



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

**Regular Board Meeting
August 12, 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 June 11, 2025

III. Financial Report

IV. Property Acquisition and Disposition Update

- A. Acquisition and Disposition of Properties
- B. Surveys for Land Bank Properties
- C. Update on the LBA Tax Exemption Opportunity for Affordable Housing

ACTION ITEMS

- V. Authorization for the Executive Director to Modify Right of Reversion and Affordability Terms, as Necessary**
- VI. Ratification of Email Approval to Modify Restrictive Reversion and Affordability Covenants on Property Located at 2503 Harden Street in Favor of Restrictive Affordability Covenants Required by Loans Provided by the Housing Services Department and CHSA, Inc**
- VII. Resolution Authorizing the Sale and Conveyance of Property Located at 1314 New Castle Street, Savannah, Georgia to Grateful Construction, LLC for Development of Affordable Housing**
- VIII. Resolution Authorizing the Sale and Conveyance of Property Located at 5107 Dancy Street, Savannah, GA to Coastal Empire Habitat for Humanity, Inc. for Development of Affordable Housing**
- IX. Resolution Authorizing the Sale and Conveyance of Properties Located at 0 Temple Street, Savannah, Georgia to Coastal Empire Habitat for Humanity, Inc. for Development of Affordable Housing**

X. 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

XI. ADJOURNMENT-The Next Regular Board Meeting is scheduled for Tuesday, October 14, 2025

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

I. CALL TO ORDER & ROLL CALL

The June 11, 2025, Regular Meeting was called to order at 11:00am by Chairperson Gregori S. Anderson.

A. Board-members:

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

B. Members of the Advisory Board:

Present:	Zerik Samples Larry O. Jackson Attorney Bates Lovett	Coastal Habitat for Humanity Savannah Chatham Board of Education Special Counsel
Absent:	Jennifer Dulong Rafaella Nutini Sonya L. Jackson	CSAH Savannah Housing Authority Chatham County Tax Commissioner
<u>Others attending:</u>	Alison Goldey Denton Hill Moneka Brown Mr. and Mrs. Dasher Shannon Holman	Land Bank Director City of Savannah Housing Department Housing and Neighborhood Services Developers HIS Divine Partnership, LLC.

II. **ACTION ITEMS:**

A. **Approval of the April 8, 2025, Regular Board Meeting Minutes:**

Tomeca McPherson moved for approval of the Annual April 8, 2025, minutes.

Martin Fretty seconded the motion.

Motion carried unanimously.

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

Mrs. Goldey updated the Board members on the activities for the LBA as of June 11, 2025. The LBA has acquired fifteen properties. The LBA has twelve properties approved for sale and six properties have been sold this year. The Land Bank currently has a lease agreement for three properties.

Mrs. Goldey and Mr. Fretty informed the board that the Savannah Density Bonus Program was approved by City Council and allows neighborhood to opt into the program. This will allow for properties that were previously approved for sale to move forward.

The Land Bank has retained Sara Toering from SJT Partners Law & Consulting Firm for legal analysis and a legal opinion regarding the proposed Land Bank Tax Exemption Program. Mrs. Toering assisted in writing the 2012 Land Bank Act and has much experience working with land banks around the country and in Georgia.

IV. **ACTION ITEMS:**

Resolution Authorizing the sale and Conveyance of Property Located at 1207 Love Street, Savannah, Georgia to Dasher Construction, LLC for Development of Affordable Housing:

Mrs. Goldey briefed the Board on the sale and transfer of the property located at 1207 Love Street to Dasher Construction, LLC. The property was transferred to the Land Bank Authority from the City of Savannah.

Dasher Construction, LLC proposes to construct a new affordable home on the property that consists of 1080 square feet heated with three bedrooms and two bathrooms for a sales price of \$250,000.00. The purchase price for the property will be \$30,000.00 and Dasher Construction, LLC requests to put 10% down at closing and pay the remainder within 12 months or when the new home is sold whichever occurs first.

Mrs. Goldey informed the Board of the proposed funding, budget and timeline for the project. Staff recommends approval by resolution for the sale and conveyance of property located at 1207 Love

Street for a sales price of \$30,000.00 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

Martin Fretty moved for approval of staff recommendations.

Tomeca McPherson seconded the motion.

Motion carried unanimously.

V. **Resolution Authorizing the Sale and Conveyance of Property Located at 1725 Dunn Street, Savannah, Georgia to SLD Development, LLC for Development of Affordable Housing:**

Mrs. Goldey briefed the Board on the sale and transfer of the property located at 1725 Dunn Street to SLD Development LLC. The property was transferred to the Land Bank Authority from the City of Savannah.

SLD Development, LLC. proposes constructing a new affordable home on the property that consists of 1080 square feet heated with three bedrooms and two bathrooms for a sales price of \$250,000.00. The purchase price for the property will be \$20,000.00 and SLD Development, LLC request to put 10% down at closing and pay the remainder within 12 months or when the new home is sold whichever occurs first.

Mrs. Goldey informed the Board of the proposed funding, budget and timeline for the project.

Staff recommends approval by resolution for the sale and conveyance of property located at 1725 Dunn Street for a sales price of \$20,000.00 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

Martin Fretty moved for approval of staff recommendations.

Tomeca McPherson seconded the motion.

Motion carried unanimously.

VI. **Resolutions Authorizing the sale and Conveyance of Property Located at 1260, 1262, and 1264 Comer Street, Savannah, Georgia to HDP, LLC for Development of Affordable Housing:**

Mrs. Goldey briefed the Board on the sale and transfer of the properties located at 1260, 1262, and 1264 Comer Street to HIS Divine Partnership, LLC. The properties were transferred from the City of Savannah to the Land Bank Authority in February of 2025.

HIS Divine Partnership, LLC. proposes constructing three new affordable homes on the properties that consist of 1120 and 1117 square feet heated with three bedrooms and two bathrooms for a sales

price at or below \$255,000.00. The purchase price for all three properties will be \$33,000.00 and the general contractor will be Joe Wallace with J.L. Wallace Construction.

Mrs. Goldey informed the Board of the proposed funding, budget and timeline for the project.

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 \$33,000.00, contingent upon meeting all minimum 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.

Tomeca McPherson moved for approval of staff recommendations.

Martin Fretty seconded the motion.

Motion carried unanimously.

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.

The Land Bank Director informed the Board that she will be attending the National Land Bank Network Conference on September 8-9th in Detroit Michigan and the Georgia Association of Land bank Authorities (GALBA) Summit, October 29-30th in Atlanta, Georgia. She invited board members to attend, if desired.

Mr. & Mrs. Dasher inquired about surveys being completed prior to the purchase of future properties. After a brief discussion, the Board recommended that the Land Bank Director add surveys to the next Board meeting agenda for further conversation.

VIII. ADJOURNMENT:

With no further business to discuss, the meeting was adjourned by Chairperson Gregori Anderson at 11:33am. The next Board Meeting is scheduled for Tuesday, August 12, 2025.

These minutes were prepared by Administrative Assistant Tracy Gregory.

ATTEST

Tomeca McPherson, Secretary



Chatham County/City of Savannah
LAND BANK AUTHORITY, INC.
OPERATING BUDGET
FY 2025 Budget

	Budget 2025	FY YTD Actual	Budget Remaining
Salaries & Benefits			
Salaries & Wages	\$ 150,672.00	\$ 89,646.07	\$ 61,025.93
Social Security	\$ 11,527.00	\$ 6,671.18	\$ 4,855.82
Group Medical Insurance	\$ 14,937.00	\$ 7,470.00	\$ 7,467.00
Group Life Insurance	\$ -	\$ -	\$ -
Unemployment Comp	\$ -	\$ -	\$ -
Disability Insurance	\$ 278.00	\$ 138.00	\$ 140.00
Worker's Comp	\$ 3,637.00	\$ 1,818.00	\$ 1,819.00
Pension	\$ 6,096.00	\$ 6,486.00	\$ (390.00)
City Contr-Def Comp	\$ 480.00	\$ 277.20	\$ 202.80
Risk Managmnt Insurance	\$ 4,751.00	\$ 2,376.00	\$ 2,375.00
Vehicle Assessory Charge	\$ -	\$ 240.00	\$ (240.00)
Reimbursement Personnel Services	\$ (192,378.00)	\$ (102,047.93)	\$ (90,330.07)
	\$ -	\$ 13,074.52	\$ (13,074.52)
Administrative Contract Services			
Cell Communications	\$ 1,000.00	\$ 549.15	\$ 450.85
Travel-Transportation/Lodging	\$ 2,000.00	\$ -	\$ 2,000.00
Education & Training	\$ 1,000.00	\$ 525.00	\$ 475.00
Advertising	\$ 4,500.00	\$ 1,370.00	\$ 3,130.00
Dues & Fees	\$ 250.00	\$ 40.00	\$ 210.00
Professional Pur Services	\$ 17,575.00	\$ 9,931.00	\$ 7,644.00
Legal Fees	\$ 8,000.00		
Annual Audit	\$ 6,300.00		
Insurance-Liability, D&O	\$ 3,275.00		
Car Washing	\$ 80.00	\$ 60.00	\$ 20.00
Photocopying	\$ 200.00	\$ -	\$ 200.00
Meals & Miscellaneous Food	\$ 2,000.00	\$ 1,091.18	\$ 908.82
Outside Printing	\$ 100.00	\$ -	\$ 100.00
Other Contractural Services	\$ 20,000.00	\$ 7,740.00	\$ 12,260.00
	\$ 48,705.00	\$ 21,306.33	\$ 27,398.67
Commodities			
Offices Supplies	\$ 1,200.00	\$ 401.26	\$ 798.74
Postage	\$ 50.00	\$ 0.76	\$ 49.24
Gasoline	\$ 300.00	\$ 64.65	\$ 235.35
Other	\$ 250.00	\$ -	\$ 250.00
	\$ 1,800.00	\$ 466.67	\$ 1,333.33
Real Property Services	\$ 180,641.00	\$ 102,047.93	\$ 78,593.07
	\$ 180,641.00	\$ 102,047.93	\$ 78,593.07
Computer Software (51510)	\$ 12,000.00	\$ 12,000.00	\$ -
Computer Services	\$ 9,169.00	\$ -	\$ 9,169.00
Computer Capital Charge	\$ 1,000.00	\$ -	\$ 1,000.00
Vehicle Accessory Charge	\$ 475.00	\$ -	\$ 475.00
	\$ 22,644.00	\$ 12,000.00	\$ 10,644.00
Property Acquisition	\$ 60,000.00	\$ 51,756.79	\$ 8,243.21
Total Land Bank Administration:	\$ 313,790.00	\$ 187,577.72	\$ 126,212.28

Chatham County | City of Savannah
 LAND BANK AUTHORITY, INC.

Fund Revenue Report-July 31, 2025

Revenue Description	Annual Budget	YTD Actual	Uncollected Budget
Sale of Land and Property	\$ 150,000.00	\$ 136,895.18	\$ 13,104.82
Interest Earned	\$ 50,000.00	\$ 27,191.63	\$ 22,808.37
Miscellaneous Rents	\$ 300.00	\$ 300.00	\$ -
Contribution from General Fund	\$ 30,000.00	\$ -	\$ 30,000.00
Contribution From Chatham Cty	\$ 35,000.00	\$ 20,000.00	\$ 15,000.00
Total:	\$ 265,300.00	\$ 184,386.81	\$ 80,913.19

LBA Investment Fund Balance	Begin Balance 1/2025	Net Tranx	Ending Balance 07/2025
	\$ 1,340,992.47	\$ (3,191.91)	\$ 1,337,800.56

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	519 W 40th Street	20073 27005	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
2	525 W 40th Street	20073 27003	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
3	619 W 40th Street	20073 26004	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
4	602 E 33rd Street	20054 26013	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
5	516 W 40th Street	20073 15016	6/13/2023	South Streets LLC	\$10,000	Duplex-Pending Text Amendment
6	602 E 33rd Street	20054 26013	6/13/2023	South Streets LLC	\$15,000	Duplex-Pending Text Amendment
7	0 (2013) Florence Street	20066 46005	8/13/2024	SHI Inc.	\$22,000	Single Family Home
8	2115 Florence Street	20073 06008	8/13/2024	SHI Inc.	\$15,000	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 Initiatives	\$15,000	Single Family Home
5	2114 Bulloch Street	20073 03019	3/21/2025	Savannah Historic Initiatives	\$22,000	Single Family Home
6	634 Orchard Street	20089 21020	4/30/2025	A&I Legacy Group	\$8,000	Side Lot for SFH
7	0 E 32nd Street	20055 18010	7/22/2025	Briana Paxton	\$15,000	Duplex
8	1207 Love Street	20019 12012	8/7/2025	Dasher Construction	\$30,000	Single Family Home
9	1725 Dunn Street	20026 26016	7/22/2025	SLD Development	\$20,000	Single Family Home
10	201 Glass Street	20029 01022	8/7/2025	CHSA Development	\$45,200	Two Single Family Homes
11	1802 Dexter Street	20027 09008	8/7/2025	CHSA Development	\$22,600	Single Family Home
12	207 Millen Street	20027 05004	8/7/2025	CHSA Development	\$22,600	Single Family Home

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
7	2503 Harden Street	20073 35002	7/16/2025	SHI, Inc	\$247,000	Single Family 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.**

MEMORANDUM

TO: Board of Directors

FROM: Alison Goldey, Director

DATE: August 12, 2025

RE: Authorization for the Executive Director to Modify Right of Reversion and Affordability Terms as Necessary Without Board Approval

The Executive Director is seeking approval to modify established restrictive covenants, when necessary, related to the right of reversion and affordability restrictions when selling Land Bank properties to developers and when new homes are being sold to homebuyers, without seeking subsequent board approval. The Land Bank has received feedback from private mortgage lenders and real estate attorneys indicating that lenders are not willing to provide funding for the construction of homes or for homebuyers purchasing new homes due to the deed restrictions established by the Land Bank for the right of reversion and affordability requirements.

Often funding is provided by the City of Savannah and Community Housing Services, Inc. (CHSA) which will allow for affordability requirements to be in place when a property is sold, providing sufficient alternative affordability compliance. The Executive Director is working with counsel to determine optional language that would allow for restrictions to be in place that would be more acceptable to lenders and attorneys.

The Executive Director requests authorization to make the necessary modifications as outlined above when necessary, and to continue to work with legal counsel to identify language that will be acceptable to lenders and to the mission of the Land Bank Authority to continue to provide affordable housing.



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

DISPOSITION MEMORANDUM

TO: LBA Board of Directors
FROM: Alison Goldey, LBA Director
DATE: August 12, 2025
RE: Property Disposition- 0 (1314) New Castle Street- PIN: 20027 22012

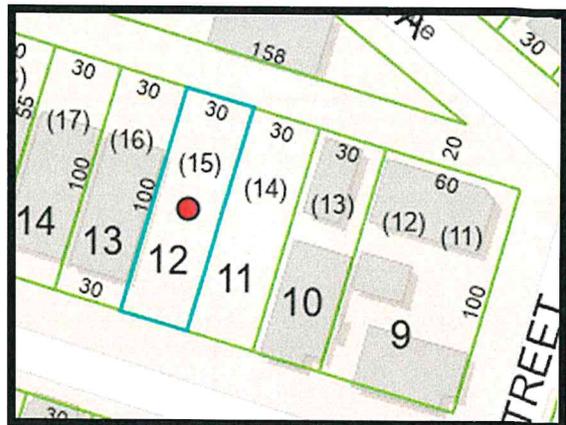
Property Requested By: Grateful Construction, LLC (Willie Dasher, Jr.)
Coastal Empire Habitat for Humanity, Inc.

Property Information

Property Information

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

The property is a vacant parcel that was transferred to the Land Bank Authority from the City of Savannah in February of 2025.



Habitat proposes to build a single-family home with two bedrooms and two bathrooms that is 839 square feet heated. Habitat will partner with volunteers, donors and future homeowners to create a quality home, offering stability and long-term economic opportunity for a family in need while continuing to revitalize the neighborhood and foster community growth. The new home would be sold to a moderate-income homebuyer in accordance with the City's Dream Maker program with a sales price of **\$230,000**.



Experience & Capacity

Grateful Construction, LLC was created in 2016 by Willie Dasher, Jr. Grateful Construction acquired property located at 1408 Golden Street from the Land Bank Authority and completed a single-family home for sale to a moderate-income homebuyer during 2024 for \$190,000. Mr. Dasher will be using his father Willie Dasher as the general contractor and Dasher Construction, LLC has acquired and built many homes on properties sold by the Land Bank.



Habitat was established on August 5, 1983 and has completed over 160 homes in the metro Savannah area. Habitat has acquired many properties from the Land Bank over the years. They have most recently completed the construction of the proposed plan at 4118 4th Street, and four three-bedroom homes on Spivy Avenue in Garden City and they are almost complete with the construction of two three-bedroom homes on W. 53rd Street. Bruce Bissett is the licensed general contractor who has supported Habitat's efforts for many years to include the abovementioned projects.

Darling Street Homes Built on Land Bank Properties:



Estimated Project Budgets

Both Grateful Construction and Habitat offer \$20,000 for the purchase price of the lot and have requested that they be able to pay 10% down at closing and the Land Bank provide a 90% loan to be paid within twelve months or when the home is sold, whichever occurs first.

Grateful Construction Development Cost Budget

Lot Cost	Property to be acquired from the Land Bank. 10% paid down at closing and the remaining 90% paid within 12 months or when the home is sold to a homebuyer.	\$20,000
Development Costs	Construction Costs	\$134,000
Soft Costs	Soft Costs & Contingency	\$4,000
	Site Prep-tree removal	\$6,000
	Impact Fee	\$3,900
	Water Meter	\$ 550
	Developer Fee	\$15,000
	Realtor Fee	\$11,061
	Survey	\$ 900
Total Development Cost		\$195,411

Grateful Construction has provided funding commitment letters from the City of Savannah and CHSA, Inc, for approval of Savannah Affordable Housing funds and bank statements verifying funds for the project.

Grateful Construction Project Funding

Development Financing:

SAHF	\$95,000
Developer Cash	\$56,350
Land Bank (Land)	\$18,000
Paid at Sale of House	\$26,061 (Realtor & Dev Fee)
	\$195,411

Habitat Development Cost Budget

Lot Cost	Property to be acquired from the Land Bank. 10% paid down at closing and the remaining 90% paid within 12 months or when the home is sold to a homebuyer.	\$20,000
Development Costs	Construction Costs	138,435
Soft Costs	Soft Costs & Contingency	6,922
	Site Prep-tree removal	5,700
	Impact Fee	2,948
	Water Meter	1,750

	Developer Fee	17,846
	Realtor Fee	10,708
	Survey	2,700
Total Development Cost		207,008

Habitat has provided bank statements for verification of funding and anticipates receiving funding from Savannah Affordable Housing Fund and the City's HOME Funds. They are in the process of submitting applications for funding from the City of Savannah's Housing Services Department.

Habitat Proposed Development Financing:

HOME Loan	\$77,200
SAHF	\$95,000
Developer Cash	\$34,808
	<u>\$207,008</u>

Project Timeline: Both Grateful Construction and Habitat anticipate completing new construction within 90 to 120 days from the construction start date.

Proposal Summary:

Developer	Plan	Experience	Funding Verification	Timeline	New Home Sales Price
<i>Grateful Construction</i>	2 bdrm/2ba 816 sq ft	Yes	SAHF and Developer Cash Verified	120 days	\$196,000
<i>Habitat</i>	2 bdrm/2 ba 839 sq ft	Yes	Developer Cash and Pending HOME/SAHF	120 days	\$230,000

Recommendation:

In consideration that a lower sales price will make the newly constructed home available to more moderate-income homebuyers and that all development requirements have been met, staff recommends that the Board adopt a resolution authorizing the sale and transfer of property located at 1314 New Castle Street, Savannah, GA, to **Grateful Construction LLC**, for \$20,000, with a 12-month 90% loan, contingent upon meeting all development requirements and authorizing the Authority's Chairperson or Director to execute such instruments as may be necessary to consummate said sale and future sales and transfers.

**A RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY
LOCATED AT 1314 NEW CASTLE STREET, SAVANNAH, GEORGIA TO
GRATEFUL CONSTRUCTION, LLC.; AND FOR OTHER PURPOSES**

WHEREAS, the parcel known as 1314 New Castle Street, LOT 15 BLK 15 Glen Ward, PIN # 20027 22012, hereafter referred to as (the "Property") are 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, Grateful Construction, LLC. has submitted a development proposal to the Authority for redevelopment of the subject vacant property; and

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

WHEREAS, Grateful Construction, LLC. has experience in the rehabilitation of homes and new construction and will be using Dasher Construction as general contractor who has extensive experience in new construction and selling affordable homes and has submitted an acceptable proposal agreeing to redevelop the properties in accordance with Authority's development requirements for the purpose of affordable housing.

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 1314 New Castle Street, Savannah, Georgia to Grateful Construction, 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 of the properties 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 and future sales and transfers.

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: August 12, 2025
RE: Property Disposition- 5107 Dancy Street- PIN: 20110 11046

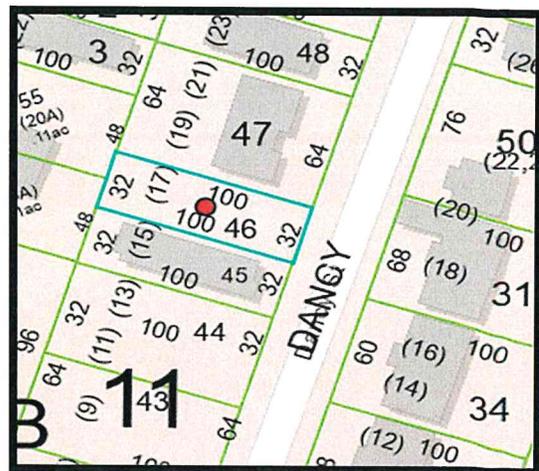
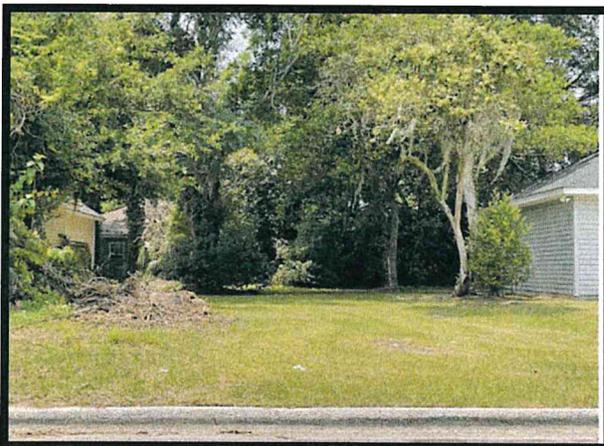
Property Requested By: Coastal Empire Habitat for Humanity, Inc. (Zerik Samples)

Property Information

Property Information

Location: Tatumville
Tax Value: \$40,000
Dimensions: 32 x 100
Zoning: RSF-6 Flood Zone: X
LBA Expenses: \$18,600 Approximately

The property is a vacant parcel that was acquired at a Chatham County tax sale on June 6, 2022. The Land Bank Authority barred the right of redemption and completed a quiet title action to obtain marketable title. The property is located in close proximity to other homes built by Habitat on property purchased from the Land Bank Authority.



Experience & Capacity

Habitat was established on August 5, 1983 and has completed over 160 homes in the metro Savannah area. Habitat has acquired many properties from the Land Bank over the years. They have most recently completed the construction of the proposed plan at 4118 4th Street, and four three-bedroom homes on Spivy Avenue in Garden City and they are almost complete with the construction of two three-bedroom homes on W. 53rd Street. Bruce Bissett is the licensed general contractor who has supported Habitat's efforts for many years to include the abovementioned projects.

Darling Street Homes Built on Land Bank Properties:



Estimated Project Budget

The offer price for the property is \$20,000. Habitat has requested that they be able to pay 10% down at closing and the Land Bank provides a 90% loan to be paid within twelve months or when the home is sold, whichever occurs first.

Development Cost Budget

Lot Cost	Property to be acquired from the Land Bank. 10% paid down at closing and the remaining 90% paid within 12 months or when the home is sold to a homebuyer.	\$20,000
Development Costs	Construction Costs	142,630
Soft Costs	Soft Costs & Contingency	7,132
	Site Prep-tree removal	5,700
	Impact Fee	2,948
	Water Meter	1,750
	Developer Fee	18,286
	Realtor Fee	10,972
	Survey	2,700
Total Development Cost		212,217

Project Funding

Habitat has provided bank statement for verification of funding and anticipates receiving funding from Savannah Affordable Housing Fund and the City's HOME funds. They are in the process of submitting applications for funding from the City of Savannah's Housing Services Department.

Proposed Development Financing:

HOME Loan	\$77,200
SAHF	\$95,000
<u>Developer Cash</u>	<u>\$39,917</u>
	\$212,117

Project Timeline: Habitat constructs new homes in approximately 90 to 120 days from construction start date.

Recommendation:

Staff recommends that the Board adopt a resolution authorizing the sale and transfer of property located at 5107 Dancy Street, Savannah, GA, to **Coastal Empire Habitat for Humanity, Inc.** for \$20,000, with a 12-month 90% loan, contingent upon the following:

1. Verification of funding for the project to include HOME funds and Savannah Affordable Housing Funds as evidenced by commitment letters within 60 days,
2. Meeting all development and affordability requirements, and
3. Authorizing the Authority's Chairperson or Director to execute such instruments as may be necessary to consummate said sale and future sales and transfers of the property.

**A RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY
LOCATED AT 5107 DANCY STREET, SAVANNAH, GEORGIA TO
COASTAL EMPIRE HABITAT FOR HUMANITY, INC.; AND FOR OTHER PURPOSES**

WHEREAS, the parcel known as 5107 Dancy Street, 17 BLK BB TICKLEG IZZARD TATEMVILLE PIN # 20110 11046, hereafter referred to as (the "Property") are 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, Coastal Empire Habitat for Humanity (Habitat), has submitted a development proposal to the Authority for redevelopment of the subject vacant property; and

WHEREAS, Habitat proposes to construct a new single family affordable home for future sale to moderate income homebuyers; and,

WHEREAS, Habitat has experience in new construction of residential homes and selling affordable homes and has submitted an acceptable proposal agreeing to redevelop the properties in accordance with Authority's affordable development requirements for the purpose of affordable housing.

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 5107 Dancy Street, Savannah, Georgia to Coastal Empire Habitat for Humanity, Inc. for \$20,000.00, for the new construction of affordable residential housing, subject to meeting all Authority development and affordability requirements; and
- (2) Approval is contingent upon verification of funding from the City of Savannah for HOME funds and Savannah Affordable Housing funds; and
- (3) The Authority approves a loan of 90% for the purchase of the property to be paid within 12 months or when the home is sold, whichever occurs first subject to verification of funding; and
- (4) The Authority's Chairperson or Director is authorized to execute such instruments as may be necessary to consummate said and future sales and transfers.

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: August 12, 2025
RE: Property Disposition- 0 Temple Street- PIN: 20110 11002

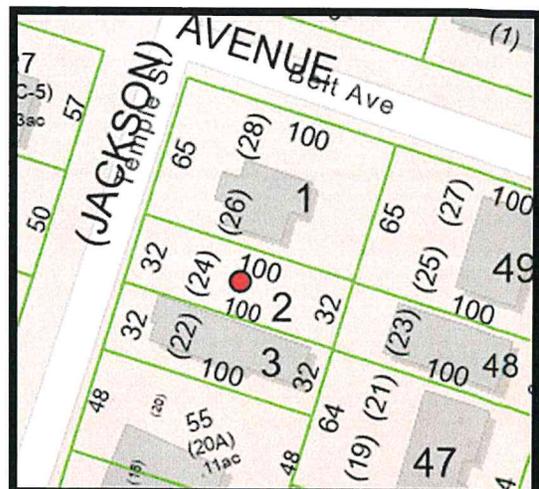
Property Requested By: Coastal Empire Habitat for Humanity, Inc. (Zerik Samples)

Property Information

Property Information

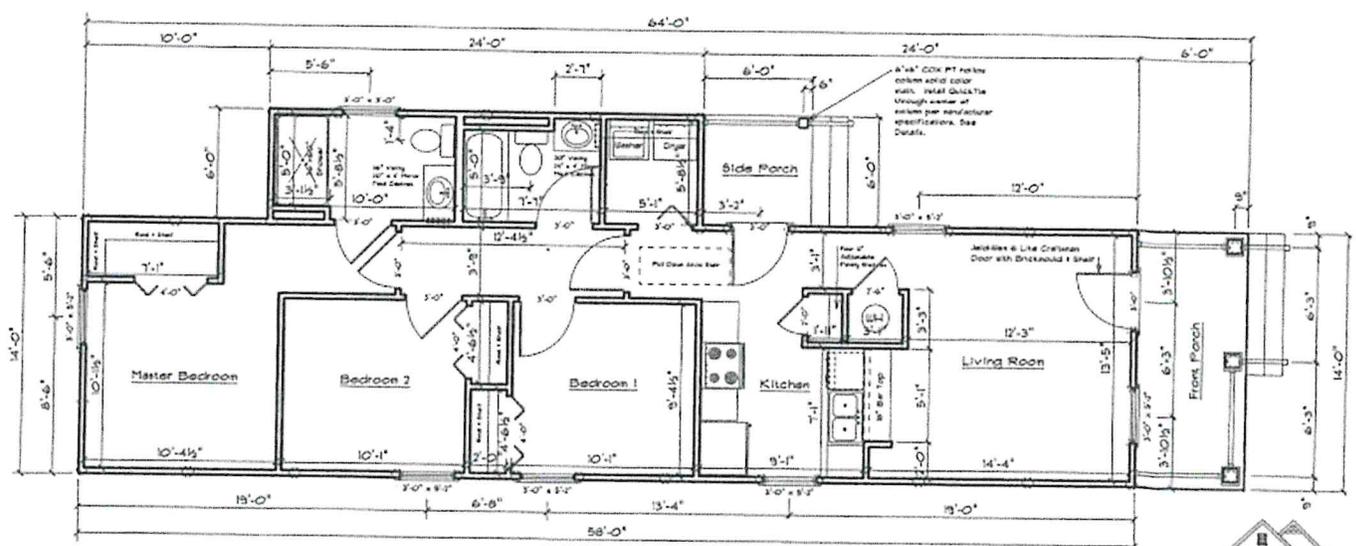
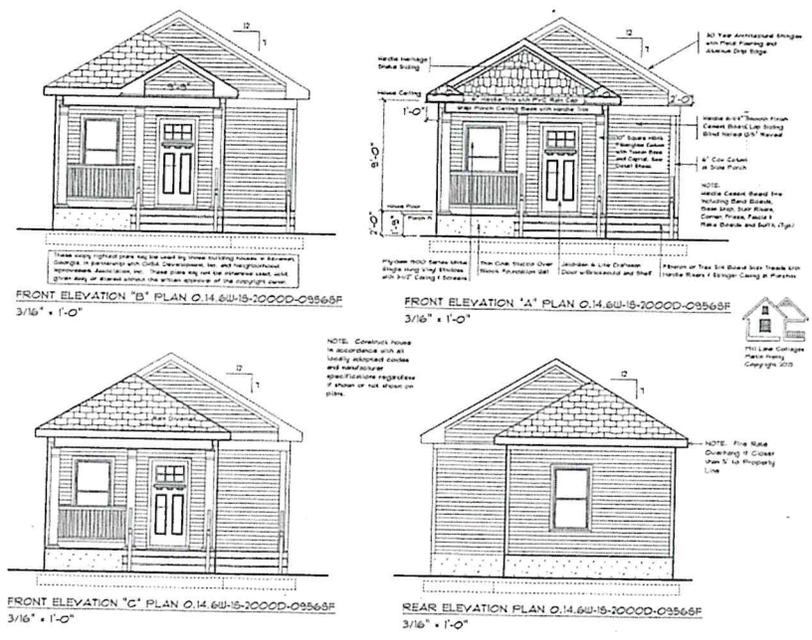
Location: Tatumville
Tax Value: \$40,000
Dimensions: 32 x 100
Zoning: RSF-6 Flood Zone: X
LBA Expenses: \$14,000 Approximately

The property is a vacant parcel that was acquired at a Chatham County tax sale on June 6, 2022. The Land Bank Authority barred the right of redemption and completed a quiet title action to obtain marketable title. The property is across the street from Habitat homes previously built on Land Bank properties.



Proposal for Redevelopment

The Authority has received a proposal from the Coastal Empire Habitat for Humanity, Inc. (Habitat). Habitat proposes to build a single-family home with three bedrooms and two bathrooms that is 1124 square feet heated. Habitat will partner with volunteers, donors and future homeowners to create a quality home, offering stability and long-term economic opportunity for a family in need while continuing to revitalize the neighborhood and foster community growth. The new home would be sold to a moderate-income homebuyer in accordance with the City's Dream Maker program with a maximum sales price of **\$255,000**.



NOTE: 9' Studs Throughout

Note: Install QuickTie anchoring system in accordance with manufacturer specifications and instructions to meet local code requirements. Locata

NOTE: Construct house in accordance with all

Floor Plan O.14.6W-1S-2000D-09568F
3/16" = 1'-0"



Experience & Capacity

Habitat was established on August 5, 1983 and has completed over 160 homes in the metro Savannah area. Habitat has acquired many properties from the Land Bank over the years. They have most recently completed the construction of the proposed plan at 4118 4th Street, and four three-bedroom homes on Spivy Avenue in Garden City and they are almost complete with the construction of two three-bedroom homes on W. 53rd Street. Bruce Bissett is the licensed general contractor who has supported Habitat's efforts for many years to include the abovementioned projects.

Darling Street Homes Built on Land Bank Properties:



Estimated Project Budget

The offer price for the property is \$20,000. Habitat has requested that they be able to pay 10% down at closing and the Land Bank provides a 90% loan to be paid within twelve months or when the home is sold, whichever occurs first.

Development Cost Budget

Lot Cost	Property to be acquired from the Land Bank. 10% paid down at closing and the remaining 90% paid within 12 months or when the home is sold to a homebuyer.	\$20,000
Development Costs	Construction Costs	185,460
Soft Costs	Soft Costs & Contingency	9,273
	Site Prep-tree removal	5,700
	Impact Fee	2,948
	Water Meter	1,750
	Developer Fee	22,783
	Realtor Fee	13,670
	Survey	2,700
Total Development Cost		264,284

Project Funding

Habitat has provided bank statement for verification of funding and anticipates receiving funding from Savannah Affordable Housing Fund and the City's HOME funds. They are in the process of submitting applications for funding from the City of Savannah's Housing Services Department.

Proposed Development Financing:

HOME Loan	\$77,200
SAHF	\$95,000
Developer Cash	\$92,084
	<hr/>
	\$264,284

Project Timeline: Habitat constructs new homes in approximately 90 to 120 days from construction start date.

Recommendation:

Staff recommends that the Board adopt a resolution authorizing the sale and transfer of property located at 0 Temple Street, Savannah, GA, to **Coastal Empire Habitat for Humanity, Inc.** for \$20,000, with a 12-month 90% loan, contingent upon the following:

1. Verification of funding for the project to include HOME funds and Savannah Affordable Housing Funds as evidenced by commitment letters within 60 days,
2. Meeting all development and affordability requirements, and
3. Authorizing the Authority's Chairperson or Director to execute such instruments as may be necessary to consummate said sale and future sales and transfers of the property.

**A RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY
LOCATED AT 0 TEMPLE STREET, SAVANNAH, GEORGIA TO
COASTAL EMPIRE HABITAT FOR HUMANITY, INC.; AND FOR OTHER PURPOSES**

WHEREAS, the parcel known as 0 Temple Street, 24 BLK B SHERWOOD TR TATUMVILLE PIN # 20110 11002, hereafter referred to as (the "Property") are 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, Coastal Empire Habitat for Humanity (Habitat). has submitted a development proposal to the Authority for redevelopment of the subject vacant property; and

WHEREAS, Habitat proposes to construct a new single family affordable home for future sale to moderate income homebuyers; and,

WHEREAS, Habitat has experience in new construction of residential homes and selling affordable homes and has submitted an acceptable proposal agreeing to redevelop the properties in accordance with Authority's affordable development requirements for the purpose of affordable housing.

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 0 Temple Street, Savannah, Georgia to Coastal Empire Habitat for Humanity, Inc. for \$20,000.00, for the new construction of affordable residential housing, subject to meeting all Authority development and affordability requirements; and
- (2) Approval is contingent upon verification of funding from the City of Savannah for HOME funds and Savannah Affordable Housing funds; and
- (3) The Authority approves a loan of 90% for the purchase of the property to be paid within 12 months or when the home is sold, whichever occurs first subject to verification of funding; and
- (4) The Authority's Chairperson or Director is authorized to execute such instruments as may be necessary to consummate said and future sales and transfers.

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