GRIFFIN-SPALDING COUNTY LANDBANK AUTHORITY

GSCLBA RFP 27-002 Responses

1. **Purchase options and pricing:** *May applicants submit a proposal for an individual parcel, or must all three properties be purchased together? Please provide the current asking or minimum acceptable price for each parcel.*

   No, the GSCLBA has a goal of increasing affordable housing in the City of Griffin and Spalding County for low to moderate income individuals and families. The GSCLBA also has a stated goal of neighborhood redevelopment. The parcels included on the RFP would help to achieve the goal of neighborhood redevelopment because an interested party would be required to develop all of the parcels included in the RFP.

   In accordance with Section 5.4 of the GSCLBA Board Policies, the recommended minimum bid shall be equal to 30% of the current fair market value of the property as determined by the Spalding County Tax Assessor. Any purchaser submitting a bid below the recommended minimum must give an explanation justifying a lower bid.

   The prices listed on the properties of the GSCLBA.com website properties tab represent 30% of the tax assessed value. The policies can be found attached and on the gsclba.com website.

2. **Applicant and contractor requirements:** May a property development company apply with a licensed and insured Georgia construction partner, or must the applicant itself hold the contractor's license? Which contractor license classifications are acceptable?

   The development company may apply with a licensed and insured Georgia construction partner. The applicant does not need to hold the contractor's license. The state of Georgia general contractor's license is required.

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3. **Proposed housing use:** We are exploring affordable housing, including a potential shared-housing model. Would the Board consider an owner-occupancy waiver for affordable rental or shared housing under this RFP? If so, what documentation and approval process would be required?

   In accordance to the Interlocal agreement to establish the Griffin-Spalding County Land Bank Authority, the GSCLBA Board does not yet have the authority to waive the owner-occupancy requirement. At this time, a waiver of the owner occupancy requirement would be a request to the City of Griffin and Spalding County Boards of Commissioners. These boards have not given specifications for an approval of a waiver request.

4. **Property conditions and access:** Are the parcels vacant, and may we schedule a site visit? Are surveys, utility availability details, title information, or other site reports available? Please also confirm whether each parcel is independently buildable under current zoning.

   Yes, the parcels are vacant. Please note the map included in the request for proposal. A parcel map can also be found through the tax assessor. No surveys or site reports are available at this time. Please find the title certificate for each parcel attached. Each parcel is independently buildable.

   For more information regarding the zoning, please call the City of Griffin Planning & Development Department at (770)233-4130

5. **Development standards:** Please clarify whether the stated 1,050-square-foot minimum for multistory homes refers to the building footprint or total finished living area.

   Minimum heated floor area per dwelling unit: 1,800 square feet for single story; minimum building footprint for two or more story dwellings shall be 1,050 square feet.

   For more information, regarding the development standards, please call the City of Griffin Planning & Development Department at (770)233-4130

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6. **Affordability and transaction terms:** Are there required buyer income limits, maximum home sales prices, affordability periods, or resale and rental restrictions? Could you provide a sample transaction agreement and proposed deed restrictions?

   There are no buyer income limits, maximum sales prices, affordability or resale restrictions. There is an owner-occupancy requirement.

   Please see the sample transaction agreement attached.

7. **Submission requirements:** The RFP is identified as 27-002, but the submission instructions reference "GSCLBA RFP: 26-002 Submission." Please confirm the correct email subject line, whether the November 23 deadline is 10:00 AM Eastern Time, and whether all seven hard copies must be received by that same deadline.

   The correct Subject Line is: GSCLBA RFP 27-002 Submission. The deadline is November 23, 2026. The seven hard copies must be received by that deadline.

8. Are proposers required to purchase and develop all three properties as one package, or may separate offers be submitted for individual properties?

   The parcels included on the RFP would help to achieve the goal of neighborhood redevelopment because an interested party would be required to develop all of the parcels included in the RFP.

9. Is there a minimum purchase price or minimum acceptable offer established by the GSCLBA for any of the three properties?

   In accordance with Section 5.4 of the GSCLBA Board Policies, the recommended minimum bid shall be equal to 30% of the current fair market value of the property as determined by the Spalding County Tax Assessor. Any purchaser submitting a bid below the recommended minimum must give an explanation justifying a lower bid.

   The prices listed on the properties of the GSCLBA.com website properties tab represent 30% of the tax assessed value. The policies can be found attached and on the gsclba.com website.

10. Please confirm the current status of the structures, if any, located at 809, 810, and 811 Pamela Drive. Are any existing structures required to be rehabilitated, or may a successful proposer demolish an existing structure and construct a new single-family residence?

    There are no structures located at 809, 810 and 811 Pamela Dr.

11. If demolition is permitted or required, will demolition and any environmental remediation or abatement be the responsibility of the purchaser?

    There are no structures located at 809, 810 and 811 Pamela Dr.

12. Please confirm whether each of the three parcels is considered a buildable residential lot and may be developed with a detached single-family residence under its current zoning. In particular, please confirm the development status of 810 Pamela Drive given its parcel size.

    The addresses are lawful non-conforming lots of record therefore the lots are buildable as long as the setbacks are met.

13. Are there any known setback, lot-size, easement, drainage, floodplain, or other development restrictions affecting any of the three parcels?

    Yes, a portion is in the floodplain. There are no development restrictions.

14. Are public water and public sewer available to all three properties? If so, are existing utility taps or connections present, and are there any outstanding tap, connection, impact, or utility fees that would become the purchaser's responsibility?

    Yes, water and sewer are available to all three properties. The tap, connection, impact and utility fees would be the purchaser's responsibility. Please review the City of Griffin fee schedule attached.

15. Does the GSCLBA establish minimum requirements for the completed homes, including square footage, number of bedrooms/bathrooms, exterior materials, garage or parking configuration, architectural design, or minimum construction value?

    No, the Griffin-Spalding County Land Bank Authority does not have minimum requirements nor construction value. The City of Griffin has a minimum square footage and requirements for exterior materials.

    Per Section 5.5 of the GSCLBA Board Policies, the board has reserves the right to deny applications based on the proposed design materials, renderings, and photographs of previous work.

    Please see the GSCLBA Board policies attached.

    For more information, regarding the development standards, please call the City of Griffin Planning & Development Department at (770)233-4130

16. The Authority's stated goals include increasing homeownership and supporting both affordable and fair market-rate housing. Under RFP 27-002, may a developer acquire the properties, construct or rehabilitate the homes, and subsequently sell the completed homes at fair market value to individual owner-occupants?

    Yes.

17. Are there any buyer income limitations, maximum resale prices, affordability requirements, deed restrictions, owner-occupancy requirements, or affordability periods applicable to the completed homes?

    There are no buyer income limitations, maximum resale price, affordability requirements or periods. The owner-occupancy requirement is included in the deed restriction.

18. Is there a required timeframe for commencement and completion of rehabilitation, demolition, and/or new construction following acquisition?

    Yes

    Per Section 4.8 of the GSCLBA Board Policies, 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 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 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.

19. Will the purchase agreement contain a development covenant, reversionary clause, performance requirement, or other provision allowing the properties to revert to the GSCLBA if development is not completed within the required timeframe?

    Yes

    Per Section 4.8 of the GSCLBA Board Policies, 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 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 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.

    Please see the GSCLBA Board policies attached.

20. May the successful proposer obtain construction financing secured by the properties after closing?

    Yes, the successful may obtain the construction financing after closing after closing. The proposer is required to submit proof of financing at the time of their proposal submission such as bank statements, letter of available funds, construction loan commitment letter, line of credit letter.

21. Does the GSCLBA have surveys, plats, title information, property-condition reports, environmental reports, demolition estimates, utility information, or other due-diligence materials available for these properties?

    Please see the title certificates attached.

22. Are there particular architectural or neighborhood design standards that the GSCLBA would like the proposed homes to follow?

    Per Section 5.5 of the GSCLBA Board Policies, the board has reserves the right to deny applications based on the proposed design materials, renderings, and photographs of previous work.

23. If existing structures are eligible for rehabilitation, does the Authority have a preference between rehabilitation and replacement with new construction, assuming either approach results in a code-compliant owner-occupied residence?

    The properties do not have existing structures.

24. What specific forms, documents, and information must be included in each individual proposal?

The specific forms, documents and information that must be included are listed in the RFP 27-002 announcement.

- 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)
- IRS Determination Letter (if applicable)

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25. Is a Georgia State General Contractor's License required at the time of proposal submission, or may an applicant partner with a properly licensed general contractor for construction?

    Yes, a Georgia State General Contractor's License is required at the time of proposal submission. An applicant may partner with a properly licensed general contractor.

26. What proof of financing or available capital is acceptable for an applicant seeking to develop an individual lot?

    An applicant cannot purchase an individual lot for this solicitation.

    - 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

27. Are there minimum construction standards, completion deadlines, or owner-occupancy requirements that must be addressed in the proposal?

    There are no construction standards that must be addressed in the proposal. The applicant would be required to photographs of previous work. Per Section 5.5 of the GSCLBA Board Policies, the board has reserves the right to deny applications based on the proposed design materials, renderings, and photographs of previous work.

    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.

    Unless explicitly waived by the Board 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.

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28. Is the stated purchase price of $4,000 per lot the required purchase price, and are there any additional deposits, closing costs, or development fees?

    The prices listed for each property is not a purchase price ;it is a bid price. There are closings costs as determined by the closing law firm. There are development fees as determined by the City of Griffin.

29. May an applicant submit proposals for all three lots, provided that a separate proposal is submitted for each property?

    A separate proposal is not required for each property. The proposal required is for the acquisition of all three lots.

30. Does the requirement to submit one PDF and seven hard copies apply separately to each lot or to the applicant's overall submission?

    The requirement to submit one PDF and seven hard copies applies to an applicant's overall submission.