

Regular Scheduled Meeting-Minutes
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

There is a correction request for the minutes. The meeting started at “1:00 pm and not 10:00 AM”. The meeting was not adjourned at 4:04pm, the meeting was tabled and was not later adjourned after the Regular Scheduled Meeting. The meeting started at 3:00pm.

No board action taken

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

There is a correction request for the minutes. In regards to Item #8 on the agenda regarding the representation agreement for Beck, Owen & Murray. There was a motion to approve the consideration the execution of the representation agreement and there was a second motion to table the discussion of the execution, which is what passed. The motion to approve the representation agreement passed. Christopher should review the recording and the minutes need to reflect the motion appropriately.

In regards to Item #2, the statement “the land bank currently owes the city and county money for their expenses” needs to be removed because this statement is not true. The county current pays the Land Bank Authority. The Land Bank owes the city for the money that the county has provided. The minutes in regards to this statement need to reflect the speakers opinion. Christopher needs to review the recording to revise the minutes and present at the next meeting.

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 Apri 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 is 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 on 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.

Monday, May 25, 2026 is Memorial Day. Christopher recommends rescheduling the meeting to Wednesday, May 27 2026 at 4:00 pm.

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

Christopher Blocker presented a video to inform the public about the tax sales process and the steps required for redemption. The feedback given was positive. There was a request that the petition for quiet title is a responsibility for the purchaser. The video is very user-friendly. There needs to be a recap or summary included in the video.

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

Christopher Blocker and John O'Neal presented the Second Amended and Restated Interlocal Cooperation Agreement to Establish the Griffin-Spalding County Land Bank Authority. Kelsey Carden, Assistant City Manager and City Staff Attorney has proved

feedback regarding this agreement and has presented her recommended changes. The board is not required to approve this document.

There was a discussion about the powers of the GSCLBA once the GSCLBA adopted the 2012 Land Bank Authority Act. There was a review of the current interlocal agreement and the interlocal agreement that was presented. The budget was prepared pro-rata based on the appraisal of the properties and question what would happen if either government does not agree to specific line items. The budget is based on 55% of the budget from the City of Griffin and 45% from Spalding County.

The disbursement of funds process and frequency needs to be included in the Interlocal Agreement to ensure that the GSCLBA is funded. The interlocal agreement does not state whether the interlocal agreement is on a fiscal or calendar year. Currently, the county issues a check monthly, City of Griffin does not pay the GSCLBA directly. There were questions about the role of the treasurer. The treasurer formerly handled all of the financial transactions for the authority. The bills were tracked using the Quicken software. Dual managed finances are difficult to account for from the perspective of the treasurer . There needs to be clear identification of the role of treasurer. The more parties that are responsible for financial management can lead to potential error. The county is following the current interlocal agreement. There is very vague language in the current interlocal agreement draft.

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

A treasurer may not be needed going forward. A treasurer may be appropriate to manage funds from sales proceeds and application revenue. Christopher Blocker was not appointed to be secretary of the board. The proposed interlocal agreement does not require a treasurer. The City of Griffin Finance department serves as the internal controls for the Land Bank's finances that paid by the city. The treasurer role might serve as the internal controls for future revenue.

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

An interlocal agreement between the City of Griffin and the Griffin Spalding County Land Bank Authority was presented. This agreement is in regards to administrative

services such as human resources, accounting, information technology, finance etc. There was a question about whether the GSCLBA will be billed. The GSCLBA will not receive a monthly invoice for these services. The City of Griffin has issued an invoice to GSCLBA for services provided as of March 2026. This document was presented as a result of the discussion during the March 2026 Regular Scheduled Meeting.

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

Second by C. Flowers

Motion approved 4-0

The City of Griffin Finance staff, Bruce Ballard, John O'Neal, Kelsey Carden and Christopher Blocker met in March to discuss the details related to invoicing for services rendered as of March 2026. There are concerns about how the finances are managed. It seems the GSCLBA are managed as a city department rather than an authority. There needs to be a central accounting process and mechanism. There should be accounting and financial autonomy.

There was a discussion about taxation. The GSCLBA is able to receive revenue from taxes for the first 5 years under the Georgia Land Bank Authority Act of 2012. In the interlocal agreement that was presented, the authority did not request any percentage for taxation. The Land Bank Authority does not have consistent revenue and revenue are undetermined. There are other land banks in Georgia that are funded by tax revenue. One goal of the GSCLBA should be financially viable. The price of the lots does not allow for financial self-sufficiency. The Land Bank Authority needs to ask for a portion of the tax allocation in the new draft interlocal agreement.

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

Second by C. Flowers

Motion approved 4-0

The Land Bank Authority will not receive an invoice from the city directly. The Land Bank Authority will be charged for services. Christopher should provide the board a monthly budget report.

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.

The GSCLBA has incurred \$137,342.49 in expenses as of March 2026. The City of Griffin has invoiced the GSCLBA seeking \$62,218.84 reimbursement. Spalding County has provided monthly checks to GSCLBA through March 2026.

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.

The GSCLBA issued RFP 26-005: Lawn, Ground, Tree Maintenance and Trash Removal Services. EdTech Integrations was the lowest bidder and the most responsive as determined by the review committee consisting of: Pamela Sutton, Bruce Ballard and Christopher Blocker. The contract was drafted by the Beck, Owen & Murray. The scope of services included in the contract is what is written in the addendum submission. The addendum will be included as an attachment for the contract. The contract should be based on the fiscal year rather than the calendar year due to the budget process. This agreement is only for the properties only listed in the city.

Most of properties that are included in the RFP have not foreclosed of the right of redemption therefore the GSCLBA should not be maintaining them. There is no limit specified during the on-call period. There is an assumption November through February 28th, no services would be provided by the contractor. The GSCLBA should not enter properties that have not yet been foreclosed. The City of Griffin Public Works does not have the staff capacity to maintain the lots in the interim. The GSCLBA has received complaints about lots from citizens. Maintenance on the lots will be considered trespassing until the redemption has been completed. Several properties have been successfully foreclosed however there are over 200 lots in the City of Griffin.

The lots can be a nuisance to the neighborhood. There is potential for lawsuit. The City of Griffin has requested for the GSCLBA to procure a service provider to maintain the lots. It is unlikely there will be a cause of action taken by the previous owner to maintain the lots. The law specifically states that the GSCLBA cannot make improvements to the lots. There needs to be consistency with a maintenance schedule and procedure for maintenance. A new agreement will be presented to include the properties to be maintained.

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

The board has reviewed every section of policies with the exception of Side Lot Program. The goal should be to complete this policy adoption. The board should have a special called meeting to review and adopt these 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)

In regards to Items 8a, there were 3 closings on Friday, April 24, 2026. In regards to Item 8b, those properties were successfully foreclosed as of April 15, 2026. In regards Item 8c those properties will be foreclosed as of July 15, 2026 and may be available of the inventory after the foreclosure date.

No board action required or taken.

Report of Finances

1. Presentation of the March 2026 Financial Statements

The GSCLBA started the month of March with a balance of \$44,401.95, the checks issued were for the City of Griffin utilities in the amount of \$139.72. The Google and Quicken debits total to \$96.80. The monthly ending balance was \$70,915.44. The sales proceeds for the closings in April included \$5,000.00 for 108 Hillsborough Ct; \$1,500.00 for 110 Davidson Cir and \$6,000.00 for 47 Dundee Lake Cir. The public fund checking account remains unchanged at \$17,994.01

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