

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

**Call to Order**

**Determination of Quorum**

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

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

**Approval of Agenda**

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

*Second by Patty Beckham*

*No further discussion and no objection.*

*Motion approved by 4-0*

**Approval of Minutes**

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

*Motion to approve minutes for the Regular Scheduled Meeting for September 22, 2025 by Bruce Ballard*

*Second by Patty Beckham*

*No further discussion and no objection*

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

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

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

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

*Second by Cora Flowers.*

*Motion approved by 4-0.*

### **Public Comments**

No public comments were provided.

### **Regular Agenda**

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

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

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

*Second by Bruce Ballard*

*No further discussion and no objection*

*Motion approved by 4-0*

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

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

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

*No further discussion*

*No board action required and no board action taken*

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

*This item was moved to Item 10*

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

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

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

*No board action required and no board action taken*

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

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

*Motion to approve tree removal services up to \$10,000.00 for 0-Morris St.(PIN:005 05001) by Cora Flowers.*

*Second by Patty Beckham*

*No further discussion*

*Motion approved, 4-0*

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

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

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

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

*Second by Bruce Ballard*

*Motion approved by 4-0*

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

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

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

*Second by Bruce Ballard*

*Motion approved 4-0*

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

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

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

*Second by Cora Flowers*

*No further discussion and no objection*

*Motion approved 4-0*

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

a. Contracts expected to close (Penland and Blocker)

1. 317 N. Hill St (City)
2. 1734 Turnberry Dr (City)
3. 504 & 508 E. Tinsley St (City)
4. 207 Central Lake Cir (County)
5. 309 E. Tinsley St (Void) (City)
6. 526 Lane St (Void) (City)
7. 118 Short St. (City)
8. 428 E. Tinsley St (City)
9. 411 Northside Dr. (County)
10. Northside Dr. (PIN: 108A07024) (County)
11. 110 Davidson Cir (County)
12. 0-Davidson Dr (PIN258A01032A) (County)
13. 47 Dundee Lake Cir (County)
14. 103 Central Lake Dr. (County)
15. 111 Pecan Pt (County)
16. 113 Pecan Pt (County)
17. 823 E. Solomon St. ( SLP) (City)
18. 214 N. 3<sup>rd</sup> St (SLP) (City)
19. 818 Hallyburton St. (SLP) (City)
20. 428 N. 13<sup>th</sup> St (SLP) (City)
21. Newnan Rd (SLP) (City)

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

1. 601 W. Quilly St. ( City)
2. 611 W. Quilly St. (City)
3. 645 W. Quilly St. (City)
4. 825 W. Quilly St (City)
5. 720 Hallyburton St (City)
6. 721 Hallyburton St (City)
7. 808 Hallyburton St (City)

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

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

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

*Second by Patty Beckham*

*Motion approved 4-0*

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

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

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

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

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

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

Minutes prepared by:  
Christopher Blocker

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

*No board action required and no vote taken.*

## **Report of Finances**

### **1. Presentation of current financial statements (Ballard)**

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

*No board action required and no vote taken*

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

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

*No board action required and no vote taken*

## **Authority Member Comments**

Patty Beckham will be resigning from the Board effective immediately.

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

There will be no meeting in December.

## **Adjourn**

Motion to adjourn by Cora Flowers

Second by Bruce Ballard

*Meeting adjourned at 5:58 pm*

Minutes prepared by:  
Christopher Blocker