



**CHATHAM COUNTY / CITY OF SAVANNAH
LAND BANK AUTHORITY, INC.**

**Regular Board Meeting
June 11, 2025, 11:00 AM
124 Bull Street, 2nd Floor Green Room
Savannah, Georgia**

AGENDA

- I. CALL TO ORDER & ROLL CALL**
 - A. Members of the Land Bank Authority Board of Directors
 - B. Members of the Advisory Board
- II. Approval of the Minutes of the Regular Board Meeting held on April 8, 2025**
- III. Property Acquisition and Disposition Update**
 - A. City of Savannah Density Bonus Program Update
 - B. Update on the LBA Tax Exemption Opportunity for Affordable Housing

ACTION ITEMS

- IV. Resolutions Authorizing the Sale and Conveyance of Property Located at 1207 Love Street, Savannah, Georgia to Dasher Construction, LLC for Development of Affordable Housing**
- V. Resolution Authorizing the Sale and Conveyance of Property Located at 1725 Dunn Street, Savannah, GA to SLD Development, LLC for Development of Affordable Housing**
- VI. Resolutions Authorizing the Sale and Conveyance of Properties Located at 1260, 1262, and 1264 Comer Street, Savannah, Georgia to HDP LLC for Development of Affordable Housing**
- VII. OTHER BUSINESS**
 - A. National Land Bank Network Conference, September 8-9th, Detroit, Michigan
 - B. Georgia Association of Land Bank Authorities (GALBA) Summit, October 29-30th, GMA Headquarters, Atlanta, Georgia
- VIII. ADJOURNMENT**-The Next Regular Board Meeting is scheduled for Tuesday, August 12, 2025

SAVANNAH-CHATHAM LAND BANK AUTHORITY
Annual Meeting Minutes
124 Bull Street, 2nd Floor Green Room
Tuesday, April 8, 2025
11:00 a.m.

I. CALL TO ORDER & ROLL CALL

The April 8, 2025, Regular Meeting was called to order at 12:01pm by Chairperson Gregori S. Anderson.

A. Board-members:

Present:	Gregori S. Anderson	Chairperson
	Martin Fretty	Vice Chairperson
	Tomeca McPherson	Secretary
	Linda Cramer	Board Member
	Taffanye Young	Board Member

B. Members of the Advisory Board:

Present:	Zerik Samples	Coastal Habitat for Humanity
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Absent:	Jennifer Dulong	CSAH
	Rafaella Nutini	Savannah Housing Authority
	Sonya L. Jackson	Chatham County Tax Commissioner
	Larry O. Jackson	Savannah Chatham Board of Education
	Attorney Bates Lovett	Special Counsel

<u>Others attending:</u>	Alison Goldey	Land Bank Director
	Denton Hill	City of Savannah Housing Department
	Tara Hicks	Housing and Neighborhood Services
	Anita Smith-Dixon	CHSA
	Luke Gardner	Housing and Rehab Services.
	Moneka Brown	Housing and Neighborhood Services
	Mark Bossinger	Housing and Neighborhood Services
	Darren Smith	Auxano Development
	Stuart Halpern	Attorney

Martin Fretty moved for approval to move the presentation by Darren Smith of Auxano Development, LLC-Tax Exemption Program for Affordable Housing to the end of the Board Meeting Agenda.

Tomeca McPherson seconded the motion.

Motion carried unanimously.

II. ACTION ITEMS:

A. Approval of the February 11, 2025, Annual Board Meeting Minutes:

Tomeca McPherson moved for approval of the Annual February 11, 2025, minutes.

Martin Fretty seconded the motion.

Motion carried unanimously.

III. FINANCIAL UPDATE:

A. Quarterly Report:

- Year to Date Actual Expenses - \$49,562.04

Fund Revenue Report:

- Projected Revenue Income is - \$265,300.00
- Year to Date Actual is - \$69,459.43

LBA Investment Fund Balance:

- Begin Balance - \$1,340,992.47.
- Ending Balance - \$1,360,889.86.

IV. PROPERTY ACQUISITION and DISPOSITION UPDATE:

A. Year to Date Acquisition and Disposition Update

Mrs. Goldey updated the Board members on the activities for the LBA as of April 08, 2025. The LBA has acquired fifteen properties. The LBA has thirteen properties approved for sale and five properties that have been sold. The Land Bank currently has a lease agreement for three properties.

V. **ACTION ITEMS:**

Request from Pinyan/Procida Development Group, LLC for the Land Bank Authority to support an Application to the Georgia Department of Community Affairs for Low Income Housing Tax Credits (LIHTC) for the Development of Affordable Housing for Property Located at 1700 Drayton Street, Savannah, Georgia:

Mrs. Goldey briefed the Board on the request from Pinyan/Procida Development Group, LLC for the Land Bank Authority to support an application to the Georgia department of Community Affairs for Low Income Housing Tax Credits (LIHTC) for the Development of Affordable Housing for property located at 1700 Drayton Street, Savannah, Georgia.

The Pinyan/Procida Development Group, LLC (Procida) acquired property located at 1700 Drayton Street from the Mayor and Alderman of the City of Savannah for the redevelopment purposes of affordable housing. Procida has previously applied for 9 percent Low Income Housing Tax Credits (LIHTC) four times but has not been awarded the tax credits.

Procida will be submitting another application this year for Low Income Tax Credits and has requested assistance from the Chatham County/City of Savannah Land Bank Authority. The plan for development is forty-one affordable units. Procida is requesting that the Land Bank Authority accept the property located at 1700 Drayton Street for application purposes, with an agreement to lease the property back to Procida. This will allow Procida to show site control and secure a half point in the application scoring process. The transaction would include similar terms to those the LBA has with Mercy Housing for the last phase of Savannah Gardens.

Staff Recommendation: The development for affordable housing has been identified as desirable and acceptable and Staff recommends that the Board authorize the Executive Director to work with the LBA's legal counsel and Pinyan/Procida Development Group, LLC, to develop commitment letters and terms, agreeable to both parties, in support of the developer's 2025 LIHTC application to the Georgia Department of Community Affairs.

Tomeca McPherson moved for the approval of staff recommendations.

Taffanye Young seconded the motion.

Motion carried unanimously.

VI. **Authorization to Accept Property Located at 0 E. Duffy Street from the City of Savannah for Future Sale and Disposition:**

Mrs. Goldey briefed the Board on the property located at 0 E. Duffy Street from the City of Savannah for future sale and disposition. The property sits between the back of a row house structure and Second Evergreen Baptist Church. The owner of 1215 Atlantic Avenue petitioned the City to acquire the property so that it can be used as additional backyard space for their tenants. The City reached

out to the Housing Department to see if there is an interest in using the property for the development of affordable housing. The Land Bank Director contacted the owners of the multi-family property.

Staff makes a recommendation to accept the property located at 0 E. Duffy Street from the City of Savannah subject to confirming the ability to obtain a marketable title to the property. If acquired, the Land Bank will market the property and request development proposals for the sale of the property based on the highest and best use for the property.

Taffanye Young moved for approval of staff recommendations.

Tomeca McPherson seconded the motion.

Motion carried unanimously.

VII. Approval of Pay Increase for Land Bank Authority Staff based on the Final Recommendations of the Compensation and Classification Study Conducted and Approved by the City of Savannah:

Mrs. Goldey briefed the Board on the pay increase for Land Bank Authority Staff based on the final recommendations of the compensation and classification study conducted and approved by the City of Savannah.

Taffanye Young moved for approval for a pay increase for Land Bank Authority Staff based on the final recommendations of the compensation and classification study conducted and approved by the City of Savannah.

Tomeca McPherson seconded the motion.

Motion carried unanimously.

VIII. OTHER BUSINESS:

Presentation by Darren Smith of Auxano Development, LLC -Tax Exemption Program for Affordable Housing:

Board Vice-Chairman Fretty and the Land Bank Director provided the Board with a presentation regarding the potential of a LBA Tax Exemption Program for Affordable Housing. Mr. Darren Smith of Auxano Development, LLC, who is experienced with tax exemption programs also presented and provided the Board with information regarding the proposed process for the program and the method for providing a public benefit analysis for property proposed for tax exemption for affordable housing.

The Board was supportive with moving forward with the development of the program based on the next steps presented in the presentation.

IX. **ADJOURNMENT:**

With no further business to discuss, the meeting was adjourned by Chairperson Gregori Anderson at 12:43 pm. The next Board Meeting is scheduled for Tuesday, June 10, 2025.

These minutes were prepared by Administrative Assistant Tracy Gregory.

ATTEST

Tomeca McPherson, Secretary

Property Acquisition

	Property Address	Parcel ID	Date Acquired	Seller	Acquisition Price	Status
1	0 New Castle Street	20027 22012	2/13/25	City of Savannah	\$0.00	Good title
2	0 Scarborough Street	20020 18004	2/13/2025	City of Savannah	\$0	Good title
3	9 Scarborough Street	20020 18005	2/13/25	City of Savannah	\$0.00	Good title
4	1028 Demmond Street	20019 15031	2/13/2025	City of Savannah	\$0	Marketable Title
5	1207 Love Street	20019 12012	2/13/25	City of Savannah	\$0.00	Marketable Title
6	1725 Dunn Street	20026 26016	2/13/2025	City of Savannah	\$0	Good title
7	1260 Comer Street	20019 22033	2/13/25	City of Savannah	\$0.00	Good title
8	1262 Comer Street	20019 22034	2/13/2025	City of Savannah	\$0	Good title
9	1264 Comer Street	20019 22035	2/13/25	City of Savannah	\$0.00	Good title
10	916 Martin Luther King Jr Blvd	20052 04011	2/13/2025	City of Savannah	\$0	Leased to CHSA Development
11	420 W Waldburg Street	20052 04012	2/13/25	City of Savannah	\$0.00	Leased to CHSA Development
12	404 W Waldburg Street	20052 04014	2/13/2025	City of Savannah	\$0	Leased to CHSA Development
13	409 W Waldburg Street	20052 04004	2/13/25	City of Savannah	\$0.00	Leased to CHSA Development
14	0 Albion Street	20716 02001A	3/4/2025	Tax Commissioner	\$21,000	Right of Redemption
15	2102 Hanson Street	20039 08014	3/11/25	Abouharb Hana	\$12,000.00	Pending Bar & QTA

Sales Approved and Pending

	Property Address	Parcel ID	Date Approved	Buyer	Sales Price	Development
1	0 32nd Street	20055 18010	6/13/2023	Briana Paxton	\$15,000	Duplex-Pending Text Amendment
2	519 W 40th Street	20073 27005	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
3	525 W 40th Street	20073 27003	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
4	619 W 40th Street	20073 26004	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
5	602 E 33rd Street	20054 26013	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
6	516 W 40th Street	20073 15016	6/13/2023	South Streets LLC	\$10,000	Duplex-Pending Text Amendment
7	602 E 33rd Street	20054 26013	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
8	0 (2013) Florence Street	20066 46005	8/13/2024	SLI Inc.	\$22,000	Single Family Home
9	2115 Florence Street	20073 06008	8/13/2024	SLI Inc.	\$15,000	Single Family Home
10	1802 Dexter Street	20027 09008	2/11/2024	CHSA Development	\$22,600	Single Family Home
11	201 Glass Street	20029 01022	2/11/2025	CHSA Development	\$45,200	Two Single Family Homes
12	207 Millen Street	20027 05004	2/11/2025	CHSA Development	\$22,600	Single Family Home

Property Disposition

	Property Address	Parcel ID	Date Closed	Buyer	Sales Price	Development
1	0 Julia Law Street	20596 01006	1/3/2025	Dasher Construction	\$10,000	Market Rate Home
2	0 West Street	20020 23002	2/26/2025	Lenoure Estates Inc	\$10,650	Single Family Home
3	1317 New Castle Street	20028 02010	3/20/2025	NIA Inc.	\$20,000	Single Family Home
4	2110 Bulloch Street	20073 03016	3/21/2025	Savannah Historic Initiated	\$15,000	Single Family Home
5	2114 Bulloch Street	20073 03019	3/21/2025	Savannah Historic Initiated	\$22,000	Single Family Home
6	634 Orchard Street	20089 21020	4/30/2025	AEI Legacy Group	\$8,000	Side Lot for SFH

Completed Development Projects

	Property Address	Parcel ID	Date Closed/Completed	Developer	New Home Sales Price/Rent	Development
1	806 W 52nd Street	20091 16016	1/31/2025	GIT LLC	\$229,000	Single Family Home
2	1408 Golden Street	20019 02019	1/9/2025	Grateful Construction	\$207,000	Single Family Home
3	1512 New Castle Street	20027 20018	2/7/2025	Dasher Construction	\$190,000	Single Family Home
4	923 W 40th Street	20073 23003	2/28/2025	SLI Inc	\$255,000	Market Rate Home
5	0 (2824) Julia Law Street	20596 01005	Pending	Dasher Construction	\$299,000	Single Family Home
6	818 Jamestown Road	20752 01092	6/4/2025	DanCo LLC	\$250,000	Market Rate Home

Property Currently Under Lease or Option

	Property Address	Parcel ID	Lessee	Lease/Option Date	Term	LBA Costs
1	Savannah Gardens Land Lease	Multiple Properties	Mercy Housing	8/10/2020	99 year-2118	\$0.00
2	916 Martin Luther King Jr Blvd, 404, 409, 420 Waldburg St	Multiple Properties	CHSA Development	2/28/2025	40 year-2065	\$0.00
3	225 Cumming Street	20019 18010	Family Promise	3/21/2022	15 year-2037	\$0.00



Chatham County-City of Savannah
Land Bank Authority, Inc.

DISPOSITION MEMORANDUM

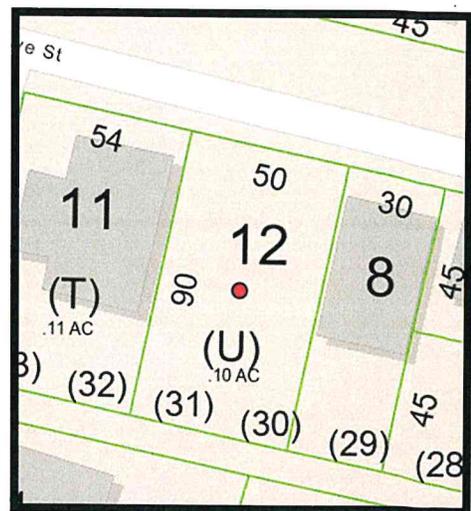
TO: LBA Board of Directors
FROM: Alison Goldey, LBA Director
DATE: June 11, 2025
RE: Property Disposition-1207 Love Street, PIN: 20019 12012

Property Requested By: Dasher Construction, LLC

Property Information

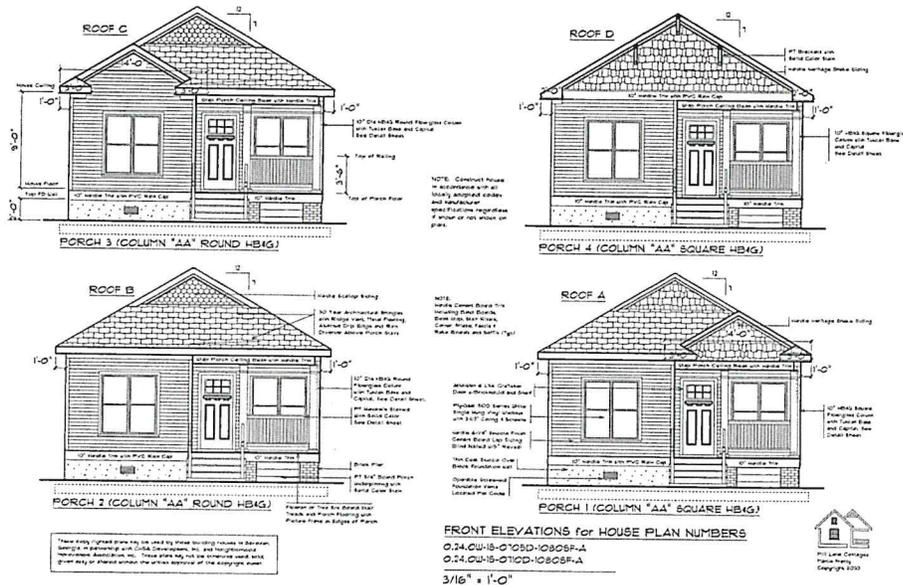
Location: West Savannah
Dimensions: 50 X 90
Zoning: RSF-5
Flood Zone: X-500
Tax Value: \$20,000
LBA Costs: \$0 City of Savannah Transfer

The subject property is located in West Savannah. The property was transferred to the Land Bank Authority from the City of Savannah.



The Proposed Plan

Dasher Construction, LLC proposes constructing a new affordable home on the property that consists of three bedrooms and two bathrooms with 1080 square feet heated. The Purchase Price for the property will be \$30,000 and Dasher Construction requests that they be able to put 10% down at closing and pay the remainder due within 12 months or when the home sells, whichever occurs first. Dasher Construction, LLC will be the General Contractor for the project. The construction specifications will be as required under the City of Savannah Dream Maker program.



FRAMING NOTES

3" STUDS THROUGHOUT

Framing Lumber:
 Unless otherwise required by Code or noted, use #2 Southern Pine or better for Ceiling Joists, rafters, and load bearing walls.

Exterior Wall Headers:
 For all opening headers use minimum (2) 2"x10" with 19/32" OSB glue nailed between.

Exterior Wall Opening Sills:
 Use Simpson LSTAIS at header bearing to jamb at all openings that are 4" or more wide.

Exterior Wall Small Openings:
 Use (1) Jack and (2) King studs on sides of openings that are 3" or less wide.

Exterior Wall Large Openings:
 Use (2) Jack and (2) King studs on sides of openings that are more than 3" wide.

Interior Wall Headers:
 For all opening headers use minimum (2) 2"x6" with 19/32" OSB glue nailed between.

Interior Wall Openings:
 Use at least (1) Jack and (2) King studs on sides of openings.

Note: Install QuickTie anchoring system in accordance with manufacturer specifications and instructions to meet local code requirements. Locate in all exterior wall corners, on both sides of openings, and no more than 6" OC around perimeter of exterior walls. Locate inside porch columns. Locate tops of QuickTies in exterior walls within 3" of studs to reduce deflection at double top plate when QuickTies are placed under tension. Thoroughly clean all dust and debris from holes drilled in concrete before installing QuickTie and QuickTie epoxy into holes. Obtain and submit sealed drawing from QuickTie and/or local engineer or architect.

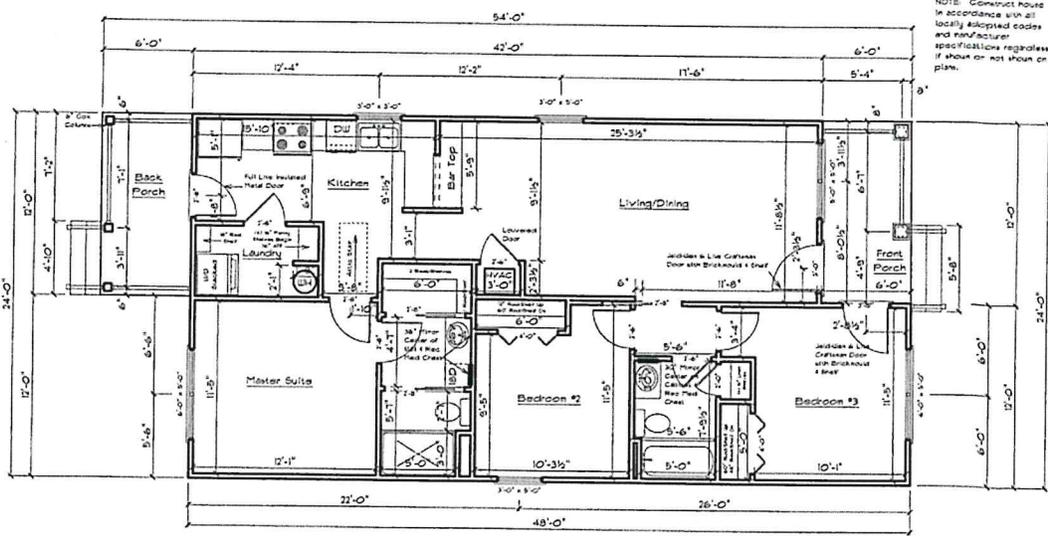
QuickTie QT6 Green QuickTie QT6 Blue

These copy righted plans may be used by those building houses in Savannah, Georgia, in partnership with CHSA Development, Inc. and Neighborhood Improvement Association, Inc. These plans may not be otherwise used, sold, given away or altered without the written approval of the copyright owner.

FLOOR PLAN 0.24.CW-15-0710D-1080SF-A

3/16" = 1'-0"

NOTE: Construct house in accordance with all locally adopted codes and manufacturer specifications regardless if shown or not shown on plans.



MILL LANE COLLAGES
 MARK PRATT
 Copyright 2010

Project Funding: Dasher Construction is applying for funding through the City of Savannah Dream Maker program and the Savannah Affordable Housing Fund. Verification of funding has been provided for the construction of the new home.

Experience & Capacity: Dasher Construction, LLC has consistently acquired vacant lots from the Land Bank over previous years and has been successful in building, marketing, and selling new homes in neighborhoods throughout the city of Savannah.

Project Budget:

Property Acquisition:	\$ 30,000
Total Construction Costs	\$177,784
Realtor & Developer Fee	\$ 36,421

Total Development Costs **\$244,205** New Home Sales Price: **\$250,000**

Estimated Project Timeline: Dasher Construction, LLC. will begin construction as soon as they receive title to the property and anticipate that the home will be completed in approximately four (4) months and ready to be sold in approximately 180 days.

Recommendation: Staff recommends approval by resolution for the sale and conveyance of property located at **1207 Love Street** for a sales price of **\$30,000** to Dasher Construction, LLC, and providing a loan for 90% of the land acquisition price to be paid when the home sells or within 12 months, whichever occurs first, contingent upon meeting all minimum development and affordability requirements.

**A RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY
LOCATED AT 1207 LOVE STREET, SAVANNAH, GEORGIA TO
DASHER CONSTRUCTION, LLC.; AND FOR OTHER PURPOSES**

WHEREAS, the parcel known as 1207 Love Street, U RECOMBINATION OF LTS 30-35 MITCHELL WD SMB 3, PIN # 20019 12012, hereafter referred to as (the "Property") is owned by the Chatham County/City of Savannah Land Bank Authority, Inc. (the "Authority"); and,

WHEREAS, the Property is a vacant lot and presents an opportunity for housing development where no housing currently exists; and,

WHEREAS, Dasher Construction, LLC. has submitted a development proposal to the Authority for redevelopment of the subject vacant property; and

WHEREAS, Dasher Construction, LLC. proposes to construct a new single family affordable home for future sale to moderate income homebuyers; and

WHEREAS, Dasher Construction, LLC. has extensive experience in buying, rehabilitating and selling homes, and has submitted an acceptable proposal agreeing to redevelop the properties in accordance with the Authority's development and affordability requirements and the City of Savannah's Dream Maker Program for the purpose of affordable housing, and

WHEREAS, said proposal is consistent with the policies and objectives of the Chatham County/City of Savannah Land Bank Authority, Inc. and is in the best interest of the citizens of Savannah, Chatham County.

NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY/CITY OF SAVANNAH LAND BANK AUTHORITY, INC. THAT:

- (1) The Authority approves the sale and transfer of the property located at 1207 Love Street, Savannah, Georgia to Dasher Construction, LLC. for \$30,000.00, for the new construction of affordable residential housing, subject to meeting all Authority development and affordability requirements; and
- (2) The Authority approves a loan of 90% for the purchase price of the property to be paid within 12 months or when the home is sold, whichever occurs first; and
- (3) The Authority's Chairperson or Director is authorized to execute such instruments as may be necessary to consummate said transfer.

This disposition action was approved by the affirmative vote of a majority of the members of the Authority present and voting.

Adopted this ____ day of _____, 2025.

**CHATHAM COUNTY/CITY OF SAVANNAH
LAND BANK AUTHORITY, INC.**

By: _____
Gregori S. Anderson, Chairman

Attest: _____
Tomeca McPherson, Secretary



Chatham County-City of Savannah
Land Bank Authority, Inc.

DISPOSITION MEMORANDUM

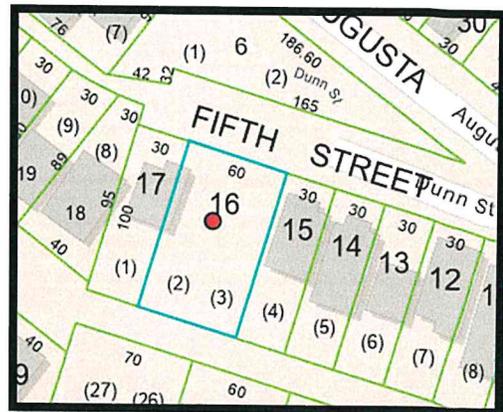
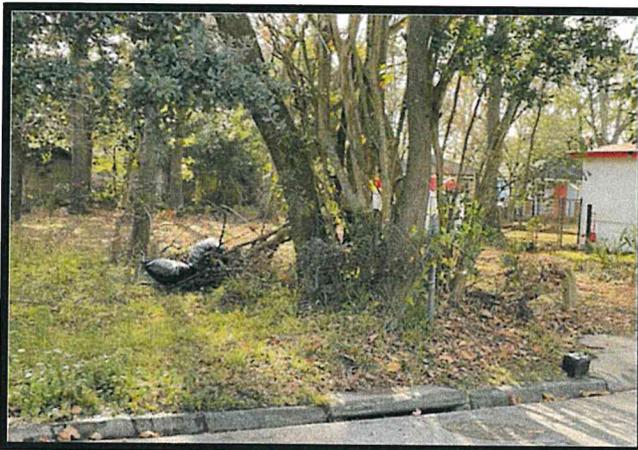
TO: LBA Board of Directors
FROM: Alison Goldey, LBA Director
DATE: June 11, 2025
RE: Property Disposition-1725 Dunn Street, PIN: 20026 26016

Property Requested By: SLD Development, LLC

Property Information

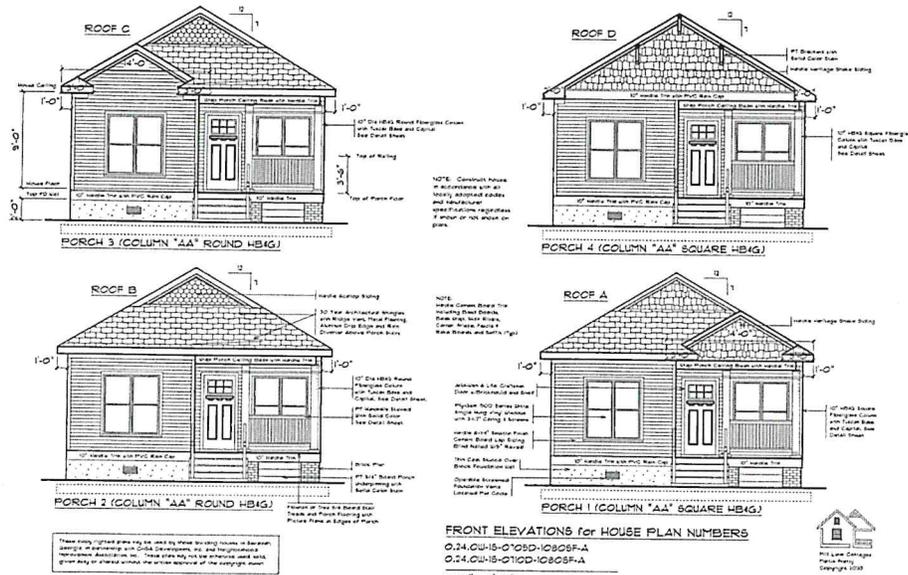
Location: West Savannah
Dimensions: 50 X 90
Zoning: RSF-5
Flood Zone: X-500
Tax Value: \$20,000
LBA Costs: \$0 City of Savannah Transfer

The subject property is located in West Savannah. The property was transferred to the Land Bank Authority from the City of Savannah.



The Proposed Plan

SLD Development, LLC proposes constructing a new affordable home on the property that consists of three bedrooms and two bathrooms with 1080 square feet heated. The Purchase Price for the property will be \$30,000 and Dasher Construction requests that they be able to put 10% down at closing and pay the remainder due within 12 months or when the home sells, whichever occurs first. Dasher Construction, LLC will be the General Contractor for the project. The construction specifications will be as required under the City of Savannah Dream Maker program.



FRAMING NOTES

3" STUDS THROUGHOUT

Framing Lumber: Unless otherwise required by Code or noted, use #2 Southern Pine or better for ceiling joists, rafters, and load bearing walls.

Exterior Wall Headers: For all opening headers use minimum (2) 2"x10" with 1/2" OSB glue nailed between.

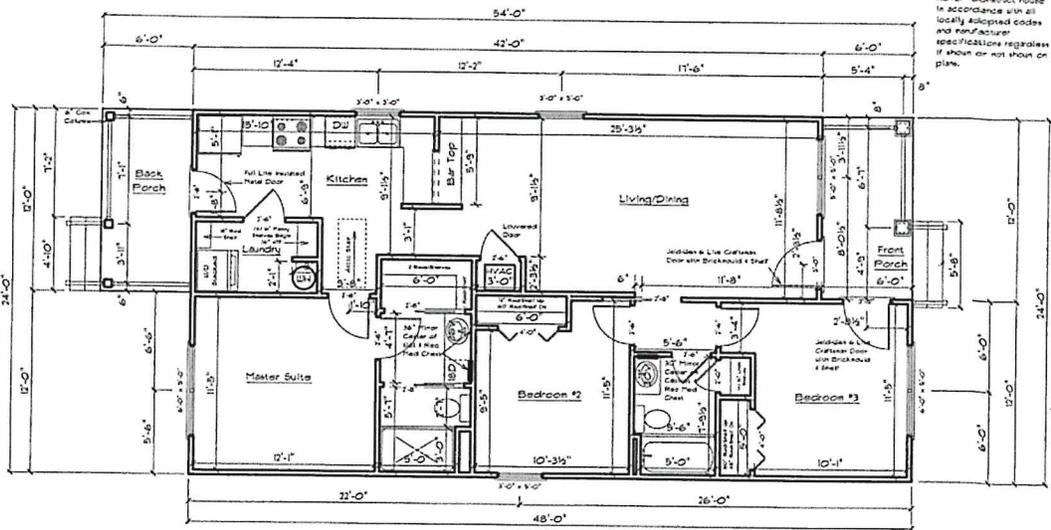
Exterior Wall Opening Stairs: Use Simpson L57A15 at header bearing to JWB at all openings that are 4' or more wide.

Exterior Wall Small Openings: Use (2) jack and (2) king studs on sides of openings that are 3' or less wide.

Exterior Wall Large Openings: Use (2) jack and (2) king studs on sides of openings that are more than 3' wide.

Interior Wall Headers: For all opening headers use minimum (2) 2"x6" with 1/2" OSB glue nailed between.

Interior Wall Openings: Use (2) jack and (2) king studs on sides of openings.



Note: Install QuickTie anchoring system in accordance with manufacturer specifications and instructions to meet local code requirements. Locate in all exterior wall corners, on both sides of openings, and no more than 6" OC around perimeter of exterior walls. Locate inside porch columns. Locate tops of QuickTies in exterior walls within 3' of studs to reduce deflection at double top plate when QuickTies are placed under tension. Thoroughly clean all dust and debris from holes drilled in concrete before installing QuickTie and QuickTie epoxy into holes. Obtain and submit sealed drawing from QuickTie's authorized local engineer or architect.

○ - QuickTie QTS Green □ - QuickTie QTS Blue

This copy righted plan may be used by those building houses in Savannah, Georgia, in partnership with CHSA Development, Inc. and Neighborhood Improvement Association, Inc. These plans may not be otherwise used, sold, given away or altered without the written approval of the copyright owner.

FLOOR PLAN 0.24.0W-IS-010D-10B0S-A
3/16" = 1'-0"



Project Funding SLD Development is applying for funding through the City of Savannah Dream Maker program and the Savannah Affordable Housing Fund. Verification of funding has been provided for the construction of the new home.

Experience & Capacity: SLD Development has consistently acquired vacant lots from the Land Bank over previous years and has been successful in building, marketing, and selling new homes in neighborhoods throughout the city of Savannah.

Project Budget:

Property Acquisition:	\$ 20,000
Total Construction Costs	\$177,784
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Total Development Costs **\$234,205** New Home Sales Price: **\$250,000**

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Recommendation: Staff recommends approval by resolution for the sale and conveyance of property located at **1725 Dunn Street** for a sales price of **\$20,000** to SLD Development, LLC, and providing a loan for 90% of the land acquisition price to be paid when the home sells or within 12 months, whichever occurs first, contingent upon meeting all minimum development and affordability requirements.

**A RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY
LOCATED AT 1725 DUNN STREET, SAVANNAH, GEORGIA TO
SLD DEVELOPMENT, LLC.; AND FOR OTHER PURPOSES**

WHEREAS, the parcel known as 1725 Dunn Street, LTS 2 +3 BLK 11 GLEN WD PIN #20026 26016, hereafter referred to as (the "Property") is owned by the Chatham County/City of Savannah Land Bank Authority, Inc. (the "Authority"); and,

WHEREAS, the Property is a vacant lot and presents an opportunity for housing development where no housing currently exists; and,

WHEREAS, SLD Development, LLC. has submitted a development proposal to the Authority for redevelopment of the subject vacant property; and

WHEREAS, SLD Development, LLC. proposes to construct a new single family affordable home for future sale to moderate income homebuyers; and

WHEREAS, SLD Development, LLC. has extensive experience in buying, rehabilitating and selling homes, and has submitted an acceptable proposal agreeing to redevelop the properties in accordance with the Authority's development and affordability requirements and the City of Savannah's Dream Maker Program for the purpose of affordable housing, and

WHEREAS, said proposal is consistent with the policies and objectives of the Chatham County/City of Savannah Land Bank Authority, Inc. and is in the best interest of the citizens of Savannah, Chatham County.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY/CITY
OF SAVANNAH LAND BANK AUTHORITY, INC. THAT:**

- (1) The Authority approves the sale and transfer of the property located at 1725 Dunn Street, Savannah, Georgia to SLD Development, LLC. for \$20,000.00, for the new construction of affordable residential housing, subject to meeting all Authority development and affordability requirements; and
- (2) The Authority approves a loan of 90% for the purchase price of the property to be paid within 12 months or when the home is sold, whichever occurs first; and
- (3) The Authority's Chairperson or Director is authorized to execute such instruments as may be necessary to consummate said transfer.

This disposition action was approved by the affirmative vote of a majority of the members of the Authority present and voting.

Adopted this ____ day of _____, 2025.

**CHATHAM COUNTY/CITY OF SAVANNAH
LAND BANK AUTHORITY, INC.**

By: _____
Gregori S. Anderson, Chairman

Attest: _____
Tomeca McPherson, Secretary



Chatham County-City of Savannah
Land Bank Authority, Inc.

DISPOSITION MEMORANDUM

TO: LBA Board of Directors

FROM: Alison Goldey, LBA Director

DATE: June 11, 2025

RE: Property Disposition- 1260, 1262 and 1264 Comer Street (PINS:20019 22033, 20019 22034, 20019 22035)

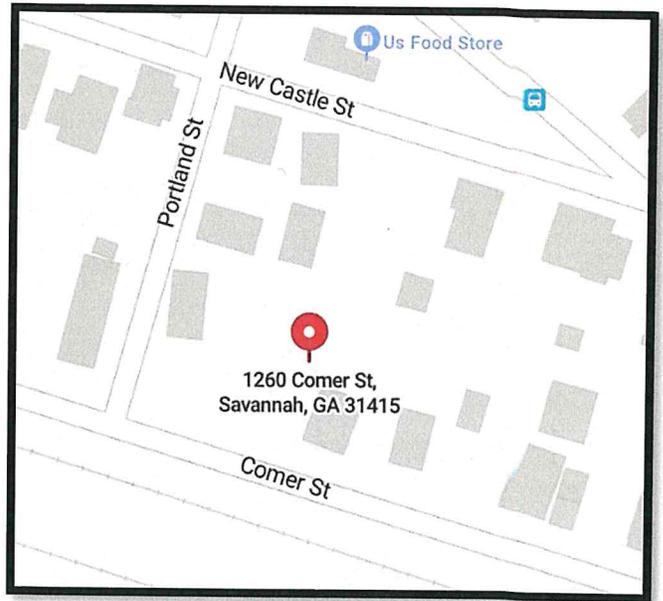
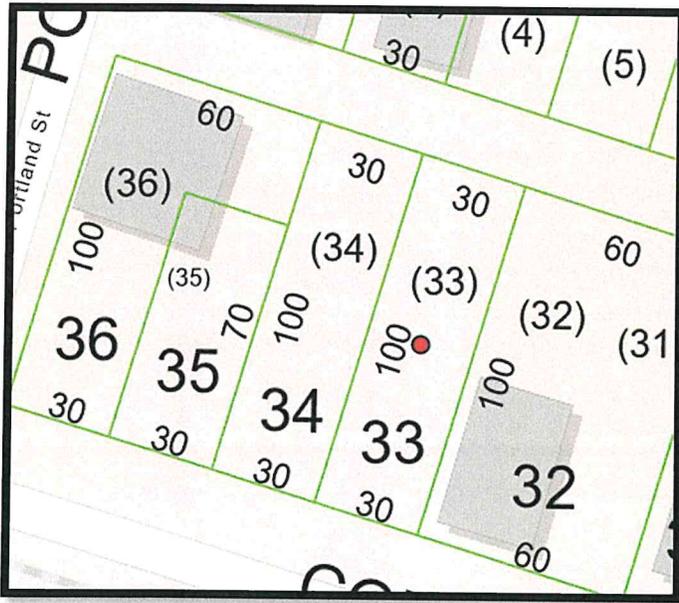
Property Requested By: HIS Divine Partnership, LLC. / Mr. Shannon Holman

Property Information

Location: West Savannah
Tax Value: \$20,000 each property
Dimensions: 30 x 100, 30 x 100, 30 x 70
Zoning: RSF-5 Flood Zone: X
LBA Expenses: \$0

The property is a vacant lot. It was transferred from the City of Savannah to the Land Bank Authority in February of 2025. The Land Bank subsequently verified marketable title. The Land Bank has been marketing the properties on our website. The properties are located in close proximity to the railroad tracks which prohibits the use of the City's HOME funds due to environmental requirements.



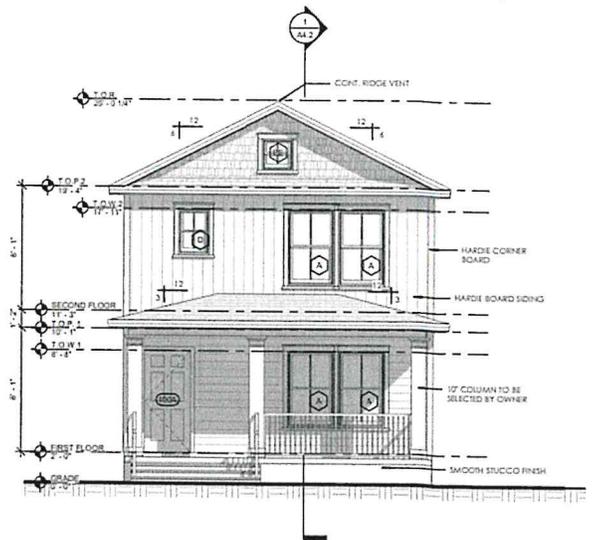
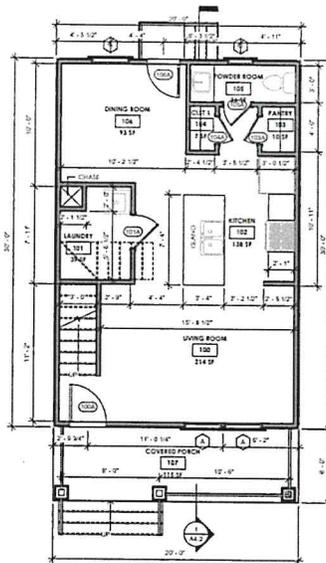
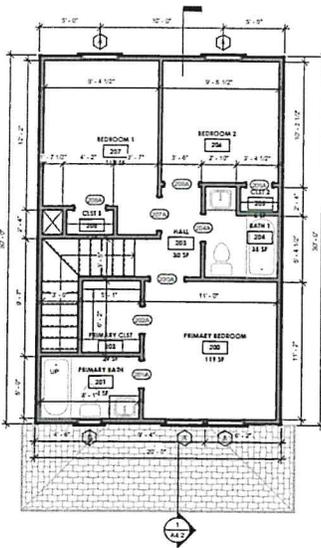
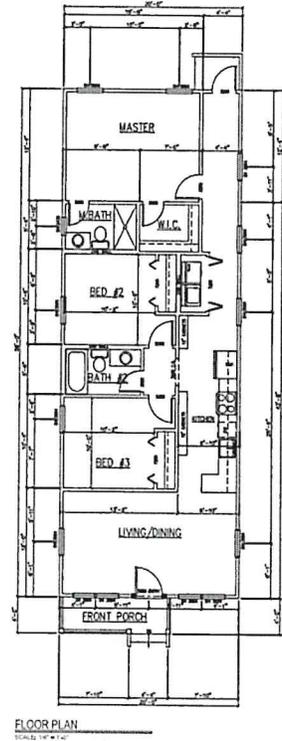


Proposal for Redevelopment

The Authority has received a proposal from HIS Divine Partnership, LLC. (HDP LLC) to construct three new affordable homes with three bedrooms and two bathrooms. Two of the homes located at 1262 and 1264 Comer Street will be single story with 1120 heated square feet and one two-story home located at 1260 Comer Street that is 1117 heated square feet. The sales price of each home to the new homebuyer will be at or below **\$255,000**. HDP LLC offers **\$33,000** for the three properties and the general contractor will be Joe Wallace with J.L. Wallace Construction, who has extensive experience with new construction of residential housing in and surrounding the area of Savannah, Chatham County.

The new construction building materials will be comparable to the Dream Maker program specifications and will include:

- Vinyl siding exterior with double pane windows.
- 30-year architectural shingles
- Central heating and air conditioning
- White shaker style cabinets with stainless steel appliances.
- At a minimum, level 1 granite counter tops.
- The homes will have vinyl plank flooring.



Timeline

Application to the City of Savannah for permits will begin immediately after closing with an estimated construction start date within 90 days of the closing date or as soon as all permits are complete. Completion of the project is estimated to be within 180 days from the construction start date.

Estimated Project Budget-1260 Comer Street

Property Acquisition Cost		\$11,000
Total Construction Cost		\$155,000
Financing Cost		\$4,400
Gen Expenses & Overhead		\$34,400
Marketing Cost		\$2,500
Sales Commission		\$12,758
Profit		\$34,492
Total Estimated Costs and Land:		\$254,550

Estimated Project Budget-1262 and 1264 Comer Street

Property Acquisition Cost		\$11,000
Total Construction Cost		\$150,000
Financing Cost		\$4,400
Gen Expenses & Overhead		\$29,900
Marketing Cost		\$2,500
Sales Commission		\$12,758
Profit		\$36,942
Total Estimated Costs and Land:		\$247,500

Funding:

A proof of funds pre-approval letter has been provided by Groundfloor Finance in an amount up to \$1,000,000 for construction funding contingent upon a market evaluation and clear and marketable title to the property. Final proof of funds must be provided prior to closing.

Experience and Capacity

Mr. Holman is the owner of HIS Divine Partnership LLC, a hauling company that provides hauling services including building materials, soil, etc. Mr. Holman who has been in business for 15 years also provides property management for affordable rental housing, as well as new construction. HIS Divine Partnership purchased property located at 808 Cubbedge Street from the Land Bank Authority and built a single-family home through the City of Savannah Dream Maker Program. The proposed one-story plan is being built at 2122 Haygood Street and the two-story plan is under construction at 8 Newell Street.



808 Cubbedge Street



2122 Haygood Street

Recommendation:

Staff recommends that the Board adopt a resolution authorizing the sale and transfer of properties located at 1260, 1262 and 1264 Comer Street, Savannah, GA to HIS Divine Partnership, LLC for a total sales price of **\$33,000**, contingent upon meeting all development and affordability requirements and authorizing the Authority's Chairperson or Director to execute such instruments as may be necessary to consummate said sale and transfer.

Resolution 2025-008

**A RESOLUTION OF THE CHATHAM COUNTY/CITY OF SAVANNAH
LAND BANK AUTHORITY, INC. BOARD OF DIRECTORS AUTHORIZING THE SALE
AND CONVEYANCE OF PROPERTIES LOCATED AT 1260, 1262, AND 1264
COMER STREET TO HIS DIVINE PARTNERSHIP, LLC.; AND FOR OTHER
PURPOSES**

WHEREAS, the vacant parcels are located at 1260, 1262, and 1264 Comer Street, (PINS: 20019 22033, 20019 22034, 20019 22035) known as 33 BLK F GLEN WARD, 34 BLK F GLEN WD, and SOUTHERN PT OF LOT 35 BLK F GLEN WD hereafter referred to as the "Property" is owned by the Chatham County/City of Savannah Land Bank Authority, Inc. (the "Authority"); and

WHEREAS, the Property presents an opportunity to develop residential housing where vacant land currently exists; and

WHEREAS, the Authority inventory of property available for sale is listed for public view on the Land Bank Authority's website and is distributed in an inventory list for all those that inquire about available properties; and

WHEREAS, HIS Divine Partnership, LLC, has submitted a proposal agreeing to construct a single-family residence on each parcel of the subject property located in West Savannah for future sale to a moderate-income homebuyer; and

WHEREAS, HIS Divine Partnership, LLC will use J.L. Wallace of Savannah as the general contractor who has extensive experience with new construction of residential housing in and surrounding the area of Savannah, Chatham County; and

WHEREAS, said proposal is consistent with the policies and objectives of the City of Savannah/Chatham County Land Bank Authority, Inc. and is in the best interest of the citizens of Savannah, Chatham County.

NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY/CITY OF SAVANNAH LAND BANK AUTHORITY, INC. that:

- (1) The Authority approves the sale and transfer of the Property located at 1260, 1262 and 1264 Comer Street to HIS Divine Partnership, LLC for \$33,000.00, for the development of affordable residential housing, contingent upon submitting all developer requirements and verification; and
- (2) The Authority's Chairperson or Director is authorized to execute such instruments as may be necessary to consummate said transfer.

This disposition action was approved by the affirmative vote of a majority of the members of the Authority present and voting.

Adopted this ____ day of _____, 2025.

**CHATHAM COUNTY/CITY OF SAVANNAH
LAND BANK AUTHORITY, INC.**

By: _____
Gregori S. Anderson, Chairman

Attest: _____
Tomeca McPherson, Secretary