GRIFFIN-SPALDING COUNTY LANDBANK AUTHORITY

REQUEST FOR PROPOSAL 27-001
SALE OF REAL PROPERTY LOCATED AT:

111 Pecan Pt, 113 Pecan Pt, 116 Pecan Pt and 118 Pecan Pt
GRIFFIN, SPALDING COUNTY, GEORGIA
October 1, 2026

Introduction: The Griffin-Spalding County Land Bank Authority (the "GSCLBA" and occasionally the "Authority") is a public authority authorized by Georgia law and created pursuant to an Interlocal Cooperation Agreement between Spalding County and the City of Griffin. It is governed by a Board of Directors (the "Board") appointed by Spalding County (the "County"), City of Griffin (the "City") and the Griffin-Spalding County Board of Education ("BOE").

The purpose of the GSCLBA is to acquire tax delinquent properties and other property donated to the Authority located in the City of Griffin and Spalding County in order to foster the public purpose of returning land which is in nonrevenue-generating, nontax-producing status to an effective utilization status to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the City and County

The goal(s) of the GSCLBA are as follows:

a) Development of affordable housing for low-to-moderate income individuals;
b) Increase home ownership and facilitate access to home-buyer education;
c) Support development of neighborhood redevelopment;
d) Support development of fair market-rate housing;
e) Support development of community facilities such as parks and recreational facilities;
f) Facilitate land acquisition for local government entities, development authorities, housing authority, public school district and private developers for public use, economic, community, transportation and infrastructure development;
g) Facilitate the remediation of neighborhood blight and/or nuisance properties; and
h) Eliminate substandard lots of record for single family housing.

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Griffin-Spalding County Land Bank Authority, (hereinafter "GSCLBA") is seeking Requests for Proposals for the rehabilitation and disposition of real property, AS IS WHERE IS AND WITH NO WARRANTIES, for the property more particularly described as follows:

The Properties

ALL AND ONLY THAT PARCEL OF LAND DESIGNATED AS Tax Parcel 233-03015, in Land Lot 119 of the 2nd District, Spalding County, Georgia being Lot 6, The Orchards shown in Plat Book 24, 341, the description contained therein being incorporated herein by this reference, described in Deed Book 1908, Page 257, known as 111 Pecan Point

https://qpublic.schneidercorp.com/Application.aspx?AppID=766&LayerID=11802&PageTypeID=4&PageID=5608&Q=1697636704&KeyValue=233+03015

And

All and only that parcel of land designated as Tax Parcel 233-03016, in Land Lot 119, of the 2nd District, Spalding County, Georgia, being Lot 7, The Orchards, shown in Plat Book 24, Page 341, the description contained therein being incorporated herein by this reference, described in Deed Book 1908, Page 257 known as 113 Pecan Point

https://qpublic.schneidercorp.com/Application.aspx?AppID=766&LayerID=11802&PageTypeID=4&PageID=5608&Q=648001367&KeyValue=233+03016

And

All and only that parcel of land designated as Tax Parcel 233-03020, in Land Lot 119 of the 2nd Land District, Spalding County, Georgia being Lot 11, The Orchards, shown in Plat Book 24, Page 341, the description contained therein being incorporated herein by this reference, described in Deed Book 1908 Page 257, known as 116 Pecan Point.

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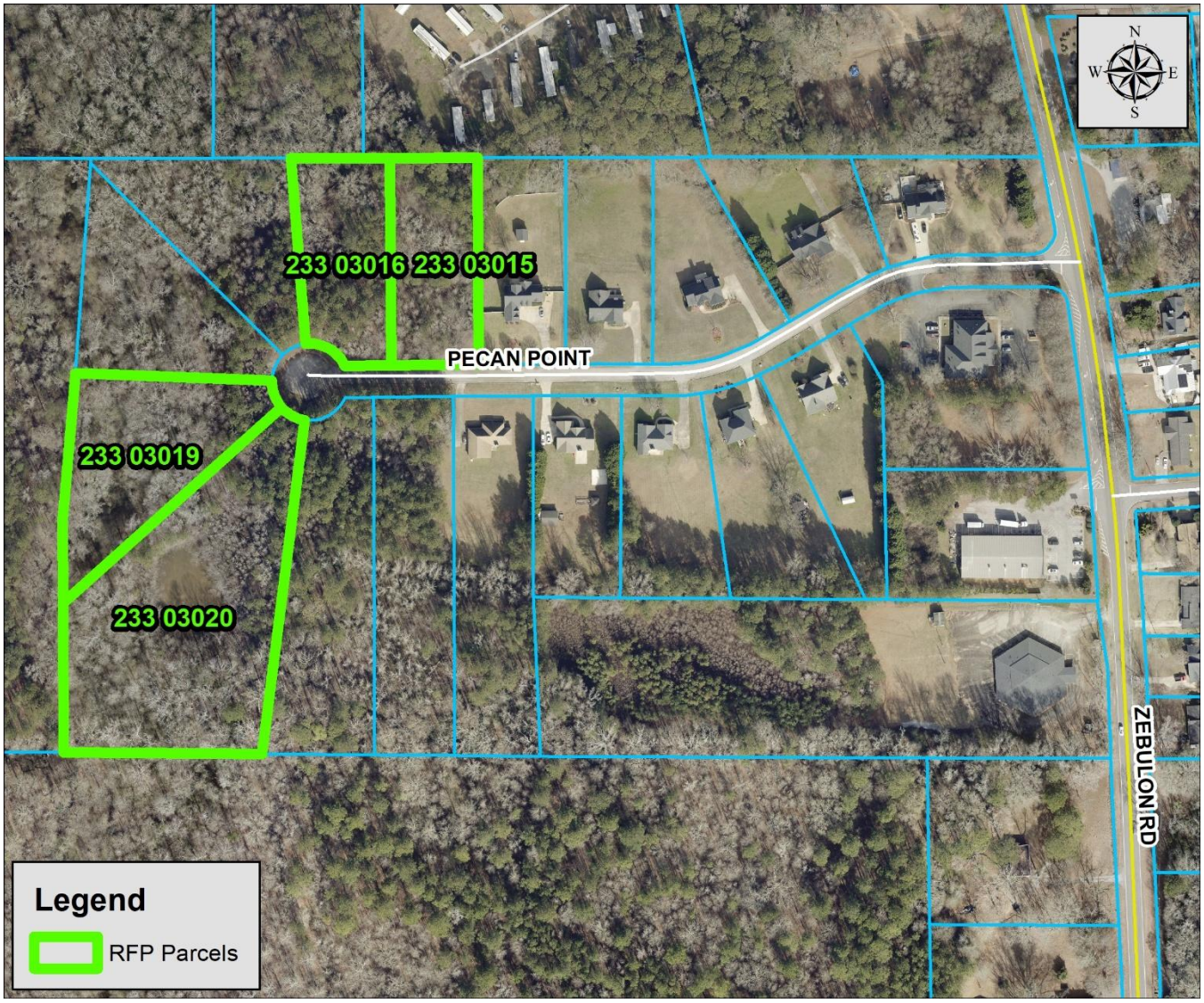
And

All and only that parcel of land designated as Tax Parcel 233-03019, lying and being in Land Lot 119 of the 2nd Land District, Spalding County, Georgia being Lot 10, The Orchards, shown in Plat Book 24, Page 341, the description contained therein being incorporated herein by this reference, described in Deed Book 1908, Page 257 known as 118 Pecan Point.

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Map

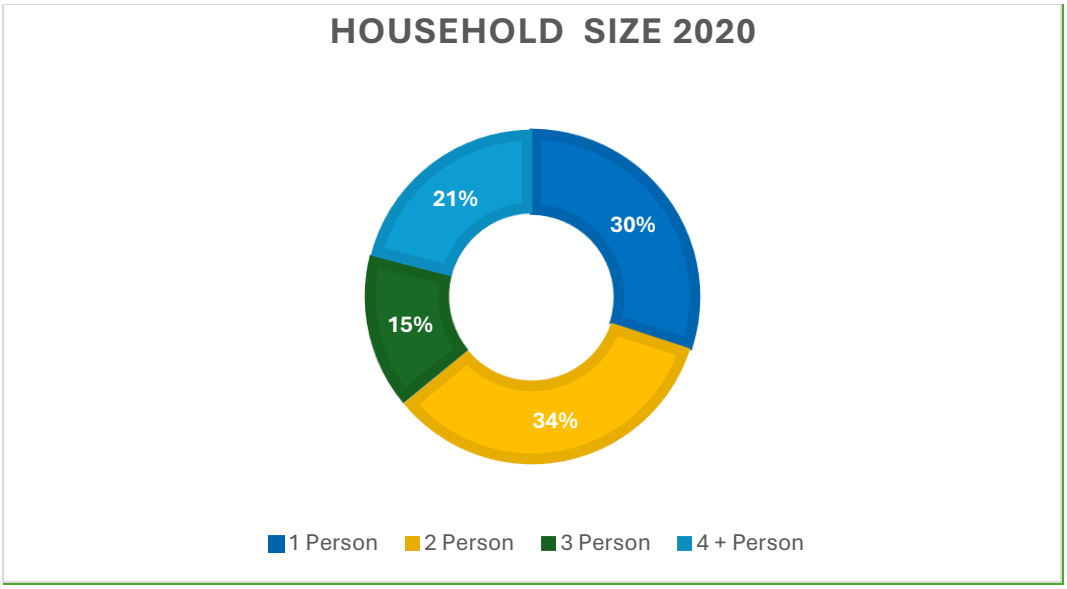


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About Griffin and Spalding County

Griffin-Spalding County Populations Projections, 2000-2050

	2000	2010	2020	2030	2040	2050
Griffin	23,436	23,643	23,478	24,251	25,248	26,209
Spalding County	58,417	64,073	67,306	71,390	76,325	81,359
Griffin as % of Spalding County	40%	37%	35%	34%	33%	32%
Source: Governor's Office of Planning and Budget, Population Projections						

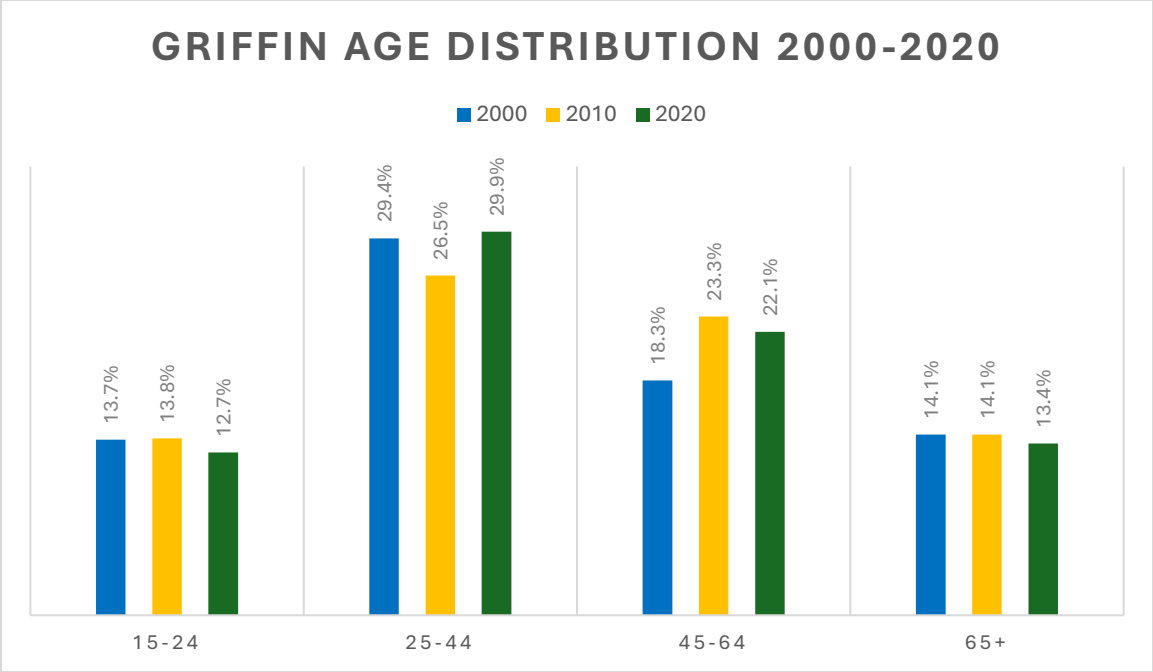


Source: 2000 December Census, 2010 Decennial & 2020 Annual Community Survey

Household Data 2000-2020

	2000		2020	
Total Housing Units	9,669		10,290	
Total Households	8,860		9,343	
Families	6,018	68%	5,822	62%
Families w/ Children	3,507	40%	2,638	34%
Families w/Older Adults	2,978	34%	2,783	30%
Non-Family	2,842	32%	3,521	38%
Average Household size	2.6		2.41	
Average Family size	3.16		3.03	
Source: 2000 December Census, 2010 Decennial & 2020 Annual Community Survey				

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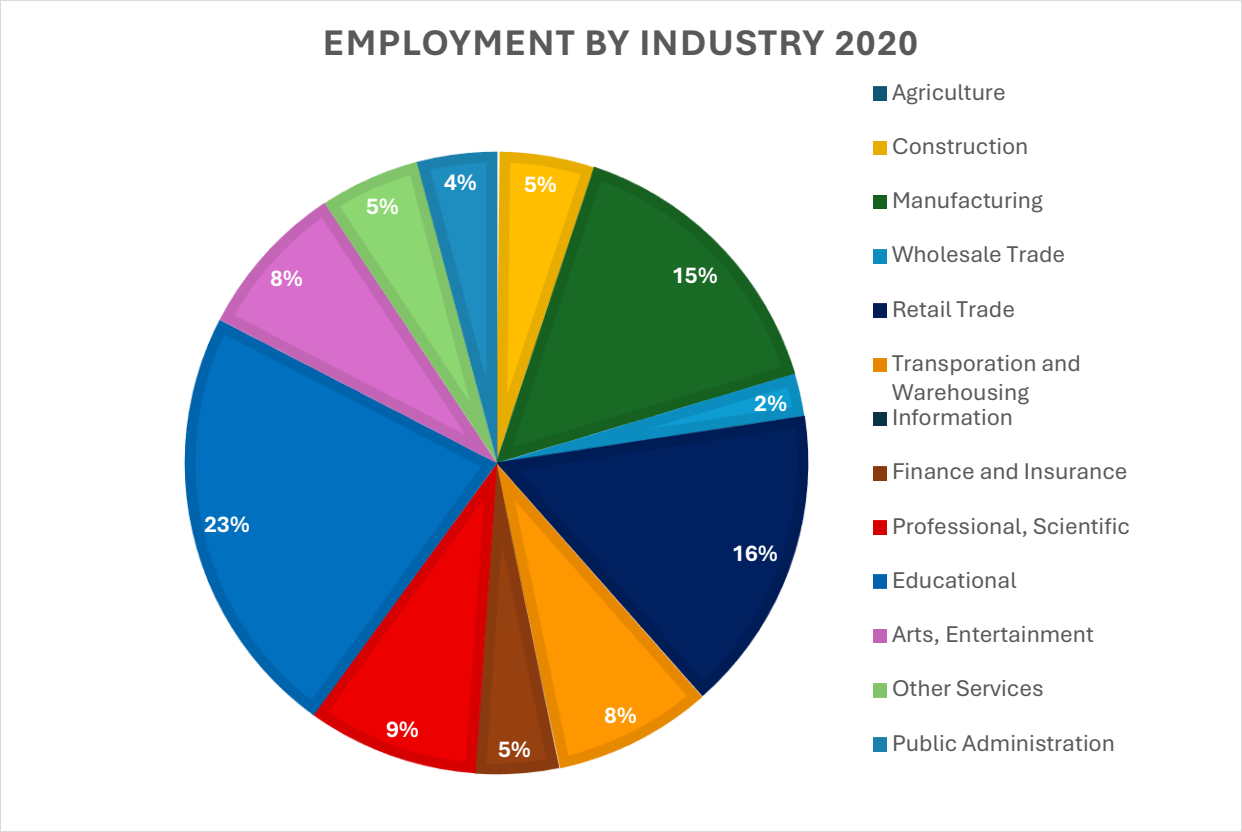


Source: 2000 December Census, 2010 Decennial & 2020 Annual Community Survey

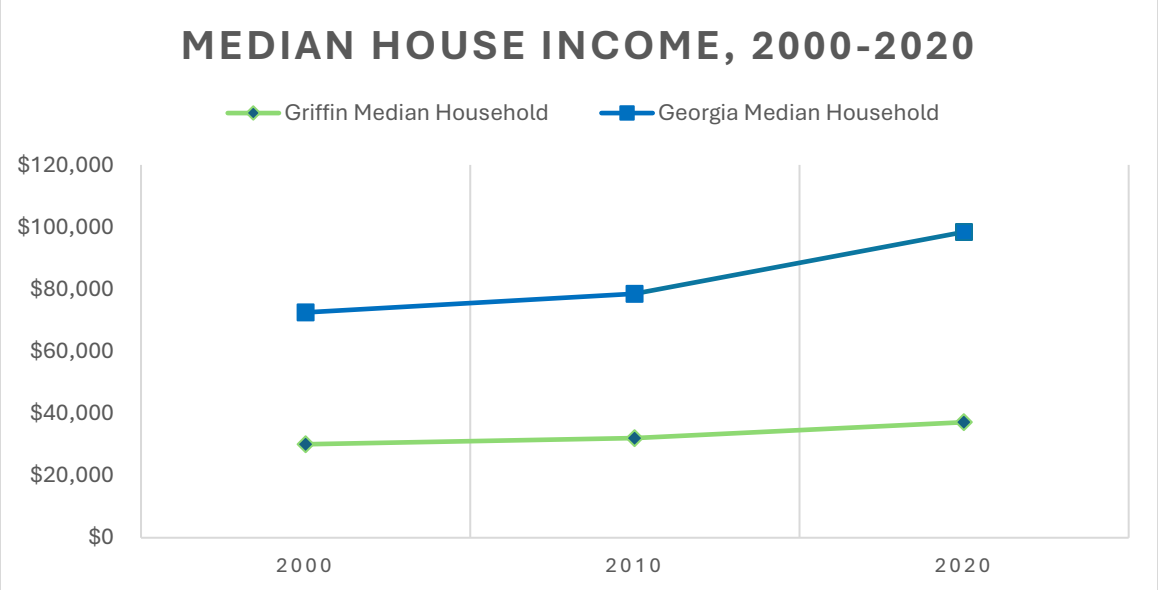
Griffin Education Data

	2000	2010	2020
Less than 9th grade	12.7%	10.1%	5%
9th to 12th grade no diploma	23.4%	18.4%	13%
High School graduate	29%	32%	38%
Some college, no degree	15.2%	17.7%	17%
Associate degree	3.2%	4.2%	7%
Bachelor's degree	11.2%	11.2%	11%
Graduate degree	5.2%	6.2%	9%
Less than High School diploma	36%	29.%	18%
High school diploma or higher	63.9%	71.5%	83%
Bachelor's degree or higher	16.4%	17.4%	20%
Source: 2000 December Census, 2010 Decennial & 2020 Annual Community Survey			

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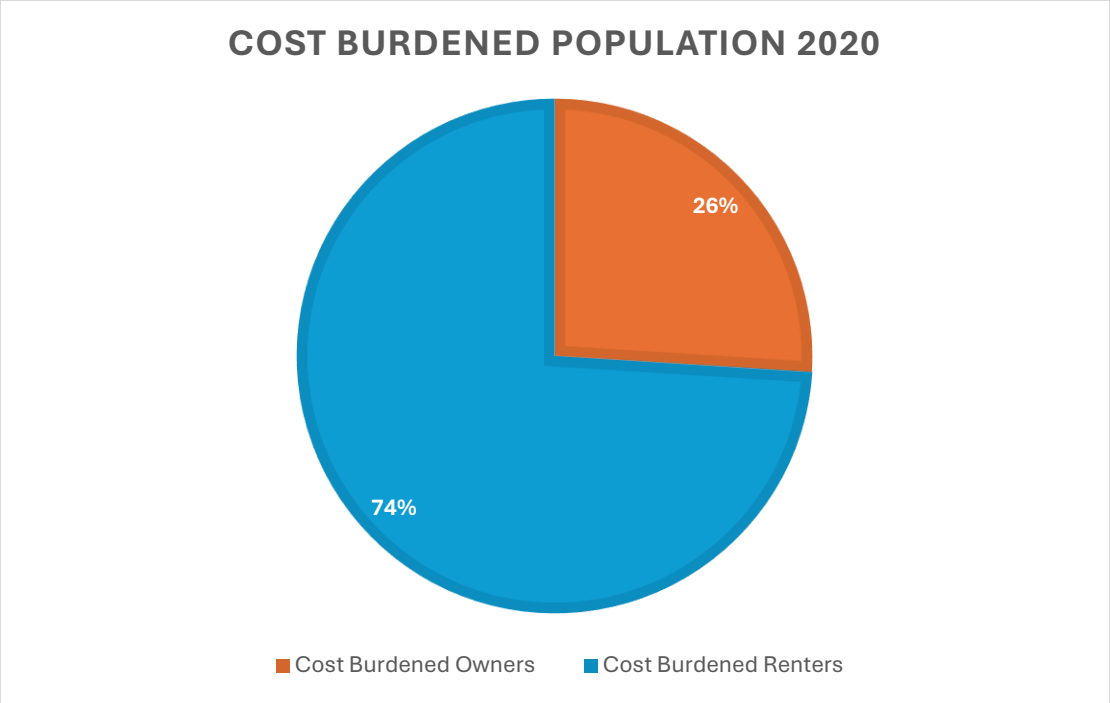


Source: 2020 American Community Survey

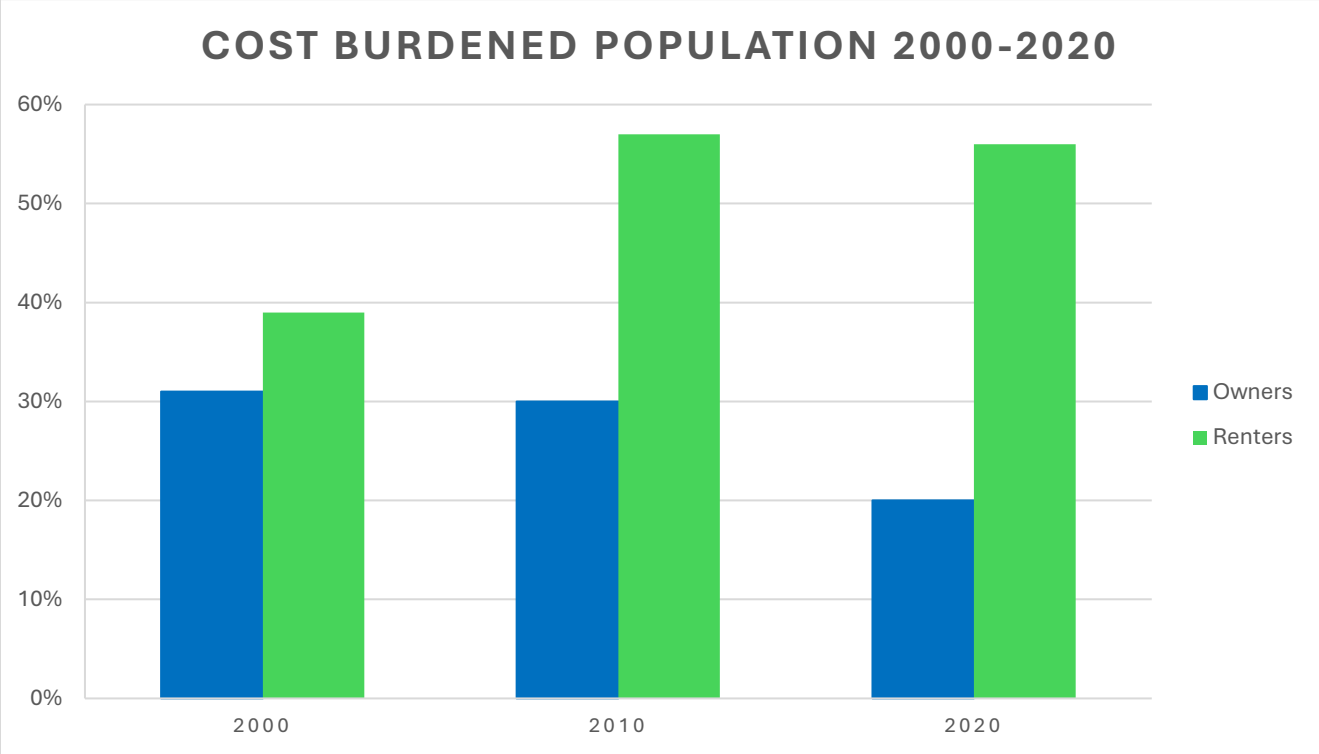


Source: 2000 December Census, 2010 Decennial & 2020 Annual Community Survey

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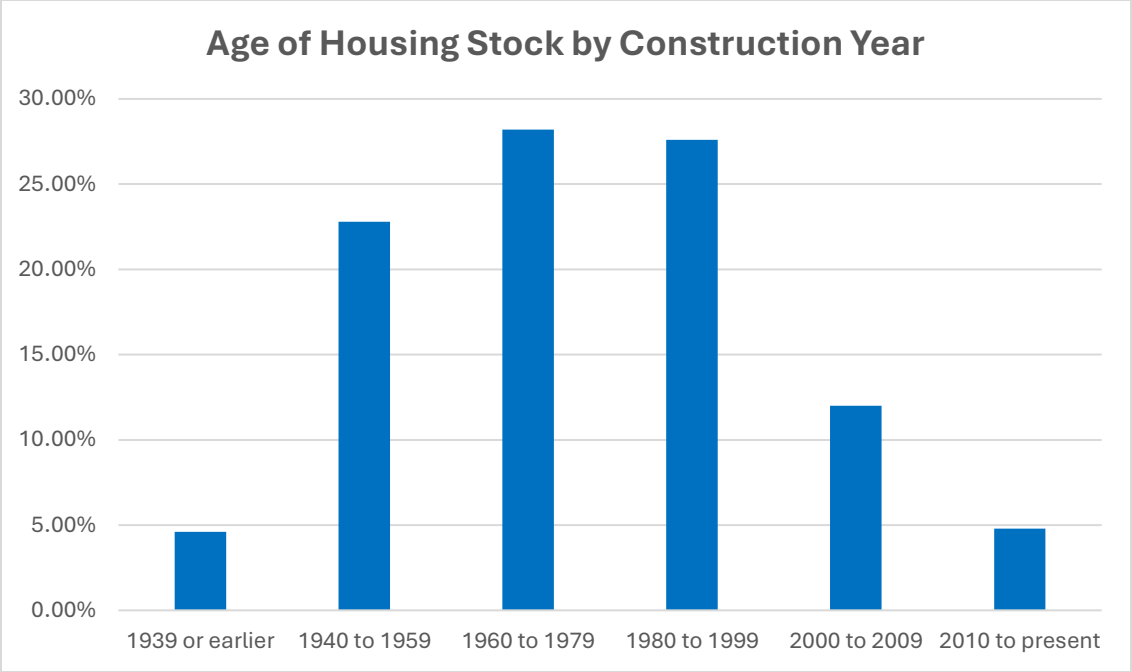
Source: 2020 American Community Survey



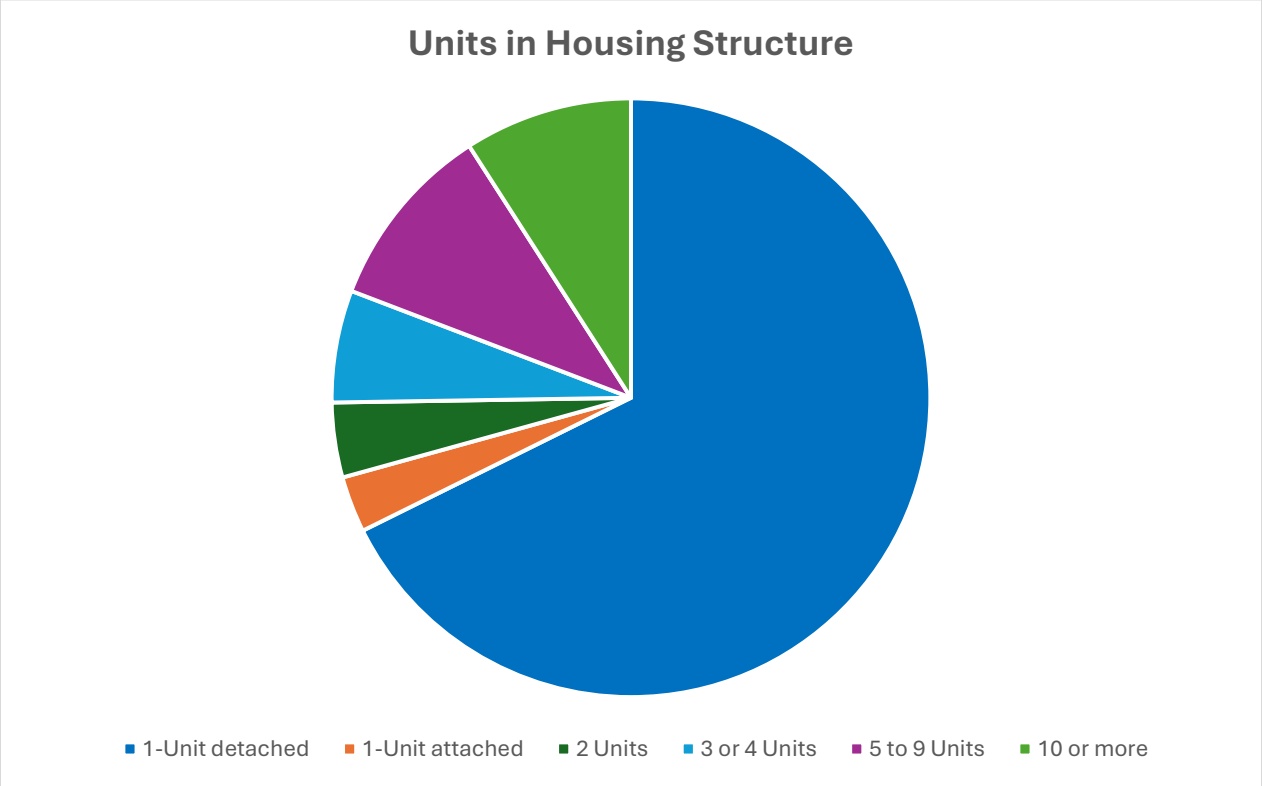
Source: 2000 Decennial Census, 2010 Decennial Census, 2020 Decennial Census

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Source: 2020 American Community Survey



Source: 2020 American Community Survey

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Scope of Work

The selected entity, company or bidder shall build owner-occupied housing to help the Griffin Spalding County Land Bank with achieving its stated purpose of returning land which is in nonrevenue-generating, nontax-producing status to an effective utilization status to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the City of Griffin and Spalding County; and aligns that with the appropriate zoning and design standards of Griffin and Spalding County that may facilitate neighborhood redevelopment, private investment and reduce neighborhood blight.

The current zoning of the properties is: **Residential-1**

Development in unincorporated Spalding County is regulated by the zoning functions of the Spalding County Community Development Department primarily through the Spalding County Unified Development Ordinance (UDO). The UDO contains the zoning districts allowed in the unincorporated area of the county. The Zoning District outlines the permitted and conditional uses that are allowed and the minimum dimensional requirements such as lot size and setbacks among other requirements. Applications for rezoning, variances, preliminary plats, final plats, and site plans are submitted to the Community Development Department. These applications are distributed throughout the other county departments for comments and scheduled for public hearings, if applicable.

Spalding County Community Development:
(770) 467-4773

Jurisdiction: Spalding County

Spalding County Residential 1 Zoning Requirements:

Minimum Square Footage: 2,000 sf

Maximum Height: 35’

Minimum Lot Width: 125’ w/ water; 100’ water/wastewater /sewer

Minimum Frontage Width/Side/Rear setbacks: 100’; 25’; 25’

There are no additional covenants of the parcels included in the RFP as part of the subdivision

For more information regarding zoning, respondents are encouraged to review the Spalding County Unified Development Code

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Required Documents

- Cover Letter on Letterhead to include:
    - Applicant Name
    - Applicant background and experience
    - Company background, structure and experience
    - Intended use of the property
    - Intention to rezone the property (if necessary)
    - Construction Budget (Sample Below)
    - Construction Timeline to include estimated date of completion and certificate of occupancy date
    - Bid Price to Griffin-Spalding County Land Bank Authority****
- State of Georgia General Contractor's License
- Business License
- Proof of Commercial Liability Insurance
- Photographs from previous projects
- Proposed Site plan
- Proposed Floor Plans
- Zoning verification from the City of Griffin or Spalding County
- Proof of Financing such as:
    - Most recent Bank Statements,
    - Letter of verification of available funds from Financial Institutions
    - Constructions Loan Commitment Letter from Financial Institution
    - Line of Credit Letter
- Construction Budget (Sample Below)
- IRS Determination Letter (if applicable)

****The Prices listed on GSCLBA website represent 30% of the Current Year Tax Assessed Value

www.gsclba.com

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Item	Budgeted Amount
Bid Amount for the property	$
Construction Labor	$
Site Work	$
Building Materials	$
Finishing Materials	$
Permits and Fees	$
Contingency	$
Total	**$**

Question and RFP Submission Deadlines

Questions must be submitted gsclba@cityofgriffin.com **by October 23, 2026. The subject line of the email shall be: Proposal for GSCLBA RFP 27-001 Question.**

Proposals must be submitted by November 23, 2026 at 10am to gsclba@cityofgriffin.com as one PDF with the Subject line GSCLBA RFP: 27-001 Submission and 7 Hard Copies mailed to or delivered to:

Griffin-Spalding County Land Bank Authority
c/o Christopher Blocker
PO Box T
Griffin, GA 30224
Or

Hand delivered to

Griffin-Spalding County Land Bank Authority
c/o Christopher Blocker
100 S. Hill St
4th Floor
Griffin, GA 30224

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Request for Proposal Timeline

Event	Date
Request for Proposal is issued	October 1, 2026
Deadline for written questions	October 23, 2026
Responses to questions	October 30, 2026
Deadline for submission	November 23, 2026 AT 10:00 AM
Public opening for bid submission	November 23, 2026 AT 4:00 PM
RFP Board Tentative Workshop	December 11, 2026 at 10:00 AM
RFP Award Tentative Date	December 21, 2026

Closing Process

Upon the acceptance of an application and the award of property or properties to an applicant, the closing of the sale of the property shall be scheduled for a time mutually agreed upon by the parties within sixty (60) days after the execution of a Transaction Agreement at such time, date and location as is designated by the parties. This deadline may be extended in writing by mutual agreement of the parties. If the property is not closed within 60 days the contract will be void and the property shall be returned to the GSCLBA inventory and may be disposed of at the discretion of the GSCLBA.

Permit and Construction Requirements

Unless otherwise agreed to by the parties, the purchaser or grantee shall make timely application for a building permit for the renovation or construction of the subject property within 90 days and shall commence work under such permit within six (6) months of the date of the closing of the sale of this property from the GSCLBA. Should the purchaser fail to commence work within the specified time period, the GSCLBA shall have the option to re-purchase the subject property for the sales price set forth in the contract less legal and administrative fees involved in the transaction and repurchase

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Covenants, Conditions and Restrictions.

All conveyances by the GSCLBA to individuals or non-governmental entities shall include such covenants, conditions and restrictions as the GSCLBA deems necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the stated purpose and goals of the GSCLBA. Such requirements may take the form of a deed creating a defeasible fee, recorded restrictive covenants, subordinate financing being held by the GSCLBA, first rights of refusal, contractual development agreements, or any combination thereof.

There are no additional covenants of the parcels included in the RFP as part of the subdivision.

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Rubric/Evaluation Criteria

Criteria	Maximum Score	Evaluation Score
Design and Materials	15	
Bid Price	10	
Proposed Use of the Property	5	
Estimated Construction Cost	10	
Proposed Sales Price to Owner-Occupant	10	
Construction Company Qualification and background	15	
Construction Timeline	10	
Financial Capability	15	
Proposed benefit to the Neighborhood	5	
Current Griffin or Spalding County Resident, Business Owner or Local builder	5	
Total Score	100	

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Owner Occupancy Requirements

Generally. Unless explicitly waived by the Board pursuant to subsection (b) below and expressly set forth in the applicable Transaction Agreement, all property acquired from the GSCLBA shall be required to be Owner-Occupied Property. Owner-Occupancy shall be determined upon the completion of the renovation or development of the property, and the Owner-Occupant is expected to reside in the property and must pay all tax obligations that become due and payable on the property.

Waiver of Owner-Occupancy Requirement. The Board may waive the Owner-Occupancy Requirement, in whole or in part, only upon a specific finding, reflected in the minutes, that the waiver is consistent with the stated mission and goals of the GSCLBA and that one or more of the criteria below are satisfied. Any waiver shall be expressly set forth in the applicable Transaction Agreement.

a. **Affordable Housing and Neighborhood Redevelopment.** The proposed disposition will result in the development or preservation of Affordable Housing or will materially advance Neighborhood Redevelopment, including but not limited to mixed-income or multi-family projects, and the grantee agrees to record covenants, conditions and restrictions acceptable to the GSCLBA to ensure long-term compliance with such use.

b. **Mission Driven Non-Profit Projects.** The transferee is a Mission Driven Non-Profit Organization acquiring the property for the purpose of developing Affordable Housing, community facilities, or other uses consistent with Section 1, and the project is subject to recorded affordability and use restrictions acceptable to the GSCLBA.

c. **Community Improvement or Public Use.** The property will be used for Community Improvement Property or is being transferred to a local government entity or other public entity for public use, and Owner-Occupancy is incompatible with the intended use.

d. **Commercial Property.** The property identified for disposition is located in a commercial zoning district and the application of the Owner-Occupancy requirement would prevent the redevelopment of the property or otherwise hinder the redevelopment of the property.

e. **Demonstrated Market or Financing Necessity.** Strict application of the Owner-Occupancy Requirement would prevent feasible financing or redevelopment of the property, the proposed project otherwise satisfies the disposition considerations and the Transaction Agreement imposes alternative protections (such as minimum holding periods, rent and tenant protections, or reverter rights) acceptable to the GSCLBA.

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f. **Hardship and Good Cause.** In rare cases, the Board may grant a waiver upon a showing of substantial hardship or other good cause, provided that: (i) the waiver will not materially undermine homeownership, stabilization, or anti-speculation goals; and (ii) the Board imposes such additional conditions as are necessary to protect the public interest, including but not limited to limits on resale or leasing of the property.

Conclusion

The Griffin-Spalding County Land Bank Authority Board consists of 5-Member board who have been appointed by the City of Griffin and Spalding County Boards of Commissioners to serve the citizens of the City and County.

The purpose of the GSCLBA is to foster the public purpose of returning land which is in nonrevenue-generating, nontax-producing status to an effective utilization status to provide affordable housing, new trade, commerce, industry and employment opportunities for the citizens of the City and County.

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