

**REGULAR SCHEDULED MEETING MINUTES**

**Griffin-Spalding County Land Bank Authority**

**September 22, 2025**

**One Griffin Center Municipal Courtroom**

**100 S. Hill St, Griffin, GA**

**4:00 PM**

**Call to Order**

Determination of Quorum

Meeting called to order by Newton Galloway, convening the meeting at 4:06 PM

Board members present were Patricia Beckham (Vice Chairwoman) and Bruce Ballard (Treasurer). David Penland, Michelle Haynes and Christopher Blocker (Land Bank Authority Manager), Lucas Hand with Mauldin & Jenkins and Elizabeth Ray with Griffin Area Habitat for Humanity were also present.

**Approval of Agenda**

*Motion to approve agenda made by Bruce Ballard*

*Second by Patty Beckham*

*Motion approved by 3-0*

**Approval of Minutes**

Approval of Minutes for the Regular Scheduled Meeting for August 25, 2025

*Motion to approve minutes for Regular Scheduled Meeting for August, 25, 2025 made by Bruce Ballard*

*Second by Patty Beckham*

*Motion approved by 3-0*

**Regular Agenda**

1. 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)

The Griffin-Spalding County Land Bank Authority is in need of a new interlocal agreement between the City of Griffin and Spalding County Board of Commissioners. Christopher Blocker met with Spalding County Board of Commissioners during their board workshop on September 2<sup>nd</sup> to inform them about the GSCLBA adoption of the 2012 Georgia Land Bank Authority Act. Christopher informed them about the discrepancies between current legislation, the existing interlocal agreement, powers of the authority and current operations. Christopher was directed by the Spalding County Board of Commissioners to review the existing interlocal agreement and

present a new interlocal agreement at a future meeting. The provision regarding the sales proceeds was included in the agenda packet by Christopher Blocker and David Penland. In the draft presented there would be provisions about disposition of property. There would be increased discretion regarding disposition of the policies included in the updated interlocal agreement. The current statute allows for more creative disposition of the properties.

The draft policies presented in Item 2 included the stipulation of owner-occupancy. The current interlocal agreement requires owner-occupancy. The interlocal agreement does not need to be approved by the GSCLBA Board, the interlocal agreement needs to be signed by the City of Griffin and Spalding County Board of Commissioners.

In regards to 522 Meriwether St., Haisten Hospital redevelopment project, the purchaser was concerned about crime and the lack of market for condominiums in the neighborhood. The city desires to place the property on the City of Griffin Nuisance List. Chairman Newton Galloway had a telephone call with the City Manager, Jessica O'Connor regarding this concern and these developers. The owner-occupancy policy was formerly informal by the GSCLBA and was later imposed by the interlocal agreement. The developer should be allowed to redevelop as rental property.

*Motion to adopt the second Amended and Restated Interlocal Agreement to the City of Griffin and Spalding County Board of Commissioners and request to both governments to waive the owner-occupancy requirement for 522 Meriwether St. by Newton Galloway.*

*Second by Patty Beckham*

The goal should be to expedite the process for selling properties within the neighborhoods. There is a belief that if an exception is made for 522 Meriwether St. there will be increased requests for waivers in the future. If the owner-occupancy requirement is removed this property will be more marketable and can be released via an RFP.

In regards to the City of Griffin Nuisance Program, the City of Griffin moves very swiftly with remediation. The City uses its discretion and communicates with the owners before a demolition occurs. The City would prefer to have the building rehabilitated. The City of Griffin Commissioners will have an executive session to discuss this property on September 23<sup>rd</sup>. The owner-occupancy requirement needs to be waived regarding commercial zoned properties. 522 Meriwether St needs to be rezoned.

No further discussion.

*Motion approved 3-0*

2. Consider the scheduling a workshop to review the updated GSCLBA Board Policies (Blocker)

Christopher Blocker prepared and presented the first draft of the updated GSCLBA Board policies for the GSCLBA board to consider for adoption. Christopher is requesting a Board Workshop to discuss with the policies such as pricing, owner-occupancy, application qualifications etc. Christopher has proposed October 6<sup>th</sup> as the date for the workshop.

*Motion to schedule a workshop to review the updated GSCLBA Board Policies by Newton Galloway*

*Second by Bruce Ballard*

*No further discussion*

*Motion approved 3-0*

3. Consider the issuance of a Request for Proposal for property maintenance for Land Bank Authority owned property in the City of Griffin (Blocker)

The City of Griffin has requested the GSCLBA release an RFP for property and ground maintenance. The RFP was presented by Christopher Blocker.

*Motion to accept the Request for Proposal for property maintenance for the Land Bank Authority owned property in the City of Griffin by the Patty Beckham.*

*Second by Newton Galloway*

The RFP is scheduled to be released in November 3, 2025 with the bids due January 9, 2026 and opening January 11, 2025. The work is scheduled to begin in March 2025.

*Motion approved 3-0*

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

Christopher Blocker met with Sedrick Battle regarding his potential purchase of 110 Pearl St. Mr. Battle would like to use the property for owner-occupancy housing for himself. Christopher has requested information from David Penland regarding the reason for the deed restriction and Michelle Haynes regarding community development and zoning restrictions.

The GSCLBA sold 110 Pearl St in April 2016 to the adjacent property owner. The property had a structure that was demolished and is 0.10 acres. The property was to be combined with the neighboring property. The combination was not completed. The deed restriction is on record. It states that “no structure should be built in perpetuity”. This property is a lot of record and would need a variance in order to build a structure. This property is zoned medium density residential. This is a common issue with properties sold by the land bank authority in the past. Zoning allows for the construction.

*Motion to table the consideration of release of the vacant green space deed restriction for 110 Pearl St by Newton Galloway.*

*Second by Bruce Ballard.*

*No further discussion*

*Motion tabled 3-0*

*Motion to table items 5, 6 and 7a & b on the Regular Agenda made by Newton Galloway*

*Second by Patty Beckham*

*Motion tabled 3-0*

*Motion to adjourn made by Newton Galloway*

*Second by Bruce Ballard*

*No further discussion*

*Motion approved 3-0, meeting adjourned 4:57 pm*

5. Discussion regarding marketing flyer for 522 Meriwether St. in preparation for the International Council for Shopping Center trade show. (Blocker)
6. Consider the procurement of tree removal services up to \$10,000.00 for Morris St. (PIN: 005 05001)
7. Update the GSCLBA Board on closings, contracts pending and properties to be redeemed (Blocker and Penland)
  - a. Contracts expected to close (Penland and Blocker)
    - i. 317 N. Hill St (Closed)
    - ii. 309 E. Tinsley St (Void)
    - iii. 504 & 508 E. Tinsley St (Closed)
    - iv. 207 Central Lake Cir
    - v. 526 Lane St
    - vi. 110 Davidson Cir
    - vii. Davidson Dr
    - viii. 1734 Turnberry Dr
    - ix. 818 Hallyburton St.
    - x. 428 N.13<sup>th</sup> St (Side Lot Program)
    - xi. Newnan Rd (Side Lot Program)
  - b. Rights of Redemption Foreclosures in Process (Blocker):
    - i. 47 Dundee Lake Cir
    - ii. 428 E. Tinsley St
    - iii. 103 Central Lake Dr.
    - iv. 411 Northside Dr.
    - v. Northside Dr. (PIN: 108A07024)
    - vi. 214 N. 3<sup>rd</sup> St
  - c. Certificates of Titles Requested (Blocker)
    - i. 1102 Parkview Dr (Received)
    - ii. 1360 N Ext 9<sup>th</sup> St. (Received)
    - iii. 601 W. Quilly St. (Received)
    - iv. 611 W. Quilly St.
    - v. 645 W. Quilly St.
    - vi. 825 W. Quilly St
    - vii. 720 Hallyburton St
    - viii. 721 Hallyburton St

- ix. 808 Hallyburton St
- x. 819 Hallyburton St.
- xi. Hallyburton St (009 04011A)

### **Report of Finances**

*Treasurer and Land Bank Authority Manager will update the Board on expenses, monies received and any other pertinent financial information*

1. Presentation of current financial statements (Ballard)
2. Presentation of the City of Griffin FY Budget 2026 (Blocker)
3. Update the Land Bank Authority Board on FY 2023 & FY 2024 audit with Mauldin & Jenkins (Ballard & Blocker)

### **Public Comments**

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

### **Authority Member Comments**

**Adjourn**