

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