORITY unanimously resolved to continue in existence according to the provisions of the Land Bank Act;

WHEREAS, the AUTHORITY shall continue to exist pursuant to this Amended and Restated

Interlocal Cooperation Agreement; and

WHEREAS title to all assets and inventory held by the AUTHORITY prior to the date of this Interlocal Cooperation Agreement shall continue to be held by the AUTHORITY, and management and disposition of such inventory shall be subject to the provisions of the Land Bank Act and this Interlocal Cooperation Agreement, including the tax allocation program authorized in Section 48-4-110(c) of the Land Bank Act and Article XI, Section E of this Interlocal Cooperation Agreement.

NOW THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid and mutual promises contained herein, the CITY and COUNTY, as parties hereto, do hereby agree as follows:

ARTICLE I
ESTABLISHMENT AND PURPOSE

There is hereby established the GRIFFIN SPALDING COUNTY LAND BANK AUTHORITY (hereinafter “the AUTHORITY”) pursuant to O.C.G.A. §48-4-100 *et seq.*, the purpose of which is to acquire the tax delinquent properties situated in the CITY and COUNTY and any property located within the CITY and COUNTY otherwise deeded to the AUTHORITY in order to foster the public purpose of returning land which is in a nonrevenue-generating, nontax-producing status to an effective utilization status or of returning real property otherwise underutilized to such status in order to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the CITY and COUNTY. In carrying out this purpose the AUTHORITY shall, in accordance with applicable laws and codes, acquire title to certain tax delinquent properties, and any other properties deeded to it, which it will inventory, organize and classify on the basis of Suitability for Use, manage, maintain, protect, rent, lease, repair, insure, alter, sell, trade, exchange or otherwise dispose of under such terms and conditions as determined in the discretion of the AUTHORITY, pursuant to the terms of this Agreement. In further carrying out this purpose, the AUTHORITY may extinguish past due tax liens filed by the PARTIES in their tax collection capacities, in accordance with the guidelines contained herein.

ARTICLE II
DEFINITIONS

The following terms used or referred to in this Agreement shall have the respective meanings:

“Abatement Liens” shall mean liens filed by a public officer of the CITY or COUNTY against real property arising from enforcement actions brought against substandard houses and structures under ordinances adopted pursuant to O.C.G.A. §41-2-9(a)(7).

“Appraisal” shall mean a valuation or an estimation of value of property by the Spalding County Tax Assessor, as assessed in the most recent tax bill levied by the Spalding County Tax Commissioner.

“Assets” shall mean everything which can be made available for the payment of the AUTHORITY’S debts; for the purpose of this Agreement, assets shall include any monetary contributions made by each party, all personal and real property owned by the AUTHORITY, and all property sales proceeds that have been distributed to the account of the AUTHORITY;

“Board” shall mean the Board of Directors of the AUTHORITY.

“City Property” shall refer to any real property located within the corporate boundaries of the City, including any improvements thereon.

“Cost” shall mean any authorized expenditure more specifically described in Article XI, Section C of this Agreement.

“County Property” shall refer to any real property, including any improvements thereon, located within the jurisdictional boundaries of the County, but outside the City or any other incorporated area within the County.

“Expenditure” shall mean any authorized expenditure more specifically described in Article XI, Section C of this Agreement.

“Inventory” shall mean a detailed listing of properties owned by the AUTHORITY that shall include, but not be limited to, the address of the property, its appraised value and the requisite information to determine suitability of use.

“Person” shall mean an individual, partnership, corporation, joint venture, association, authority,

or other legal entity recognized by the laws of the State of Georgia.

“Personal Property” shall mean everything that is subject of ownership by the AUTHORITY, not coming under the denomination of real property.

“Property” shall mean real property, including any improvements thereon.

“Public Purpose” or “Public Use” shall mean a public purpose or public use that has for its objective the promotion of the public health, safety and general welfare; broad deference shall be granted the legislative determination of whether a public purpose or use exists or will be bestowed, the essential requisite being that a public purpose or use shall affect the County and/or the City as a whole and not merely provide primary benefit for private persons.

“Special Assessment” shall mean fees assigned against and levied upon property by the City or County for sanitary purposes; the clearance of weeds or vegetative overgrowth; the removal and disposal of solid wastes; curb, street, road and sidewalk construction and maintenance, and construction, installation and maintenance of sanitary sewer and storm water sewers and facilities.

“Suitability for Use” shall refer to the determination made by the AUTHORITY of the appropriate use for each property that it administers; said determination shall be based upon factors such as existing zoning, lot topography and configuration as it relates to the development regulations of the appropriate jurisdiction, access to transportation, public utilities and water and sewer facilities, surrounding land uses and the intensity of those uses and other accepted planning and development principals.

“Tax Deed” shall refer to the deed made by the Tax Commissioner or Tax Collector pursuant to a tax foreclosure sale conducted in accordance with Georgia Law.

“Tax Delinquent Property” shall mean any property on which the taxes levied and assessed by any party remain in whole or in part unpaid on the date due and payable. For the purposes of this Agreement, a property shall be considered tax delinquent if taxes remain unpaid as of January 1st of the year following the last outstanding tax bill.

“Tax Sale Cycle” shall mean the process prescribed by the laws of the State of Georgia to bring tax delinquent properties to foreclosure sale by the Spalding County Tax Commissioner.

ARTICLE III
BOARD TO GOVERN AUTHORITY; MEMBERS;
MEETINGS; ORGANIZATION; STAFF

A. Governing Board

The AUTHORITY shall be governed by the Griffin-Spalding County Land Bank Authority Board of Directors (hereinafter “the Board”). The Board shall be composed of five (5) members: two (2) members appointed by the Board of Commissioners of the City, two (2) members appointed by the Board of Commissioners of the County, and one member filled by jointly appointing a member of the Griffin-Spalding County Board of Education or an administrative employee of the Griffin-Spalding County School District nominated by the Griffin-Spalding County Board of Education. Each member shall serve at the pleasure of the respective appointing authority for a term of four (4) years and shall serve without compensation. The members shall be residents of the COUNTY and may be employees of the PARTIES. Any vacancy on the Board shall be filled for the remainder of the unexpired term in the same manner as the original appointment.

B. Board Meetings

The Board shall meet from time to time as required, and the presence of three (3) members shall constitute a quorum. Unless meeting pursuant to an adopted regular meeting schedule, all meetings shall be called and noticed in accordance with the Georgia Open Meetings Law. Approval by a majority of the Board members then in office shall be necessary for any action to be taken by the AUTHORITY. All meetings of the Board shall be open to the public, except as otherwise provided by Chapter 14 of Title 50, and a written record shall be maintained of all meetings. A chairperson shall be elected annually at the first meeting of the Board from among its members.

C. Board Personnel

The AUTHORITY may employ its own staff or may utilize employees of the PARTIES, as

determined and agreed upon by the PARTIES and as set forth hereinafter. The Board shall appoint a Secretary who shall keep and record all Minutes and official records of Board actions and activities.

ARTICLE IV
POWERS OF THE AUTHORITY

The AUTHORITY shall be a public body corporate and politic with the power to sue and be sued, to accept and issue deeds to real property in its name, to institute quia timet actions and shall have any other powers necessary and incidental to carry out the powers granted by O.C.G.A. §48-4-100, *et seq.*, the Georgia Land Bank Authorities Act.

ARTICLE V
ACQUISITION OF PROPERTY

The AUTHORITY shall have the power to acquire property in any manner and by any method believed to foster the public purpose of the Act, including, but not limited to:

1. Acceptance of donations of property from the PARTIES or from Persons; such procedures may include the imposition of “processing fees” to cover the costs of title examinations or other related expenses;
2. Purchase from the PARTIES or from Persons upon such terms as the AUTHORITY deems to be in the best interest of the AUTHORITY and to be in furtherance of the purposes of this Agreement and the Act;
3. Acceptance of forfeited property pursuant to O.C.G.A. §16-13-49(u)(2.1)(D);
4. The AUTHORITY may negotiate acquisition of property directly from the PARTIES or from Persons upon such terms as the AUTHORITY deems to be in the best interest of the AUTHORITY and to be in furtherance of the purpose of this Agreement;
5. As to property which is tax delinquent but not yet foreclosed upon, the AUTHORITY may request the Spalding County Tax Commissioner to initiate judicial in rem tax foreclosure procedures and may enter into commitments to acquire property at such proceedings in accordance with state law. The PARTIES, together with the AUTHORITY, shall assist in the foreclosure of the tax

liens against these properties;

6. If either the CITY or the COUNTY obtains a judgment against a tax delinquent property within the COUNTY for taxes and, to satisfy the judgment, the property is ordered sold at a tax sale, the AUTHORITY may tender one bid at such sale and such bid shall comprise the AUTHORITY'S commitment to pay not more than all costs of the sale and its assumption of liability for all taxes, accrued interest thereon, and penalties, and, if there is no other bid, the Tax Commissioner shall accept the AUTHORITY'S bid and make a deed of the property to the AUTHORITY. In assuming liability for all taxes, accrued interest and penalties thereon, payment thereof shall be deferred until such time as the AUTHORITY determines disposition of the property in accordance with Article VII.

In accordance with the provisions of O.C.G.A. §48-4-106, the AUTHORITY shall have the right to foreclose the right to redeem property at any time after the twelve (12) month redemption period has expired pursuant to O.C.G.A. §48-4-65. Notwithstanding the foregoing provisions of this subsection, the right of redemption shall automatically terminate and expire upon failure to redeem in accordance with O.C.G.A. §48-4-81 where the tax sale was conducted pursuant to the provisions of O.C.G.A. §48-4-75 *et seq.* governing judicial in rem tax foreclosures.

ARTICLE VI ADMINISTRATION OF PROPERTIES

A. Title

The AUTHORITY shall hold in its own name, for the benefit of the CITY and COUNTY, all properties conveyed to it by the PARTIES, all tax delinquent properties acquired by it pursuant to O.C.G.A. §48-4-100 *et seq.*, all properties conveyed to it pursuant to O.C.G.A. §16-13-49(u)(2.1)(D), and all properties otherwise acquired.

B. Administration of Property

The AUTHORITY shall administer the properties acquired by it as follows:

1. All property acquired by the AUTHORITY shall be inventoried and appraised, and the

Inventory shall be maintained as a public record;

2. The AUTHORITY shall organize and classify the property on the basis of Suitability for Use;

3. The AUTHORITY shall maintain all property held by it in accordance with applicable laws and codes;

4. The AUTHORITY shall have the power to manage, maintain, protect, rent, lease, repair, insure, alter, sell, trade, exchange, or otherwise dispose of any property in its inventory on terms and conditions determined in the discretion of and subject to the policies and procedures of the AUTHORITY;

5. The AUTHORITY may assemble tracts or parcels of property for public parks, preservation of greenspace or open space, protection of the environment, or other public purposes and to that end may exchange parcels and otherwise effectuate the purposes set forth herein.

6. The acquisition or disposal of property by the AUTHORITY shall not be governed or controlled by any ordinance or regulation of the PARTIES, except applicable zoning, development regulations and utility policies, unless specifically provided herein or in a subsequent modification of this agreement, and transfers of property by the PARTIES shall be treated as transfers to a body politic as contemplated by subparagraph (a)(2)(A) of O.C.G.A. §36-9-3.

7. Notwithstanding the above, in the disposition and acquisition of property, the AUTHORITY shall consider and prioritize the development goals and objectives of the CITY and COUNTY to include, but not be limited to, the transfer of property to the CITY, COUNTY, or other public entities upon request by the same.

ARTICLE VII
DISPOSITION OF PROPERTY

A. Authority to Convey

Property held by the AUTHORITY may be sold, traded, exchanged, or otherwise disposed of by the AUTHORITY so long as the disposition is approved by the majority of the AUTHORITY membership

as required in Article III hereinabove and approved as follows:

1. If the property is located within the CITY, approved by both AUTHORITY members appointed by the Board of Commissioners of the City and one of the AUTHORITY members appointed by the Board of Commissioners of the County;
2. If the property is located within the COUNTY, but outside the CITY, approved by both AUTHORITY members appointed by the Board of Commissioners of the County and one of the AUTHORITY members appointed by the Board of Commissioners of the City.

B. Criteria for Conveyance

Property owned by the AUTHORITY shall be conveyed in accordance with the Land Bank Act and according to criteria determined by the Board and contained in the policies and procedures adopted by the Board. The Board may adopt policies and procedures that set forth priorities for a transferee's use of Real Property conveyed by the Land Bank, including, but not limited to, affordable housing and commercial development. Upon the adoption of policies and procedures by the Board, said policies and procedures shall be attached hereto as an Exhibit to this Agreement.

C. Establishing Sales Price

Pursuant to O.C.G.A. §48-4-109, the sales price of AUTHORITY property shall be set by the AUTHORITY.

D. Disbursement of Sales Proceeds:

The proceeds, if any, from the sale or transfer of Real Property by the AUTHORITY shall be retained, expended, or transferred by the AUTHORITY as determined by the Board in the best interests of the AUTHORITY and in accordance with the Land Bank Act.

E. Extinguishing Taxes

The AUTHORITY shall have the power at the time it sells or otherwise disposes of property to extinguish all CITY and COUNTY taxes pursuant to the provisions of O.C.G.A. § 48-4-112; provided, however, the AUTHORITY shall not extinguish any delinquent school district taxes then owed without

first obtaining the consent, by resolution, of the Griffin- Spalding County Board of Education. In determining whether or not to extinguish CITY and COUNTY taxes, the AUTHORITY shall consider the public benefit to be gained by tax forgiveness with primary consideration given to purchasers who intend to build or rehabilitate low-income housing. The decision by the AUTHORITY to extinguish taxes is subject to the vote requirements for dispositions of property as stated in subparagraph (A) above.

ARTICLE VIII
DEVELOPMENT OF PROPERTIES CONVEYED BY THE AUTHORITY

Pursuant to this Agreement and its policies and procedures, as applicable, the AUTHORITY may create and revise regulations for development of property conveyed by the AUTHORITY based on the property's current condition, zoning status, location and dimensions, consistent with the Comprehensive Plan and ordinances of the jurisdiction in which the property is located. The AUTHORITY may also create and impose covenants and/or deed restrictions which will govern the future use of each property for the purpose of furthering the objectives of the AUTHORITY, the CITY, and the COUNTY.

ARTICLE IX
WAIVER OF SPECIAL ASSESSMENTS

Upon the request of the AUTHORITY and for the purposes of fostering the goals and objectives of the AUTHORITY, the CITY or the COUNTY, at its option and from time to time by resolution, may exempt the AUTHORITY and its successors in interest from the payment of Special Assessments and Abatement Liens levied by the CITY or the COUNTY, respectively, against properties owned by the AUTHORITY. Terms for waiver and release of abatements liens may require the owner entering into a contract with the CITY or COUNTY agreeing to rehabilitate the property, including improvements thereon, a timetable for completion of the rehabilitation and demonstration of financial means to accomplish such rehabilitation.

ARTICLE X
PROVISIONS FOR STAFFING AND RETENTION OF OUTSIDE SERVICES

A. Employment and Compensation of Staff

In accordance with Article III, Section C herein, The AUTHORITY may employ, or utilize the employees of the PARTIES, through contract or otherwise, any staff deemed necessary to carry out the duties and responsibilities of the AUTHORITY.

B. Contribution of Support Personnel

1. CITY and COUNTY personnel may provide additional staff resources to the AUTHORITY consistent with the terms and conditions of this Agreement and for the purpose of assisting the Board in the execution of its duties and responsibilities. In addition, the CITY and COUNTY shall cooperate fully with the AUTHORITY regarding access to records, the identification of properties for purchase at tax sale, joint foreclosure of redemption rights, maintenance of properties, preparation for AUTHORITY sales, closing on AUTHORITY properties and post-sale follow-up and monitoring.

2. Upon written request of the AUTHORITY, the County Tax Commissioner shall process tax delinquent properties located in either the COUNTY or the CITY and, in accordance with O.C.G.A. §48-4-75 *et seq.*, bring these properties to tax sale as soon as practical.

C. Retention of Outside Consultants

The Board, in its discretion and within the line-item approval set forth in the annual budgets approved by the CITY, COUNTY and AUTHORITY, shall be authorized to expend funds to obtain consulting, legal, accounting, engineering, and other services as needed to carry out its duties and responsibilities and to implement its plans, programs and activities.

**ARTICLE XI
FUNDING AND EXPENDITURES**

A. Establishment of Budget

1. The Board shall establish the AUTHORITY'S budget annually and submit this budget to the CITY and COUNTY as directed by the PARTIES. The budget documents submitted to the CITY and COUNTY shall list and describe total requests made to the CITY and COUNTY and shall state the portion requested from each Party, which shall be equitably apportioned pro rata based on the Appraisal of the

properties owned by the AUTHORITY lying and being within the political boundaries of the CITY and COUNTY.

2. Any funds held by the AUTHORITY shall be applied to the fulfillment of the monetary obligations as identified as part of the Board's annual budget and shall be identified as such in any budget documents submitted to the CITY and COUNTY.

B. Management of Funds

The chief administrative officer of the AUTHORITY, or other person designated by the AUTHORITY, shall be charged with the management of sales proceeds, monetary contributions made by the PARTIES, donations and other AUTHORITY funds. The person designated to manage the AUTHORITY'S funds shall work with the CITY'S Finance Department staff to maintain a set of books and records. The AUTHORITY shall provide quarterly financial reports to the PARTIES that detail accounting activities during the period. In addition, the books and records of the AUTHORITY shall be audited annually.

C. Authorized Expenditures

The AUTHORITY shall, in its discretion and within the budgetary guidelines set forth in this Agreement, expend such funds as necessary in payment of legal fees, advertising fees, notification of lienholders, title searches, appraisals and other services and/or equipment that are required to fulfill the intent of the Act and the purposes of this Agreement.

D. Budget Contribution

1. Budget requests to the CITY and COUNTY shall include only costs that are not covered by other funds of the AUTHORITY.

2. The total COUNTY contribution for any given fiscal year shall be subject to the annual approval by the Spalding County Board of Commissioners.

3. The total CITY contribution for any given fiscal year contribution is subject to the annual approval of the Board of Commissioners of the City of Griffin.

E. Tax Allocation

The CITY and COUNTY agree that in accordance with Section 48-4-110(c) of the Land Bank Act, [0%] of the Real Property taxes collected on Real Property, exclusive of any state or school district ad valorem tax, conveyed by the Land Bank after the Effective Date shall be remitted to the Land Bank commencing with the first taxable year following the date of conveyance and shall continue for a period of five years.

ARTICLE XII
DURATION AND TERMINATION OF AGREEMENT

A. Duration

The effective date of this Second Amended and Restated Interlocal Cooperation Agreement to Establish and Maintain the Griffin-Spalding County Land Bank Authority shall be _____, 2026. This Agreement shall remain in full force and effect for a period of one (1) year thereafter. At the anniversary date and each anniversary date thereafter, this Agreement shall be renewed automatically unless terminated in accordance with the provisions of this Agreement or by operation of law.

B. Unilateral Termination

Any Party may withdraw at the expiration of any one-year term by giving 90 days written notice to the other Party. Upon the effective withdrawal of any Party, the AUTHORITY shall be dissolved.

C. Dissolution and Distribution of Assets

In the event this Agreement is terminated by agreement of the PARTIES or dissolved pursuant to O.C.G.A. §48-4-61(d), the AUTHORITY shall dissolve and conclude its affairs. All assets of the AUTHORITY shall be used to satisfy the then-existing legal obligations of the AUTHORITY. After satisfaction of all legal obligations, any property remaining shall be distributed pro rata according to its appraised value to the PARTIES; provided, however, to the extent feasible, all real property held by the AUTHORITY at the time of termination which was acquired by the AUTHORITY through donation from a Party shall be distributed to the donating Party.

ARTICLE XIII
AMENDMENTS TO AGREEMENT

Any amendments to this Agreement shall be in writing and shall be signed by the COUNTY and CITY and shall be styled as an Amended and Restated Interlocal Agreement.

ARTICLE XIV
GOVERNING LAW

This Agreement shall be governed in all aspects, as to validity, construction, capacity, performance or otherwise, by the laws of the State of Georgia.

ARTICLE XV
RULES OF CONSTRUCTION

For the purposes of administration and enforcement of this Agreement, unless otherwise stated in the Agreement, the following rules of construction shall apply:

- A. The paragraph headings used in this Agreement are included solely for convenience and shall not affect, or be used in connection with, the interpretation of this Agreement.
- B. The word “shall” in this Agreement is always mandatory; the word “may” is always permissive.
- C. Words used in the present tense shall include the future and words used in the singular number shall include the plural and the singular, unless the context clearly indicates the contrary.

ARTICLE XVI
ENTIRE AGREEMENT

The Agreement constitutes the entire understanding and agreement between the PARTIES and supersedes any and all agreements, whether written or oral, that may exist between the PARTIES regarding the same. No amendment or modification to this Agreement or any waiver of any provisions hereof shall be effective unless in writing and signed by both PARTIES and complies with the provisions of this Agreement.

ARTICLE XVII
SEVERABILITY

In the event that any portion of this Agreement shall be declared null and void, the remaining portions of the Agreement shall remain in full force and effect.

WITNESS the signature of the PARTIES first above written.

CITY OF GRIFFIN

SPALDING COUNTY

By: _____
Douglas S. Hollberg, Mayor

By: _____
Clay Davis, Chairperson

Attest: _____
Jessica W. O'Connor, City Manager

Attest: _____
Dr. Steve Ledbetter, County Manager

Approved as to form:

Approved as to form:

Andrew J. Whalen, III, City Attorney

Stephanie W. Windham, County Attorney

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

ATTACHMENTS:

[GSCLBA-Policies and Procedures- 01.22.26.pdf](#)



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

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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)

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

ATTACHMENTS:

[522 Meriwether St-Current Photos.pdf](#)

[522 Meriwether St-Renderings.pdf](#)

























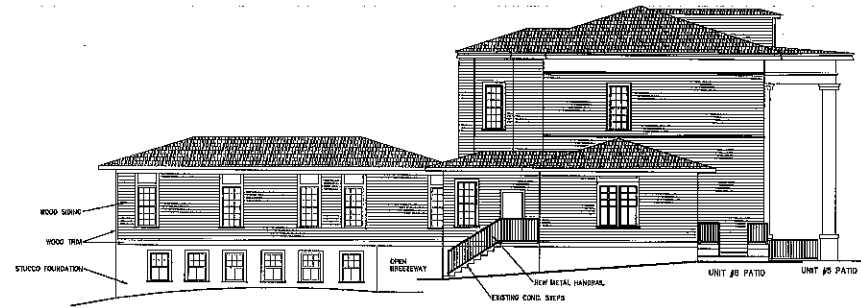




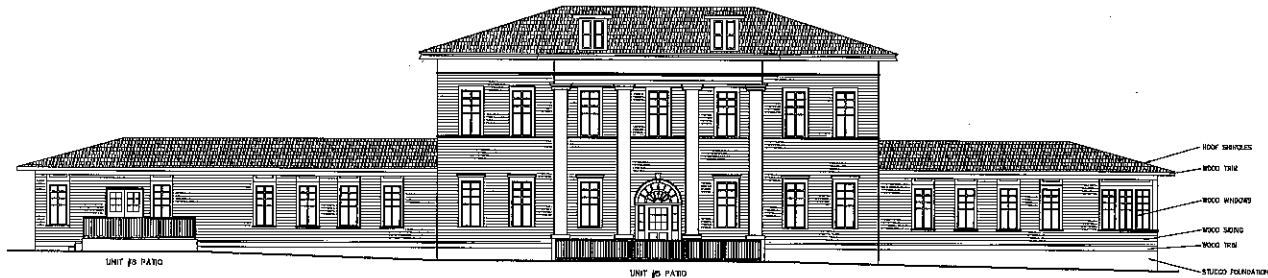








HAISTEN CONDOS - LEFT SIDE ELEVATION
 1/8" = 1'-0"

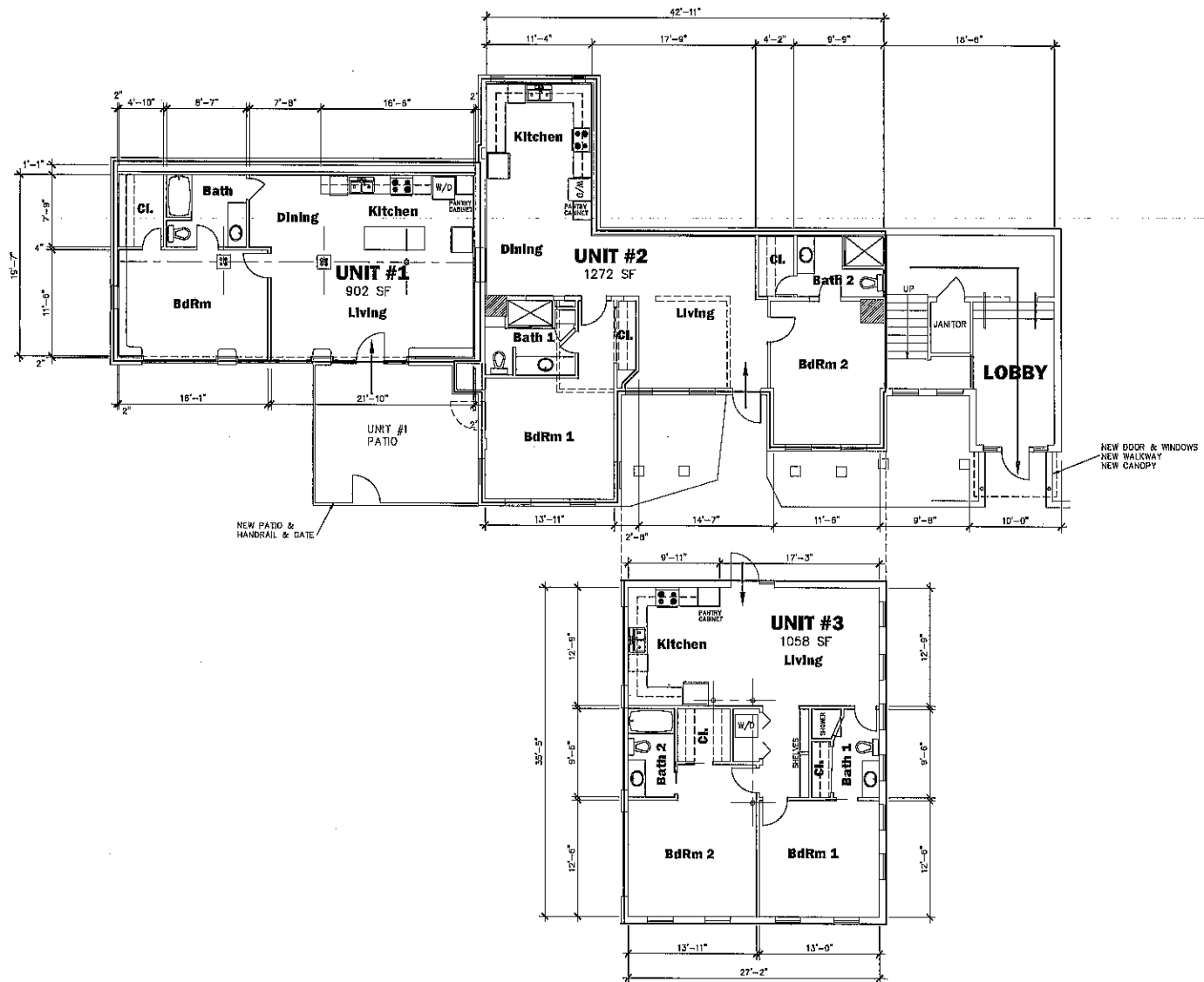


HAISTEN CONDOS - FRONT ELEVATION
 1/8" = 1'-0"

NOTE: THE INTENT IS TO NOT MAKE CHANGES TO THE EXTERIOR OTHER THAN TO REPAIR WHATEVER NEED REPAIRING AND NEW ROOF AND HANDRAILS AROUND NEW PATIOS. THE MAIN ENTRANCE ON THE REAR WILL HAVE A METAL OF FABRIC FINISH & CONCRETE SIDEWALK.

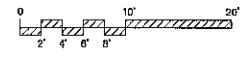
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 CDGM. NO. 2505
 DATE: JUNE 10, 2025
 REVISIONS:
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 RELEASED FOR CONSTR.

SHEET TITLE
 ELEVATIONS
 SHEET NO.
A7
 1 OF 1



1st FLOOR PLAN

3/16" = 1'-0" 6484 SF

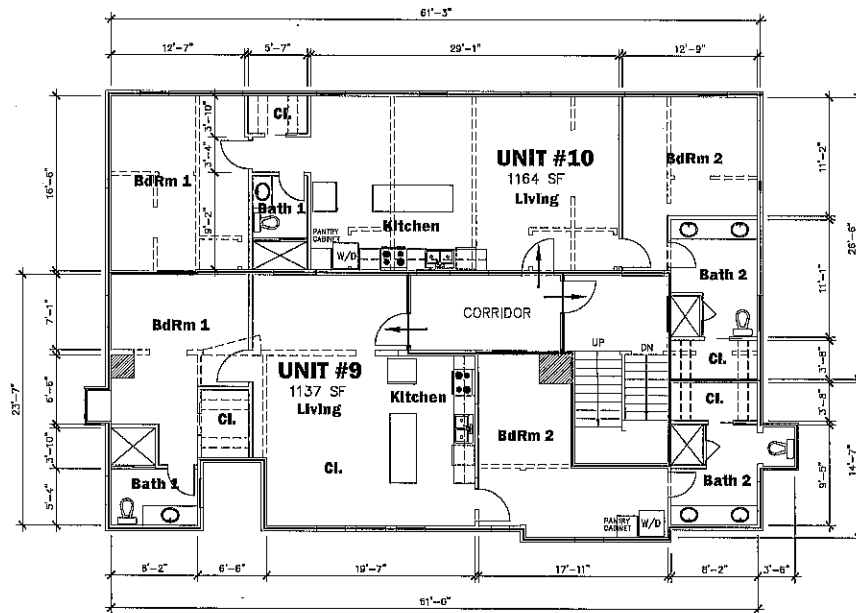


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 P.O. Box 3385 Atlanta, Georgia 30302 404-523-2509

Haisten Condominiums Renovation
 522 Meriwether Street, Griffin, Georgia 30223

DRAWN WCC
 APPROVED WCC
 COMM. NO. 2505
 DATE APRIL 2, 2006
 REVISIONS
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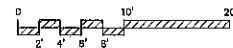
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 1st FLOOR PLAN
 SHEET NO.
A1
 1 OF 1



3rd FLOOR PLAN

3/16" = 1'-0"

2545 SF



NOT

DRAWN	WCC
APPROVED	WCC
CDMAL NO.	2505
DATE	APRIL 2, 2025
REVISIONS:	
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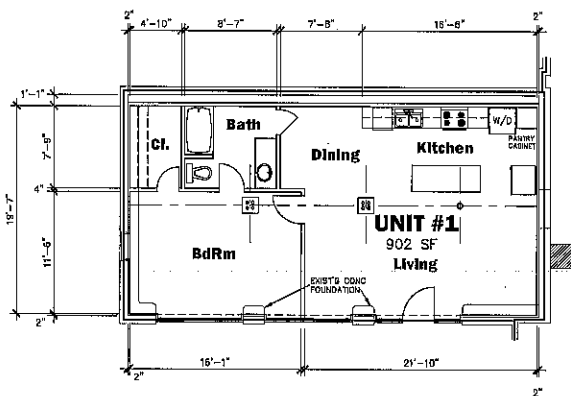
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3rd FLOOR PLAN

SHEET NO.

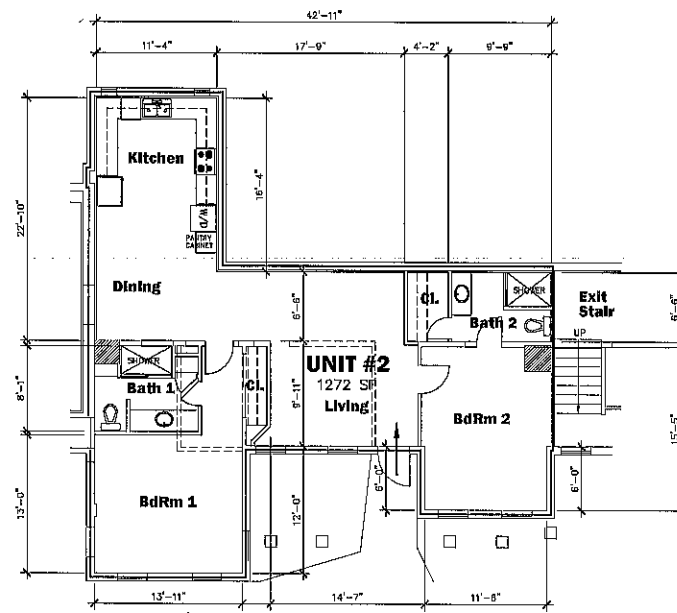
A3

3 OF 4



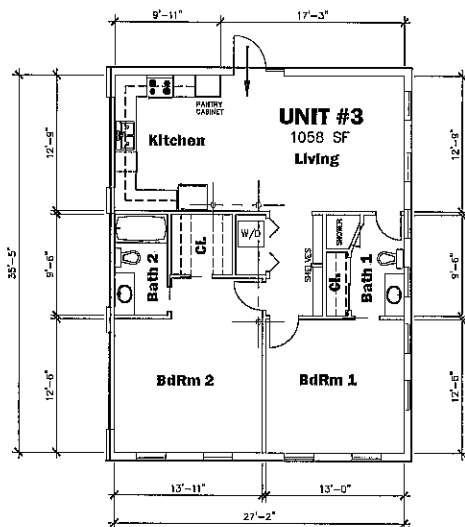
UNIT 1 - 1st FLOOR

3/16" = 1'-0" 902 SF



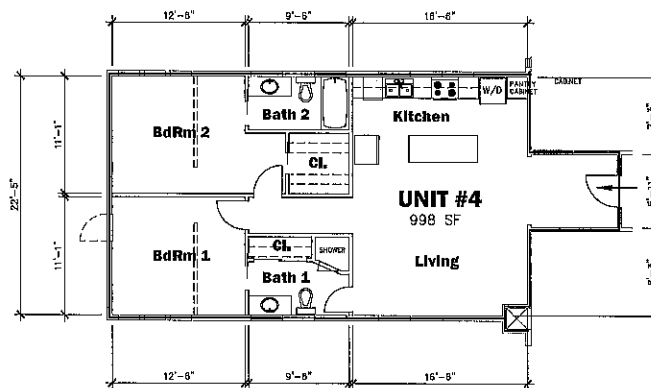
UNIT 2 - 1st FLOOR

3/16" = 1'-0" 1272 SF



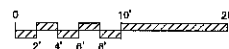
UNIT 3 - 1st FLOOR

3/16" = 1'-0" 1058 SF



UNIT 4 - 2nd FLOOR

3/16" = 1'-0" 998 SF

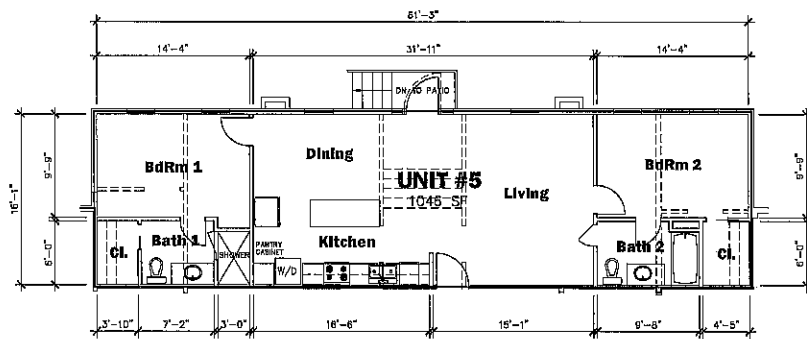


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 522 Meriwether Street, Griffin, Georgia 30223

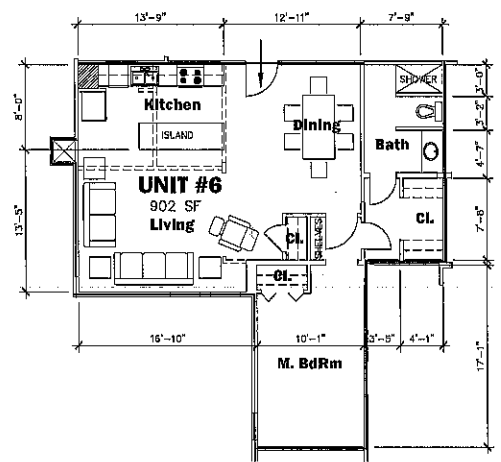
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 UNITS 1 - 4 FLOOR
 PLANS
 SHEET NO.
A4
 4 OF 8



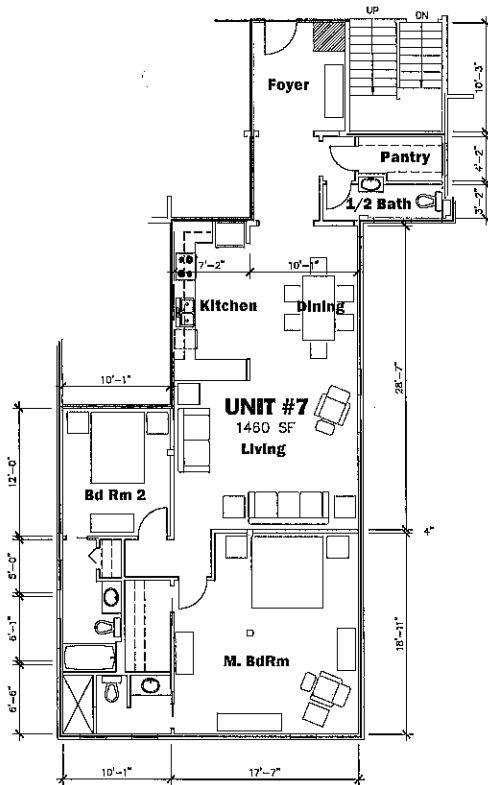
UNIT 5 - 2nd FLOOR

3/16" = 1'-0" 1046 SF



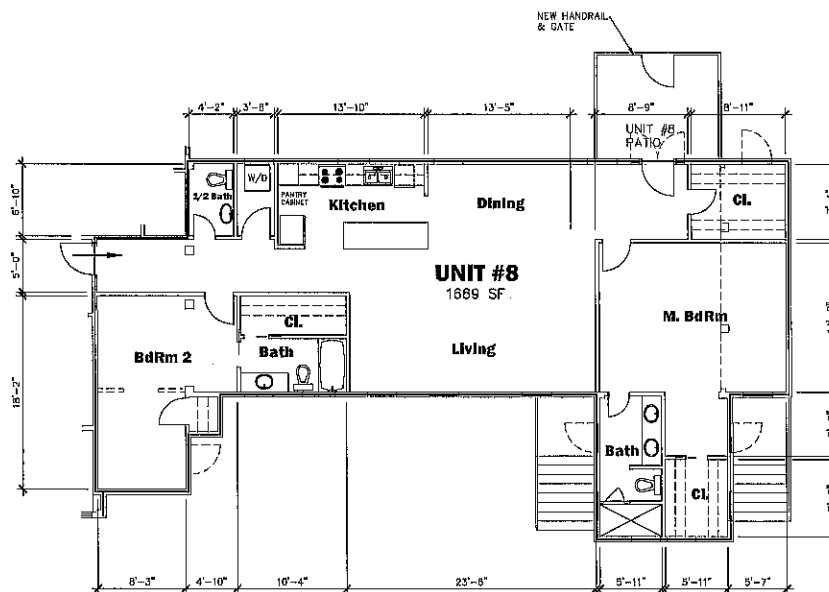
UNIT 6 - 2nd FLOOR

3/16" = 1'-0" 902 SF



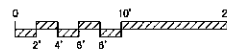
UNIT 7 - 2nd FLOOR

3/16" = 1'-0" 1460 SF



UNIT 8 - 2nd FLOOR

3/16" = 1'-0" 1669 SF



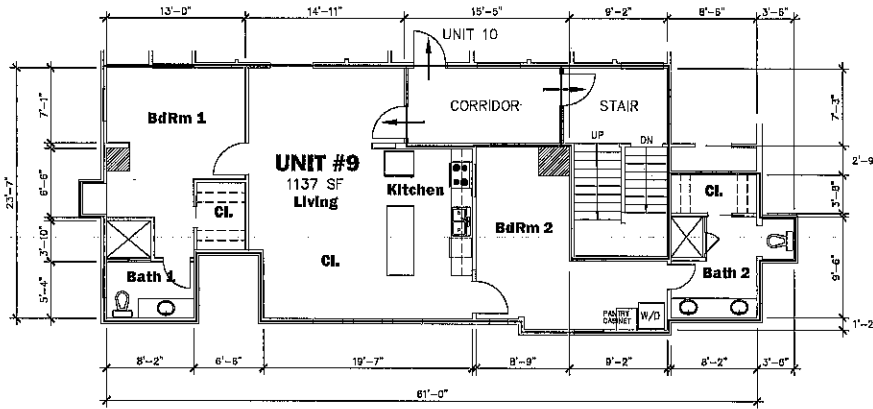
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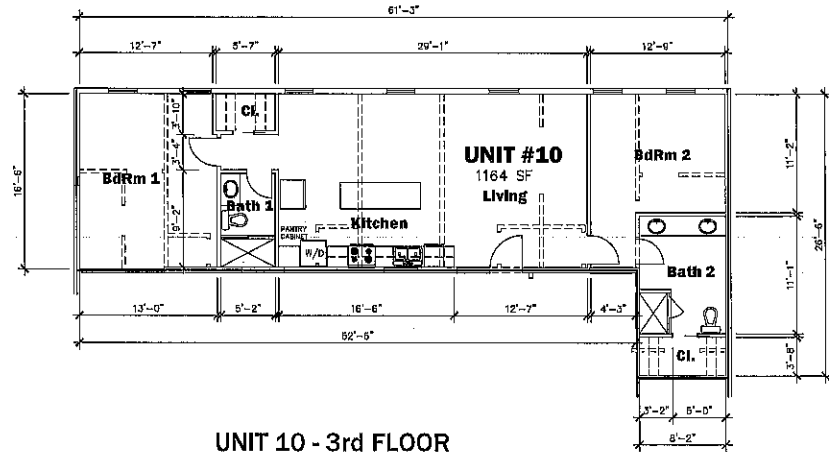
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DATE APRIL 15, 2025
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SHEET TITLE
UNITS 5-8 FLOOR
PLANS
SHEET NO.
A5
6 OF 8



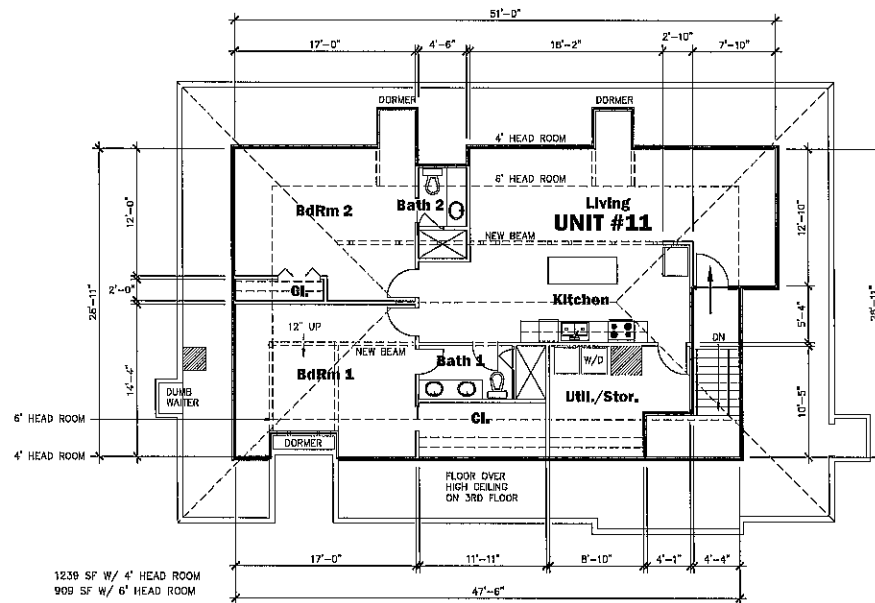
UNIT 9 - 3rd FLOOR

3/16" = 1'-0" 1137 SF



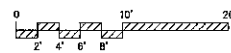
UNIT 10 - 3rd FLOOR

3/16" = 1'-0" 1164 SF



UNIT 11 - 4th FLOOR (attic)

3/16" = 1'-0" 1239 SF



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APPROVED WCC
CDMA. N.L. 2505
DATE APRIL 15, 2025
REVISIONS:
NOT RELEASED FOR CONSTR.

SHEET TITLE
UNITS 9 - 11 FLOOR
PLANS
SHEET NO.

A6

5 OF 5

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

ATTACHMENTS:

[Land Bank Authority Manager-Dispostion Workplan 2025-2026.pdf](#)

Land Bank Authority Manager Disposition Workplan 2025-2026

	Street #	PREFIX	STREET	SUFFIX	Jurisdiction	PARCEL ID	Purchaser or Potential Purchaser	Contract Status	Foreclosure Status	Explanation	Plan
Outstanding LBA Parcels Contracts to Close											
1	118		Short	St	Griffin	003C04034	Daphne Duplesis Saddler	Void;	Complete	Didn't Execute	Application
2	110		Valley	Dr	Spalding	125A02013	Samaria Diaz	None	None	Did not Foreclose; customer declined	Application
3	214	N	3rd	St	Griffin	018 28006A	Nikki Evans	None	Complete	No contract in File	Application
4	428	E	Tinsley	St	Griffin	007 17006	Roshanda Dallas	None	Complete	No contract in File	RFP
5	110		Davidson	Cir	Spalding	258A02002	Carolyn Cobb	Open	Complete	Expected Close March 2026	\$1,500.00
6	108		Hillsborough	Ct	Griffin	275B01053	Carolyn Cobb	Open	Complete	Expected Close March 2026	\$5,000.00
7	47		Dundee Lake	Cir	Griffin	245 01051	Corey Dreher	Open	Complete	Expected Close May 2026	\$6,000.00
8	1230	N	Ext 9th	St	Spalding	108B01011	Mike Jackson	Open	None	Title work outstanding	Sell
9	1360	N	Ext 9th	St	Spalding	108 06024A	Mike Jackson	Open	None	Christopher Error	Sell
10	808		Meriwether	St	Griffin	024 09002	Levi McSheen	Void;	None	GSCLBA Cancelled Contract	Land Banking Agreement to City
11	809		Pamela	St	Griffin	048 01018	Levi McSheen	None	Complete	GSCLBA Cancelled Contract	RFP
12	810		Pamela	St	Griffin	048 03007	Levi McSheen	None	Complete	GSCLBA Cancelled Contract	RFP
13	811		Pamela	St	Griffin	048 01019	Levi McSheen	None	Complete	GSCLBA Cancelled Contract	RFP
14	818		Hallyburton	St	Griffin	009 01032	Tyrone and Annie White	Open	Donation	Side Lot Program	SLP
15	122		Ella	St	Griffin	003C05004	Spencer Miller	Closed	Complete	Closed	\$1,500.00
16	1734		Turnberry	St	Spalding	080A03005	Daniel Robinson	Closed	Complete	Closed	\$11,000.00
17	317	N	Hill	St	Griffin	008 13008	John and Sallie McDowell	Closed	Complete	Closed	\$3,125.00
18			Davidson	Dr	Griffin	256A1032A	Josh Gardner	Void;	Complete	Customer did not execute; SLP	Greenspace
19	526		Lane	St	Griffin	008 16008A	Deborah Williams	Void	Complete	Customer did not close	Application
20			Rehoboth	Rd	Spalding	125 02013A	Jerry L Scott	None	None	Title issue	No Further Action
21	504	E	Tinsley	St	City	006 13001	Rodriguez Jester	Closed	Complete	Closed	\$1,500.00
22	508	E	Tinsley	St	City	006 13001A	Rodriguez Jester	Closed	Complete	Closed	Closed
23	309	E	Tinsley	St	City	007 06039B	Christopher Ray	Void	Complete	Customer did not execute agreement	Application
24			Newnan	Rd	Spalding	268 02010F	Nakisha Elder	Void	Complete	Customer did not execute agreement	SLP
25	116		Pecan	Pt	Spalding	233 03020	OJ Mayes	None	Complete	Did not Foreclose; customer declined	RFP
26	118		Pecan	Pt	Spalding	233 03019	OJ Mayes	None	Complete	Did not Foreclose; customer declined	RFP
27	152		Second	Ave	Spalding	101 01012	OJ Mayes	None	None	GSCLBA Cancelled Contract	RFP
28	103		Central Lake	Dr	Spalding	121A01007	Levi McSheen	None	Complete	GSCLBA Cancelled Contract	Application
29	207		Central Lake	Dr	Spalding	121A02002	James Maddox	Closed	Complete	Closed	Closed
30	0		Collier	ST	City	067 05002C	Erick Tinoco	Open	None	Property Enroachments	Cancel Agreements-SLP
31	0		Collier	ST	City	067 05002B	Erick Tinoco	Open	None	Property Enroachments	Cancel Agreements-SLP
32	0		Collier	ST	City	067 05002A	Erick Tinoco	Open	None	Property Enroachments	Cancel Agreements-SLP
33	109		PRINCESS	CIR	SPALDING	275B01006	None	None	Complete	No contract in File	RFP
34			PRINCESS	CIR	SPALDING	268 02041	None	None	Complete	No contract in File	RFP
35	815	N	9TH	ST	GRIFFIN	002 01006	Vickie Davis	None	None	Title Issue	No Further Action
36	411		NORTHSIDE	DR	SPALDING	108A07020	Bernard Dorelien	Open	Complete	Expected Close June 2026	Sell
37			NORTHSIDE	DR	SPALDING	108A07024	Bernard Dorelien	Open	Complete	Expected Close June 2026	Sell

Land Bank Authority Manager Disposition Workplan 2025-2026

38	1005		MERIWETHER	ST	GRIFFIN	051 03019	Ricardo Cheeves	Open	Open	Expected Close July 2026	\$1,300.00
39	1009		MERIWETHER	ST	GRIFFIN	051 03018	Ricardo Cheeves	Open	Open	Expected Close July 2026	\$1,300.00
40	1017		MERIWETHER	ST	GRIFFIN	051 03017	Ricardo Cheeves	Open	Complete	Expected Close July 2026	\$2,500.00
41	1102		PARKVIEW	DR	GRIFFIN	048 05012	Ricardo Cheeves	Open	Complete	Expected Close July 2026	\$2,200.00
42	309	N	17th	St	Griffin	058 08014	Cierra Slaton	Open	Open	No Contract in File	RFP
43	213	E	Quilly	St	Griffin	007 15021A	Levi McSheen	Void	Donation	GSCLBA Cancelled Contract	RFP
44	215	E	Quilly	St	Griffin	007 15012 A	Levi McSheen	Void	Donation	GSCLBA Cancelled Contract	RFP
45	111		Pecan	Pt	Spalding	233 03015	Patricia Jones	Void	Complete	Customer did not execute agreement	RFP
46	113		Pecan	PT	Spalding	233 03016	Patricia Jones	Void	Complete	Customer did not execute agreement	RFP
47	817		Ray		Griffin	009 14006	Christy Phelps	Closed	Complete	Closed	\$1,100.00
48	341	N	14th	St	Griffin	009 15007	Theo House	Closed	Complete	Closed	\$1,000.00
49	215	N	8th	st	Griffin	012 22008	Erick Tinoco	Open	Open	Expected Close August 2026	Sell
50	428	N	13th	St	Griffin	009 06015	Markeda Fultz	Closed	Donation	Closed	SLP
LBA Parcels to be Conveyed to City of Griffin						PARCEL ID	Purchaser or Potential Purchaser	Contract Status	Foreclosure Status	Explanation	Plan
1	751		BECK	ST	GRIFFIN	046 04012	CoG	None	None	Title Issue	Land Banking Agreement to CoG
2	0		BECK	ST	GRIFFIN	046 09016A	CoG	None	None	Outstanding Title	Land Banking Agreement to CoG
3	0		BECK	ST	GRIFFIN	046 09016B	CoG	None	None	Outstanding Title	Land Banking Agreement to CoG
4	867		BOOKER	ST	GRIFFIN	046 03007	CoG	None	Donation		Land Banking Agreement to CoG
5	0		BOOKER	ST	GRIFFIN	046 03003	CoG	None	Donation		Land Banking Agreement to CoG
6	1133	Ext W	COLLEGE	ST	GRIFFIN	051 04018	CoG	None	None	None	Land Banking Agreement to CoG
7	1135	Ext W	COLLEGE	ST	GRIFFIN	051 04019	CoG	None	None	None	Land Banking Agreement to CoG
8	1137	Ext W	COLLEGE	ST	GRIFFIN	051 04020	CoG	None	None	None	Land Banking Agreement to CoG
9	1139	Ext W	COLLEGE	ST	GRIFFIN	051 04021	CoG	None	None	None	Land Banking Agreement to CoG
10	1143	Ext W	COLLEGE	ST	GRIFFIN	051 04023	CoG	None	None	None	Land Banking Agreement to CoG
11	8		KENTUCKY	AVE	GRIFFIN	003 03021	CoG	None	None	None	Land Banking Agreement to CoG
12	9		KENTUCKY	AVE	GRIFFIN	003 03020	CoG	None	None	None	Land Banking Agreement to CoG
13	105		KENTUCKY	AVE	GRIFFIN	003 02010	CoG	None	None	None	Land Banking Agreement to CoG
14	232		KENTUCKY	AVE	GRIFFIN	003 06009A	CoG	None	None	None	Land Banking Agreement to CoG
15	239		KENTUCKY	AVE	GRIFFIN	003 03019	CoG	None	None	None	Land Banking Agreement to CoG
16	214		LEXINGTON	AVE	GRIFFIN	003 03007	CoG	None	None	None	Land Banking Agreement to CoG
17	216		LEXINGTON	AVE	GRIFFIN	003 03008	CoG	None	None	None	Land Banking Agreement to CoG
18	236		LEXINGTON	AVE	GRIFFIN	003 03015	CoG	None	None	None	Land Banking Agreement to CoG
19	0		LEXINGTON	AVE	GRIFFIN	003 03016	CoG	None	None	None	Land Banking Agreement to CoG
20	808		MERIWETHER	ST	GRIFFIN	024 09002	CoG	None	None	None	Land Banking Agreement to CoG
21	702		SCALES ST	ST	GRIFFIN	046 03001	CoG	None	In-Progress	In-Progress	Land Banking Agreement to CoG
22	746		SCALES ST	ST	GRIFFIN	046 04021	CoG	None	None	Title Issue	Land Banking Agreement to CoG
23	0		SCALES ST	ST	GRIFFIN	046 03002	CoG	None	In-Progress	In-Progress	Land Banking Agreement to CoG

Land Bank Authority Manager Disposition Workplan 2025-2026

24	824		WESTBROOK	ST	GRIFFIN	046 09005	CoG	None	None	Title Issue	Land Banking Agreement to CoG
LBA Parcels to be Conveyed to Spalding County						PARCEL ID	Purchaser or Potential Purchaser	Contract Status	Foreclosure Status	Explanation	Plan
1	2760		OLD ATLANTA	RD	SPALDING	242A01026	Spalding County	None	None	None	Land Banking Agreement to Spalding
2	2780		OLD ATLANTA	RD	SPALDING	242A01025	Spalding County	None	None	None	Land Banking Agreement to Spalding
3	60		Fifth	ST	SPALDING	123 04014	Spalding County	None	None	None	Land Banking Agreement to Spalding
4	4		Edwards	ST	SPALDING	127 03001	Spalding County	None	None	None	Land Banking Agreement to Spalding
5	321		Moreland	ST	SPALDING		Spalding County	None	None	Title Ordered	Land Banking Agreement to Spalding
6	323		Moreland	ST	SPALDING		Spalding County	None	None	Title Ordered	Land Banking Agreement to Spalding
7	1106		Hillcrest	ST	SPALDING		Spalding County	None	None	None	Land Banking Agreement to Spalding
LBA Parcels to be Sold for Private Acquisition						PARCEL ID	Purchaser or Potential Purchaser	Contract Status	Foreclosure Status	Explanation	Plan
1	446		BELLE	ST	GRIFFIN	009 05003	None	None	In-Progress	In-Progress	Combine with 448 Belle St
2	448		BELLE	ST	GRIFFIN	009 05002	None	None	Complete	Complete	Combine with 446 Belle St
3	501		BELLE	ST	GRIFFIN	009 01039	None	None	None	Title Issue	RFP
4	552		BELLE	ST	GRIFFIN	009 02024	None	None	In-Progress	In-Progress	RFP
5	610		ELLIS	ST	GRIFFIN	009 06023	None	None	None	None	RFP
6	615		ELLIS	ST	GRIFFIN	009 06010	None	None	None	None	RFP
7	616		ELLIS	ST	GRIFFIN	009 06021	None	None	None	None	RFP
8	633		ELLIS	ST	GRIFFIN	009 06013	None	None	None	None	RFP
9	726		ELLIS	ST	GRIFFIN	009 05013	None	None	None	None	RFP
10	825		ELLIS	ST	GRIFFIN	009 01024	None	None	None	None	RFP
11	720		HALLYBURTON	ST	GRIFFIN	009 05007	None	None	Complete	Complete	RFP
12	721		HALLYBURTON	ST	GRIFFIN	009 03013	None	None	Complete	Complete	RFP
13	808		HALLYBURTON	ST	GRIFFIN	009 01030A	None	None	Complete	Complete	RFP
15	819		HALLYBURTON	ST	GRIFFIN	009 01037	None	None	Complete	Complete	RFP
16	0		HALLYBURTON	ST	GRIFFIN	009 04011A	None	None	Complete	Complete	RFP
17	601	W	QUILLY	ST	GRIFFIN	009 06008	None	None	Complete	Complete	RFP
18	611	W	QUILLY	ST	GRIFFIN	009 06022	None	None	Complete	Complete	RFP
19	645	W	QUILLY	ST	GRIFFIN	009 08001	None	None	In-Progress	In-Progress	Combine?
21	821	W	QUILLY	ST	GRIFFIN	009 01004	None	None	Donation	Donation	Combine?
22	825	W	QUILLY	ST	GRIFFIN	009 01003	None	None	Complete	Complete	Combine?
23	831	W	QUILLY	ST	GRIFFIN	009 01002	None	None	Donation	Donation	Combine?
24	621		WILLIAMS	ST	GRIFFIN	009 06025	None	None	None	None	RFP
25	815		WILLIAMS	ST	GRIFFIN	009 01019	None	None	None	None	RFP
26	822		WILLIAMS	ST	GRIFFIN	009 01013	None	None	In-Progress	In-Progress	RFP
27	826		WILLIAMS	ST	GRIFFIN	009 01014	None	None	Donation	Donation	RFP
28	830		WILLIAMS	ST	GRIFFIN	009 01015	None	None	In-Progress	In-Progress	RFP

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29	304	N	13TH	ST	GRIFFIN	011 02016	None	None	None	None	RFP
30	421	N	13TH	ST	GRIFFIN	009 05011	None	None	None	None	RFP
31	425	N	13TH	ST	GRIFFIN	009 05010	None	None	None	None	RFP
32	436	N	13TH	ST	GRIFFIN	009 06001	None	None	None	None	RFP
33	505	N	13TH	ST	GRIFFIN	009 03010	None	None	None	None	RFP
34	507	N	13TH	ST	GRIFFIN	009 03009	None	None	None	None	RFP
35	509	N	13TH	ST	GRIFFIN	009 03008	None	None	None	None	RFP
36	1601		Moreland	Rd	Spalding	234 04012	None	None	None	Title Ordered	Application
37	168		Davidson	Cir	Spalding	258A02012	None	None	None	Title Ordered	RFP
38	178		Davidson	Cir	Spalding	258A02013	None	None	None	Title Ordered	RFP
39	195		Davidson	Cir	Spalding	258A01034	None	None	None	Title Ordered	RFP
40	199		Davidson	Cir	Spalding	258A01033	None	None	None	Title Ordered	RFP
41	98		Callie	Rd	Spalding	114 04001A	None	None	None	Title Ordered	RFP
42	134		Callie	Rd	Spalding	114 04023	None	None	None	Title Ordered	
43	135		Callie	Rd	Spalding	114 03037	None	None	None	Title Ordered	
44	0		Callie	Rd	Spalding	114 04013	None	None	None	Title Ordered	
45	207		Eastbrook	Ave	Spalding	124 02007	None	None	None	Title Ordered	RFP
46	317		Eastbrook	Ave	Spalding	124 05009	None	None	None	Title Ordered	RFP
47	319		Eastbrook	Ave	Spalding	124 05010	None	None	None	Title Ordered	RFP
48	139		Rehoboth	Rd	Spalding	125 01010	None	None	None	Title Ordered	RFP
49	229		Rehoboth	Rd	Spalding	125 02011A	None	None	None	Title Ordered	RFP
50	0		Rehoboth	Rd	Spalding	125 02013A	None	None	None	Title Ordered	SLP
51	107		Valley	Dr	Spalding	125A03007	None	None	None	Title Ordered	RFP
52	110		Valley	Dr	Spalding	125A02013	None	None	None	Title Ordered	RFP
53	111		Valley	Dr	Spalding	125A03006	None	None	None	Title Ordered	RFP
LBA Parcels to be Conveyed to GAHFH						PARCEL ID	Purchaser or Potential Purchaser	Contract Status	Foreclosure Status	Explanation	Plan
1	531	E	TINSLEY	ST	Griffin	006 08008A	Habitat for Humanity	Open	Donation	Donation	Donate to Habitat
2	533	E	TINSLEY	ST	Griffin	006 08008	Habitat for Humanity	Open	Donation	Donation	Donate to Habitat
LBA Parcels to be Conveyed to CoG Urban Redevelopment Agency						PARCEL ID	Purchaser or Potential Purchaser	Contract Status	Foreclosure Status	Explanation	Plan
1	215	N	8TH	ST	GRIFFIN	012 22008	CoG URA	None	None	None	Land Banking Agreement to URA
2	233	N	9TH	ST	GRIFFIN	012 21003	CoG URA	None	None	None	Land Banking Agreement to URA
3	409	N	9TH	ST	GRIFFIN	008 01014	CoG URA	None	None	None	Land Banking Agreement to URA

Land Bank Authority Manager Disposition Workplan 2025-2026

4	318	W	CENTRAL	AVE	GRIFFIN	012 21011A	CoG URA	None	None	None	Land Banking Agreement to URA
5	327	W	CENTRAL	AVE	GRIFFIN	012 21015	CoG URA	None	None	None	Land Banking Agreement to URA
6	328	W	CENTRAL	AVE	GRIFFIN	012 21010A	CoG URA	None	None	None	Land Banking Agreement to URA
7	212	W	CHAPPELL	ST	GRIFFIN	012 22003	CoG URA	None	None	None	Land Banking Agreement to URA
8	511	W	CHERRY	ST	GRIFFIN	008 06008	CoG URA	None	None	None	Land Banking Agreement to URA
9	435	W	COLLEGE	ST	GRIFFIN	023 02019	CoG URA	None	None	None	Land Banking Agreement to URA
10	437	W	COLLEGE	ST	GRIFFIN	023 02020	CoG URA	None	None	None	Land Banking Agreement to URA
11	527	N	HILL	ST	GRIFFIN	008 14007A	CoG URA	None	None	None	Land Banking Agreement to URA
12	508		MERIWETHER	ST	GRIFFIN	023 02002	CoG URA	None	None	None	Land Banking Agreement to URA
13	632		MERIWETHER	ST	GRIFFIN	024 05012	CoG URA	None	None	None	Land Banking Agreement to URA
14	621	W	SLATON	AVE	GRIFFIN	011 09019	CoG URA	None	None	None	Land Banking Agreement to URA
15	0	W	TINSLEY	ST	Griffin	008 11019	CoG URA	None	None	None	Land Banking Agreement to URA
16	118	W	TINSLEY	ST	Griffin	008 13013	CoG URA	None	None	None	Land Banking Agreement to URA
17	214	W	TINSLEY	ST	Griffin	008 12021	CoG URA	None	None	None	Land Banking Agreement to URA
18	326	W	TINSLEY	ST	Griffin	008 11021	CoG URA	None	None	None	Land Banking Agreement to URA
19	308	N	10TH	ST	GRIFFIN	012 21018	CoG URA	None	None	None	Land Banking Agreement to URA
20	309	N	10TH	ST	GRIFFIN	008 10007	CoG URA	None	None	None	Land Banking Agreement to URA
21	310	N	10TH	ST	GRIFFIN	012 21017	CoG URA	None	None	None	Land Banking Agreement to URA
22	504	N	12TH	ST	GRIFFIN	008 07022	CoG URA	None	None	None	Land Banking Agreement to URA

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

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 contracts for the sale of real property. (Blocker)

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

7. 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

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

9.. 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.

Submitted By:

Christopher Blocker

Meeting Date:

23/03/2026

ATTACHMENTS:

[Affidavit for Closed Meeting 3.23.26.docx](#)

AFFIDAVIT REQUIRED BY O.C.G.A. SECTION 50-14-4(b)(1)

STATE OF GEORGIA
COUNTY OF SPALDING

Personally appeared before the undersigned officer, duly authorized to administer oaths, the Chairman/Vice-Chairman, who being duly sworn, deposes and states the following:

1. He/she is of adult age, laboring under no legal disabilities and competent to give this Affidavit as required by O.C.G.A. Section 50-14-4(b)(1);
2. That he/she is a duly elected Board Member of the Griffin Spalding County Land Bank Authority and served as the presiding officer of the at a meeting held on March 23, 2026 during which a portion of said meeting was closed under relevant exception(s) to the Georgia Open Meetings Law.

 X 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.

 Pursuant to O.C.G.A. Section 50-14-2(2) for the purpose of discussing a confidential tax matter;

 Pursuant to O.C.G.A. Section 50-14-3(b)(1)(B) for the purpose of authorizing negotiations to purchase, dispose of, or lease property;

 Pursuant to O.C.G.A. Section 50-14-3(b)(2) for the purpose of discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.

 Pursuant to O.C.G.A. 50-14-3(a)(5) – Meetings when discussing or deliberating upon cybersecurity plans, procedures, and contracts regarding provision of cybersecurity services.

 Pursuant to O.C.G.A. 50-14-3(b)(4) for the purpose of considering portions of a record made exempt from public inspection or disclosure under Article 4 of Chapter 18 of Title 50. Applicable Exemption: O.C.G.A. 50-18-72(a)(19) and (25)(A).

The subject matter(s) of the closed portion of the meeting was devoted to the purpose(s) stated within the specific relevant exception(s) pursuant to which said meeting was closed.

FURTHER AFFIANT SAYETH NOT.

Newton Galloway, Chairman

Sworn to and subscribed before me
This 23rd day of March 2026.

Notary Public:
My commission expires: _____

(Seal)