

Regular Scheduled Meeting-After Agenda
Griffin-Spalding County Land Bank Authority
April 27, 2026
One Griffin Center 100 S. Hill St Griffin, GA 30223
4:00 PM

Call to Order

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

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

Approval of Agenda

Motion to approve the agenda made by C. Flowers

Second by P. Sutton

Motion approved, 4-0

Approval of Minutes

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

No board action taken

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

No board action taken.

3. Approval of the Minutes from the Board Workshop scheduled on April 20, 2026

Motion to approve the Minutes from the Board Workshop scheduled on April 20, 2026 by C. Flowers

Second by N. Galloway

Motion approved 4-0

Public Comments

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

Valerie Yarborough, 209 Ella Cir Griffin, GA addressed the GSCLBA Board in regards to 211 Ella Cir which the property next to her address. Ms. Yarborough and her son made an inquiry to the GSCLBA Board to attempt to purchase the property in 2021 and later found out that the lot had been sold. Ms. Yarborough is requesting an enforcement action to be taken against the current owners because the lots have not been improved since the lot was conveyed to owner in 2021. This lot is currently owned by Mr. and Mrs. Jackson. Ms. Yarborough did not have a contract with the land bank authority to purchase the property.

The purchaser had an obligation to construct a house on this property which has not occurred. The GSCLBA Board can purchase this property for the amount stated in the contract. Christopher needs to investigate the status of the development and the GSCLBA will reach out to Ms. Yarborough regarding next steps for potential purchase. There needs to be a review of the minutes to determine if the GSCLBA approved the sale of the property.

Damonica Banks, 224 Central Lake Cir, Griffin, GA inquired about the property located at 1523 S. Walker Mill Rd to inquire about pricing and the process to obtain the property. This property is land locked and Ms. Banks does not own or live in the properties that abuts this address.

Cierra Slaton, 1523 S. Walkers Mill Rd, inquired about the property that he was approved for 309 N. 17th St. There was no contract in the file regarding his approval however the minutes reflect the approval for Mr. Slaton's purchase. David Penland expressed to Christopher that this foreclosure has been delayed due to outstanding title issues. Christopher met with Janice Wallace to remedy the title issue and foreclose upon this property. Christopher has spoken to Mr. Slaton numerous occasions. The tax debtors are deceased. Christopher anticipates foreclosure of this property on July 15, 2026. The intent of the board is to honor Mr. Slaton's contract.

Regular Agenda

1. Consider rescheduling the Regular Scheduled Meeting from Monday, May 25, 2026 to Wednesday May 27th at 4pm.

Motion to approve rescheduling the Regular Scheduled Meeting from Monday, May 25, 2026 to Wednesday May 27th at 4pm by C. Flowers

Second by N. Galloway

Motion approved 4-0

2. Presentation of the Griffin-Spalding County Land Bank Authority Tax Sales Overview Marketing Video presented by Metro Southern Media

No board action required or taken

3. Consider the acceptance of the Second Amended and Restated Interlocal Cooperation Agreement to Establish the Griffin-Spalding County Land Bank Authority to be presented to City of Griffin and Spalding County Boards of Commissioners

Motion to recommend the adoption of interlocal agreement as stated with the following concerns: 1. Clarification of management of funds, 2. Standardization of payment mechanism to both governments by N. Galloway.

Second by C. Flowers

Motion approved 4-0

4. Consider the acceptance of the City of Griffin and GSCLBA Interlocal Agreement

Motion to table the acceptance of the City of Griffin and GSLBA Interlocal Agreement for Services by N. Galloway

Second by C. Flowers

Motion approved 4-0

Motion to request a portion of the tax allocation listed is Article XI, Section E of the interlocal agreement by N. Galloway

Second by C. Flowers

Motion approved 4-0

5. Consider the remittance of payment to the City of Griffin for GSCLBA expenses incurred in Fiscal Year 2026 and request to Spalding County Board of Commissioners for future payments.

Motion to approve payment of \$62,218.84 to City of Griffin pursuant to the invoice provided to the GSCLBA by City of Griffin Finance by N. Galloway

Second by B. Ballard

No further discussion and no objection

Motion approved 4-0

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

Motion to table the consideration of the Notification of Award for RFP 26-005: Lawn, Ground, Tree Maintenance and Trash Removal Services by B. Ballard

Second by C. Flowers

No further discussion and no objection

Motion approved 4-0

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

Motion to table the adoption of the Griffin-Spalding County Land Bank Authority Board Policies to a Special Called meeting to be set before May 15th by C. Flowers.

Second by P. Sutton

Motion approved 4-0

8. Update the GSCLBA Board on closings, contracts pending and properties to be redeemed
 - a. Contracts pending and closings
 1. 108 Hillsborough Ct (County)
 2. 110 Davidson Cir (County)
 3. 47 Dundee Lake Cir (County)
 4. 808 Hallyburton St (City)

 - b. Properties that were successfully foreclosed and redeemed as of April 15, 2026
 1. 446 Belle St
 2. 552 Belle St
 3. 1005 Meriwether St
 4. 1009 Meriwether St
 5. 645 W. Quilly St
 6. 0 Scales St
 7. 702 Scales
 8. 822 Williams St
 9. 830 Williams St

 - c. Open Rights of Redemption with expected foreclosure and redemption on July 15, 2026
 1. 309 N. 17th St. (City)
 2. 215 N 8th St (City)
 3. 621 Williams St
 4. 98 Callie Rd
 5. 134 Callie Rd
 6. 135 Callie Rd
 7. 0 Callie Rd-Pin (114 04013) (County)
 8. 168 Davidson Cir (County)
 9. 178 Davidson Cir (County)
 10. 195 Davidson Cir (County)
 11. 199 Davidson Cir (County)
 12. 207 Eastbrook Ave (County)
 13. 317 Eastbrook Ave (County)
 14. 319 Eastbrook Ave (County)
 15. 1601 Moreland Rd (County)
 16. 107 Valley Dr (County)
 17. 110 Valley Dr. (County)
 18. 111 Valley Dr (County)

No board action required or taken.

Report of Finances

1. Presentation of the March 2026 Financial Statements

Motion to approve March 2026 Financial Statements by N. Galloway

Second by P. Sutton

No further discussion or objection

Motion approved 4-0

2. Presentation of City of Griffin FY 2026 Budget Balance

There is a budget balance remaining for \$174,818,47 in FY 2026

No board action required or taken

Authority Members Comments

There is consensus that the meetings need to be shorter. Policies and procedures need to be completed to show the GSCLBA is ready to convey properties.

Adjourn

Motion to adjourn by C. Flowers

Second by B. Ballard

No further discussion and no objection

Meeting adjourned at 6:31 pm