



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

**Regular Board Meeting**

April 14, 2026, 11:00 AM  
124 Bull Street, 2<sup>nd</sup> 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
- C. Partners and Guests

**II. Approval of the Minutes of the Annual Board Meeting held on February 10, 2026**

**III. Financial Report for 1<sup>st</sup> Quarter FY 2026**

**IV. Property Acquisition and Disposition Update**

- A. Year to Date Acquisition, Disposition, and Completed Projects
- B. City of Savannah Eminent Domain Update
- C. Request for Transfer of City Properties to Land Bank
  - 1. Feiler Park Community Center and Vacant Properties on W. 57<sup>th</sup> Street
  - 2. Request for 635 W 48<sup>th</sup> Street

**Action Items**

**V. Recommendation that the Maximum Sales Price for Land Bank Home Sales Remain the Same at \$265,000**

**VI. Approval by the Land Bank Authority Board of Directors to enter a Collaborative Partnership and Execution of a Memorandum of Agreement in Support of the State Housing Trust Fund **Rehouse Permanent Housing Grant Application** Seeking Funding for 916 Martin Luther King Jr Boulevard**

**VII. Resolution Authorizing the Sale and Conveyance of Property Located at 235 Millen Street to Dasher Construction, LLC for Redevelopment of Affordable Housing**

**VIII. Motion to Enter into Executive Session for Real Estate and Personnel Purposes**

**IX. OTHER BUSINESS**

**X. ADJOURNMENT-The next Regular Board Meeting is scheduled for **Tuesday, June 9, 2026****



**SAVANNAH-CHATHAM LAND BANK AUTHORITY**  
**Annual Meeting Minutes**  
**124 Bull Street, 2<sup>nd</sup> Floor Green Room**  
**Tuesday, February 10, 2026**  
**11:00 a.m.**

**I. CALL TO ORDER & ROLL CALL**

The February 10, 2026, Annual Meeting was called to order at 11:02am by Chairperson Gregori S. Anderson.

**A. Board-members:**

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

**B. Members of the Advisory Board:**

<b>Present:</b>	Dr. Jessica Lightbourne Tara Hicks (For Bates Lovett)	Savannah Housing Authority Office of the City Attorney
<b>Absent:</b>	Jennifer Dulong Sonya L. Jackson Larry O. Jackson Zerik Samples	CSAH Chatham County Tax Commissioner Savannah Chatham Board of Education Coastal Habitat for Humanity
<b><u>Others attending:</u></b>	Alison Goldey Denton Hill Luke Gardner Ivan Davelaar Mark Bossinger Sara Toering Stuart Halpern Liv Garcia	Land Bank Director City of Savannah Housing Department Housing and Neighborhood Services Housing and Neighborhood Services Housing and Neighborhood Services. SJT Partners Weiner Shearouse Casamar Collective

II. **ACTION ITEMS:**

A. **Approval of the December 9, 2025, Regular Board Meeting Minutes:**

Tomeca McPherson moved for approval of the Regular December 9, 2025, minutes.

Linda Cramer seconded the motion.

**Motion carried unanimously.**

III. **FINANCIAL REPORT:**

A. **Quartely Report:**

- FY 2025 Budget is - \$313,790.00
- Year to Date Actual is - \$433,724.23

**Fund Revenue Report:**

- Sale of Land and Property - \$150,000.00.
- Interest Earned - \$52,386.48.
- Miscellaneous Rents (Lease Payments) - \$1,800.00.
- Contribution from General Funds - \$30,000.00.
- Contribution from Chatham County - \$40,000.00.

**LBA Investment Fund Balance:**

- Begin Balance - \$1,340,992.47.
- Ending Balance - \$1,276,018.85.

Mrs. Goldey presented to the Board the Chatham County/City of Savannah LBA's Financials and Statements of Activities (included in the agenda package) which highlights the operating budget expenses as well as the proposed 2026 operating budget.

The Land Bank Authority overall budget is \$377,733.00.

Tomeca McPherson made a motion to move for approval to adopt the 2026 Fiscal Year Budget.

Linda Cramer seconded the motion.

**Motion carried unanimously.**

**IV. PROPERTY ACQUISITION and DISPOSITION UPDATE:**

Mrs. Goldey updated the Board members on the activities for the LBA as of February 10, 2026. The LBA did not acquire any properties. The LBA has five properties approved for sale and three properties that were sold. The Land Bank currently has a lease agreement for four properties.

**V. Annual Report for FY 2025:**

Mrs. Goldey presented a PowerPoint presentation updating the Board members on the activities for FY2025. Mrs. Goldey gave an overview of the 2025 acquisitions and dispositions as well as the loans to developers and repayable grant agreements with the City. She highlighted projects that include rehabilitation housing for rental property and new construction sold for affordable housing, as well as major projects for the upcoming year.

**Fiscal Year 2025:**

Total Properties Acquired: 18

Total Properties Sold: 18

Title Clearance in Process: 27

Properties Currently in Inventory: 137

Developments Completed: 11

**Current LBA Loans to Developers:**

Mrs. Goldey provided the Board with a list of the current Land Bank loans for property acquisition provided to developers.

**1K-in10 Blight Program:**

77 Properties Acquired.

14 Properties Sold.

**Current Repayable Grant Agreements City of Savannah:**

78 Outstanding Repayable Agreements as of 12/31/25.

14 Repayable Grants paid in 2024 with proceeds returned to the City.

2 Repayable Grants paid in 2025 with proceeds returned to the City.

**VI. ACTION ITEMS:**

**Review and Approval of Revised Language for Affordability Covenants:**

Attorney Stuart Halpern briefed the Board on the revised language of the affordability covenants. Attorney Stuart Halpern has recommended and drafted revised requirements that will be included as an exhibit in deeds conveying properties from the Land Bank to developers. The revised requirements include releasing the right of reversion when the developed property is sold, adding in a first right of refusal, so that the Land Bank will be able to monitor future sales and buy the property back, if desired, and including an equity provision that allows the Land Bank to recoup a percentage of the equity when a home is sold within the ten year affordability period.

Attorney Halpern stated that each transfer of property can be different, depending on the circumstances of the transaction and suggested that the Board allow the Executive Director to have discretion in making suitable changes and revisions to the standard covenants, when necessary, as long as those revisions are in accordance with the Land Bank's mission to adhere to a priority of affordable housing. The Board was in agreement and comfortable with Director Goldey making decisions on affordability requirements when properties are sold based on the Board's discussion.

After discussion, Attorney Halpern will continue working on drafting language and will report back to the Board for further discussion.

**VII. Executive Session for Real Estate and Personnel Purposes:**

The Board moved at 12:02pm to enter into an Executive Session to discuss Real Estate and Personnel Matters. Board Member Taffanye Young called into the executive session of the meeting.

**VIII. OTHER BUSINESS:**

No New Business.

**IX. ADJOURNMENT:**

With no further business to discuss, the meeting was adjourned by Chairperson Gregori Anderson at 12:48 pm. The next Board Meeting is scheduled for Tuesday, April 14, 2026.

These minutes were prepared by Administrative Assistant Tracy Gregory.

ATTEST:

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Tomca McPherson, Secretary



Chatham County/City of Savannah  
**LAND BANK AUTHORITY, INC.**  
**OPERATING BUDGET**  
**FY 2026 Budget**

	Budget FY 2026	YTD Actual	Budget Remaining
<b>Salaries &amp; Benefits</b>			
Salaries & Wages	\$ 164,437.00	\$ 43,616.23	\$ 120,820.77
Social Security	\$ 12,068.00	\$ 3,241.95	\$ 8,826.05
Group Medical Insurance	\$ 18,423.00	\$ 4,605.00	\$ 13,818.00
Group Life Insurance	\$ -		\$ -
Unemployment Comp	\$ -		\$ -
Disability Insurance	\$ 271.00	\$ 69.00	\$ 202.00
Worker's Comp	\$ 3,695.00	\$ 924.00	\$ 2,771.00
Pension	\$ 14,546.00	\$ 3,636.00	\$ 10,910.00
City Contr-Def Comp	\$ 480.00	\$ 129.36	\$ 350.64
Risk Managmnt Insurance	\$ 5,225.00	\$ 1,305.00	\$ 3,920.00
Vehicle Assessory Charge	\$ 6,775.00	\$ 1,695.00	\$ 5,080.00
Reimbursement Personnel Services	\$ (225,920.00)	\$ (52,509.00)	\$ (173,411.00)
	<b>\$ -</b>	<b>\$ 6,712.54</b>	<b>\$ (6,712.54)</b>
<b>Administrative Contract Services</b>			
Cell Communications	\$ 1,000.00	\$ 226.38	\$ 773.62
Travel-Transportation/Lodging	\$ 4,000.00		\$ 4,000.00
Education & Training	\$ 1,000.00		\$ 1,000.00
Advertising	\$ 4,500.00	\$ 822.00	\$ 3,678.00
Dues & Fees	\$ 1,300.00	\$ 40.00	\$ 1,260.00
Professional Pur Services	\$ 24,750.00	\$ 10,237.00	\$ 14,513.00
Legal Fees	\$ 15,000.00		
Annual Audit	\$ 6,300.00		
Insurance-Liability, D&O	\$ 3,450.00		
Car Washing	\$ 80.00		\$ 80.00
Photocopying	\$ 200.00		\$ 200.00
Meats & Miscellaneous Food	\$ 2,000.00	\$ 317.78	\$ 1,682.22
Outside Printing	\$ 100.00		\$ 100.00
Other Contractural Services	\$ 20,000.00	\$ 3,850.00	\$ 16,150.00
	<b>\$ 58,930.00</b>	<b>\$ 15,493.16</b>	<b>\$ 43,436.84</b>
<b>Commodities</b>			
Offices Supplies	\$ 2,605.95	\$ 1,689.82	\$ 916.13
Postage	\$ 50.00	\$ 22.53	\$ 27.47
Small Fixed Assets		\$ 109.63	
Gasoline	\$ 300.00	\$ 26.60	\$ 273.40
Other	\$ 250.00		\$ 250.00
	<b>\$ 3,205.95</b>	<b>\$ 1,848.58</b>	<b>\$ 1,467.00</b>
Real Property Services	\$ 225,920.00	\$ 52,509.03	\$ 173,410.97
	<b>\$ 225,920.00</b>	<b>\$ 52,509.03</b>	<b>\$ 173,410.97</b>
Computer Software (51510)	\$ 12,000.00		\$ 12,000.00
Computer Services	\$ 10,700.00	\$ -	\$ 10,700.00
Computer Capital Charge	\$ 1,380.00	\$ -	\$ 1,380.00
Garage Overhead	\$ 560.00	\$ -	\$ 560.00
Garage Charges	\$ 6,443.00		
	<b>\$ 31,083.00</b>	<b>\$ -</b>	<b>\$ 24,640.00</b>
Property Acquisition	\$ 60,000.00	\$ 8,913.95	\$ 51,086.05
<b>Total Land Bank Administration:</b>	<b>\$ 379,138.95</b>	<b>\$ 78,764.72</b>	<b>\$ 294,040.86</b>

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

Fund Revenue Report-March 31, 2026

Revenue Description	Annual Budget	YTD Actual	Uncollected Budget
Sale of Land and Property	\$ 150,000.00	\$ 80,714.69	\$ 69,285.31
Interest Earned	\$ 50,000.00	\$ 11,239.29	\$ 38,760.71
Miscellaneous Rents	\$ 300.00	\$ 100.00	\$ 200.00
Contribution from General Fund	\$ 30,000.00		\$ 30,000.00
Contribution From Chatham Cty	\$ 40,000.00	\$ 10,000.00	\$ 30,000.00
<b>Total:</b>	\$ 270,300.00	\$ 102,053.98	\$ 168,246.02

LBA Investment Fund Balance	Begin Balance 1/2026	Net Tranx	Ending Balance 3/2026
	\$ 1,276,018.18	\$ 23,289.26	\$ 1,299,307.44



# Property Update-2026

4/14/2026

## Property Acquisition

Property Address	Parcel ID	Date Acquired	Seller	Acquisition Price	Status
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No Acquisitions to Date

## 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	Pending Development Plans
2 525 W 40th Street	20073 27003	6/13/2023	South Streets LLC	\$15,000	Pending Development Plans
3 619 W 40th Street	20073 26004	6/13/2023	South Streets LLC	\$15,000	Pending Development Plans
4 516 W 40th Street	20073 15016	6/13/2023	South Streets LLC	\$15,000	Pending Development Plans

## Property Disposition

Property Address	Parcel ID	Date Closed	Buyer	Sales Price	Development
1 1260 Comer Street	20019 22033	2/3/2026	HIS Divine Partnership	\$11,000	Single Family Home
2 1262 Comer Street	20019 22034	2/3/2026	HIS Divine Partnership	\$11,000	Single Family Home
3 1264 Comer Street	20019 22035	2/3/2026	HIS Divine Partnership	\$11,000	Single Family Home
4 602 E 33rd Street	20054 26013	2/13/2026	South Streets LLC	\$15,000	Single Family Home

### Completed Development Projects

	Property Address	Parcel ID	Date Closed/Completed	Developer	New Home Sales Price/Rent	Development
1	720 W 51st Street	20091 11015	Pending Final Inspection 3/3/2026	Il King's Enterprise	FMR	Single Family Home-Rental
2	2114 Bulloch Street	20073 03019	3/3/2026	SHI, Inc.	\$236,000	Single Family Home
3	1802 Dexter Street	20027 09008	3/11/2026	CHSA Development Inc	\$178,500	Single Family Home
4	1314 New Castle Street	20027 22012	3/19/2026	Grateful Construction	\$195,000	Single Family Home
5	11 West Street	20020 23002	Under Contract	Lenoure Estates LLC		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
4	65 Dundee Street	Multiple Properties	Homeless Authority	2/27/2024	25 year-2049	\$0.00



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

**MEMORANDUM**

**TO:** Board of Directors  
**FROM:** Alison Goldey, Executive Director  
**DATE:** April 14, 2026  
**RE:** Update on City of Savannah Eminent Domain Approval

The purpose of this memorandum is to inform the Land Bank Board of Directors that on March 26, 2026, the Mayor and Aldermen of the City of Savannah approved, by resolution, the initiation of proceedings in Superior Court to acquire six blighted structures located in the Cuyler-Brownville Neighborhood through the use of eminent domain.

A companion resolution was also approved stating that, should the City successfully acquire these properties, they will be transferred to the Land Bank Authority for future disposition. Upon transfer, the Land Bank Authority will engage with any heirs who may come forward and express interest in the properties, providing them with the first opportunity to acquire the properties subject to an approved development plan for the property.

The six properties that were approved are as follows:



2210 Burroughs Street PIN: 20073 09004  
Owner: Sunnydale Productions LLC



2308 Burroughs Street-PIN: 20073 15002  
Owner: Anthony Ricciardi



2308 Florance Street-PIN: 20073 16002  
Owner: Sunnydale Productions, LLC



2309 Burroughs Street-PIN: 20073 16018  
Owner: Strategic Passive Advisors, LLC

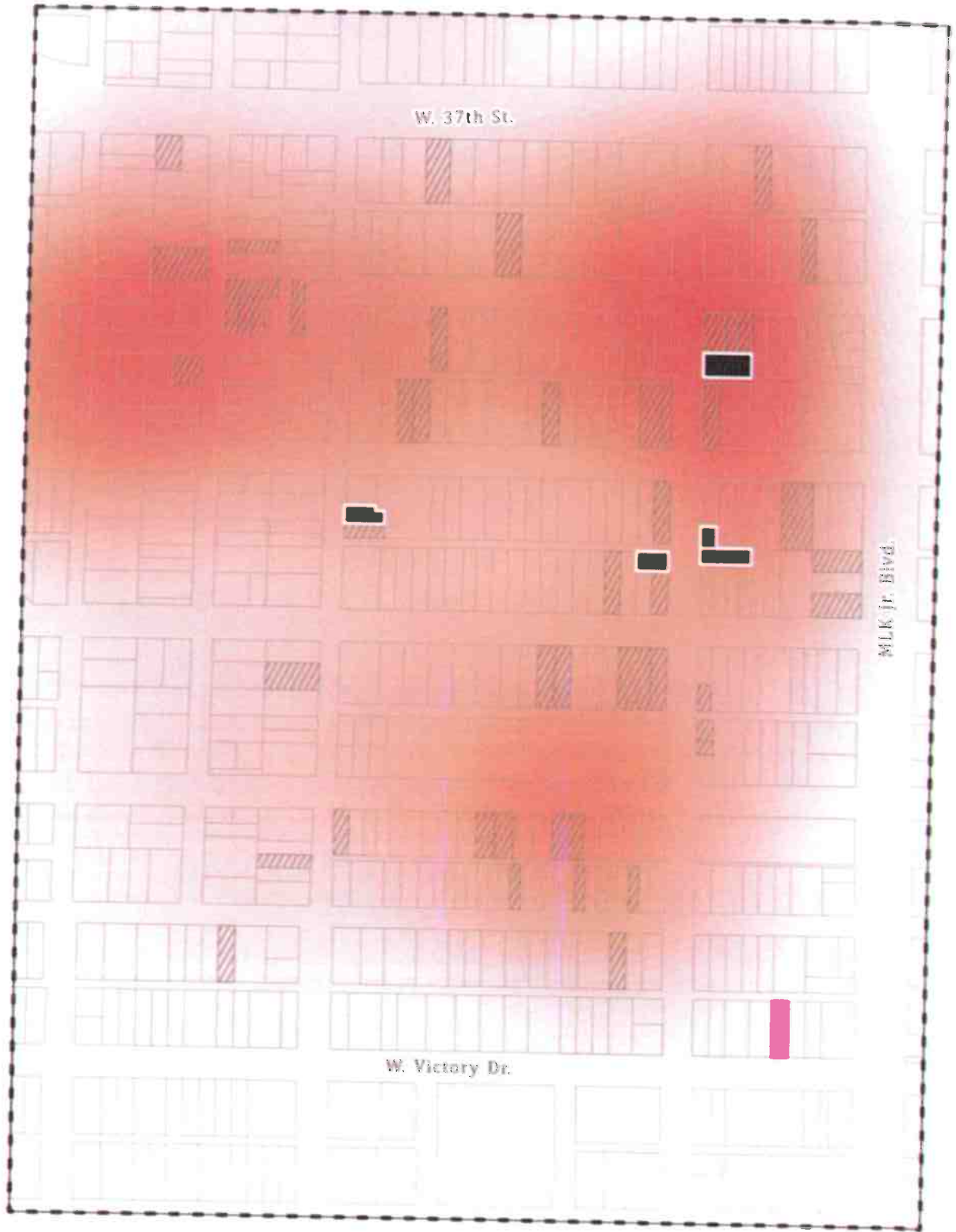


2310 Burroughs Street-PIN:20073 15017  
Owner: Richard McCalla C/O PIP Group LLC



514 W. Victory Street-PIN: 20073 42013  
Owner: Guardians Management Group LLC

Heat Map with Location of Properties  
Eminent Domain-First Round



Feiler Park Neighborhood Association  
601 West 57<sup>th</sup> Street  
Savannah, GA 31405

March 17, 2026

Alison Goldey  
Executive Director  
Chatham County / City of Savannah Land Bank Authority  
5513 Abercorn Street  
Savannah, GA 31405

RE: 601, 602, 606, and 610 West 57<sup>th</sup> Street Property

Dear Ms. Goldey:

Thank you for meeting with the Feiler Park Neighborhood Association's (Association) executive leadership team and me, and with representatives of Community Housing Services Agency, Inc., and the City's Housing Services Department to discuss the above-referenced properties. The Association requests that the Chatham County / City of Savannah Land Bank Authority (LBA) ask the City of Savannah to transfer these properties to the Neighborhood Association for purposes described below.

**601 West 57<sup>th</sup> Street Neighborhood House**

The Association has leased this house from the City for many years and has used it as a neighborhood meeting place and resource center. We have also developed a community garden across the street. During this time, we have carried insurance on the property and have provided routine building and yard maintenance.

As we discussed, if the City is willing to transfer the property to the LBA, the Association will purchase the property from the LBA for \$115,000, and the LBA will finance the purchase with a 0% interest, 20-year deferred-payment loan. The Association will not be required to make loan payments, provided it continues to own and utilize the property for community-benefiting activities. The Association will be responsible for continuing to insure and maintain the property. If the Association were to sell the property, it would repay the LBA loan with the proceeds of the sale.

**602, 606, and 610 West 57<sup>th</sup> Street Lots**

The Association supported the subdivision of vacant City land on the north side of **West 57<sup>th</sup> Street** into the three building lots listed above. As discussed, if the City is willing to transfer the three lots to the LBA, the Association will purchase the lots from the LBA and then hire CHSA Development, Inc., to construct three small new houses. CHSA, Inc. has **agreed** to seek City Council approval to use the Savannah Affordable Housing Fund (SAHF) to provide the Association with the financing necessary to construct the three houses.

Once constructed, the Association intends to collaborate with, and rent the houses to, qualified **501(c) (3)** non-profit organizations and/or the persons they serve who need **both** affordable housing and supportive services that help **stabilize** and improve their lives. We expect the housing to **be** occupied by seniors, small families, and/or individuals. We also expect that non-profit partners will offer support services such as case **management**, referrals to **additional** services, **life skills** support, and assistance with accessing support from other community **partners**.

With the Association's meeting house located across the street, it looks forward to welcoming new residents into **the** neighborhood, encouraging their participation in neighborhood activities, and **keeping a watchful eye** on **the** properties. **The Association will** set rents at or below HUD published **Fair Market Rents** and **will** hire a professional property **management company**. **After paying** associated operating expenses, the Association will use the remaining rental income to help pay for the maintenance of the neighborhood house and any associated neighborhood benefitting activities.

**We think** this innovative, **affordable** housing **partnership** involving **the** City, LBA, CHSA, and the Association nicely complements other housing **development** planned for the area. **Please let me know if you** need any additional information. Thank you.

Sincerely,



Dr. Betty M. Jones  
President



March 26, 2026

Ms. Alison Goldey, Director  
Chatham County/City of Savannah  
Land Bank Authority  
P O Box 1027  
Savannah, GA 31402

Dear Ms. Goldey:

The City of Savannah owns a vacant lot at **635 W. 48th Street (PIN 20089 29032) in Jackson Park**. I am requesting that the Chatham County/City of Savannah Land Bank Authority, Inc. (LBA) ask the City to transfer title of this property to the LBA. The LBA would then convey the property to CHSA Development, Inc. for the construction of a new three-bedroom home to be sold to a modest-income family.

CHSA Development, Inc. intends to use the Chatham County Housing Fund to acquire the property, along with the SAHF and CHSA Loan Fund to finance construction. We anticipate starting and completing construction of the home by the end of 2026.

Please let me know if you require any additional questions.

Sincerely,

Anita Smith-Dixon  
Executive Director  
Phone: 912-651-2169



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

**MEMORANDUM**

**TO:** Land Bank Authority Board of Directors

**FROM:** Alison Goldey, Executive Director

**DATE:** April 14, 2026

**RE:** Approval by the Land Bank Authority Board of Directors to enter into a Collaborative Partnership Memorandum of Agreement in support of the State Housing Trust Fund **Rehouse Permanent Housing Grant Application** Seeking Funding for 916 Martin Luther King Jr Boulevard

The City of Savannah, serving as the lead applicant for the **Rehouse Permanent Housing Grant Application**, is requesting to enter a collaborative partnership with the Land Bank Authority and other community partners to support in a grant application for Georgia Rehoused Funding for 916 Martin Luther King, Jr. Boulevard. The partners include Chatham-Savannah Authority for the Homeless, CHSA Development, Inc., 916 MLK LLC, Community Housing Services Agency, Inc. (CHSA) and the Chatham-Savannah Interagency Council on Homelessness.

Georgia Rehoused, a program of the State Housing Trust Fund for the Homeless (SHTFH), helps communities develop housing solutions to reduce unsheltered homelessness. Through the program, local partnerships led by local governments can access multiple state and federal funding opportunities. Georgia Rehoused supports innovative and stable housing strategies that expand housing options and strengthen community efforts to address homelessness across Georgia.

To apply for the Georgia Rehoused Residential Housing Solutions Program, interested parties are required to submit a pre-application for consideration before completing a complete and feasibility application. Georgia Rehoused applicant eligibility baseline requirements are as follows:

1. Collaborative Partnerships,
2. Unsheltered Homeless Impact, and
3. Homeless Management Information System (HMIS) Requirements

**Submission Requirements:**

Applicants must submit the following materials within the application:

- Documentation of collaborative partnership (MOA or advisory committee documentation)
- Evidence of local government participation as primary or co-applicant
- Documentation of Unsheltered Homeless Impact
- Project Proposal and Plan
- Complete project budget
- HMIS registration confirmation and date of anticipated data entry readiness

The pre-application is due no later than April 15, 2026.

**Recommendation:**

Staff recommends that the Land Bank Authority Board of Directors approve the collaborative partnership in support of the **Rehouse Permanent Housing Grant Application** seeking Funding for 916 Martin Luther King Jr Boulevard and the Execution of a Memorandum of Agreement with the community partners for application purposes.



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

**DISPOSITION MEMORANDUM**

**TO:** LBA Board of Directors  
**FROM:** Alison Goldey, LBA Director  
**DATE:** April 14, 2026  
**RE:** Property Disposition-235 Millen Street, PIN: 20027 05017

**Property Requested By:** Dasher Construction, LLC

**Property Information**

Location: West Savannah  
Dimensions: 30 X 100  
Zoning: RSF-5  
Flood Zone: X-500  
Tax Value: \$31,000  
Property Costs: \$29,000 Approximately

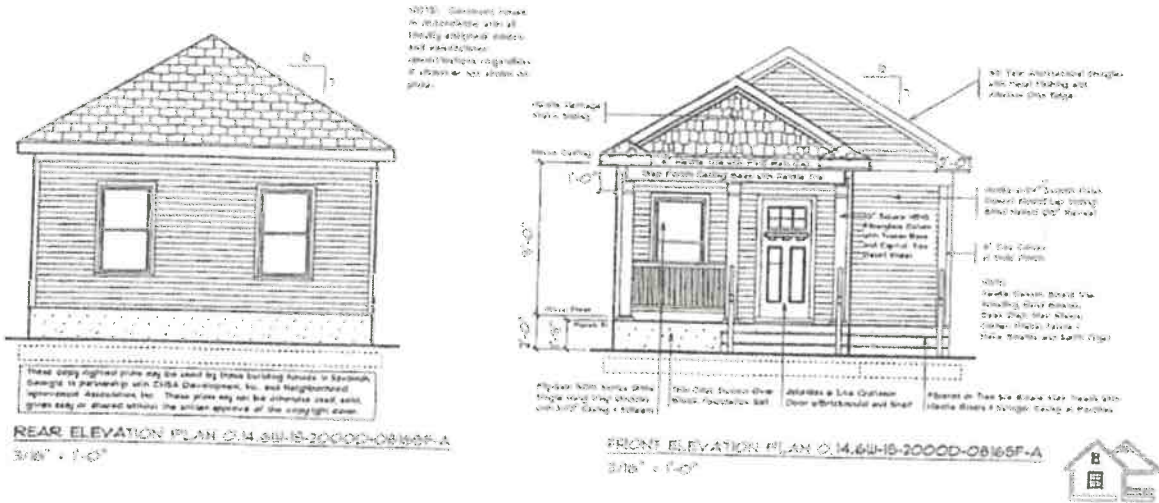
The subject property is located in West Savannah. The property was acquired at a Chatham County Tax Sale on June 7, 2022 for the City 1K-in-10 Blight Program. The Land Bank pursued clear title through quiet title action.

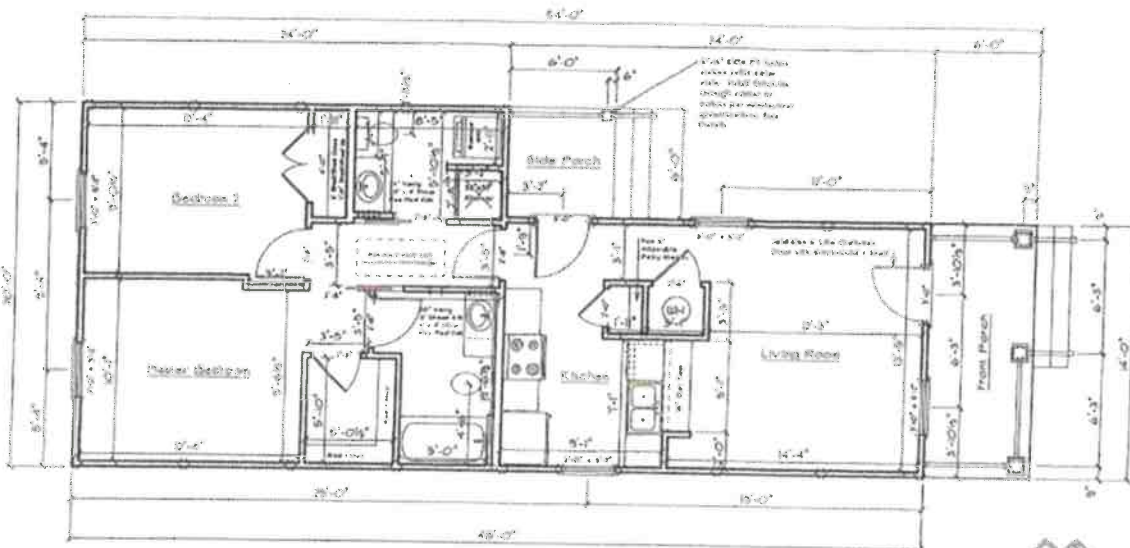




**The Proposed Plan**

Dasher Construction, LLC proposes constructing a new affordable home on the property that consists of two bedrooms and two bathrooms with 816 square feet heated. The Purchase Price for the property will be **\$20,000** 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.





NOTE: 9' Studs Throughout

Notes: Detail doors, the numbering system is conformable with residential specifications and standards to which local codes requirements. Consider all exterior wall openings, on both sides of openings, and do not show 4" of 2x4 framing perimeter of exterior walls. Consider inside finish details. Consider tops of subfloors to exterior walls studs 2" of which to indicate difference in elevation with other finished areas. Thoroughly check all door and window trim notes in connection with building schedule and check the opening lists below. Offices and school rooms should show their doors to visible local engineer or architect.

○ - doors to 2x4 Green    □ - doors to 2x6 blue

Notes: Consider notes to conditions with all locally adopted codes and manufacturer specifications, especially if shown or not shown on plan.

Floor Plan O.H. 60418-20000-0816SF-B  
3/16" = 1'-0"



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.



**Project Funding:** Verification of funding has been provided for the construction of the new home through the Savannah Affordable Housing Fund (SAHF) and Community Housing Services Agency, Inc. (CHSA) Infill Housing Fund (IHP).

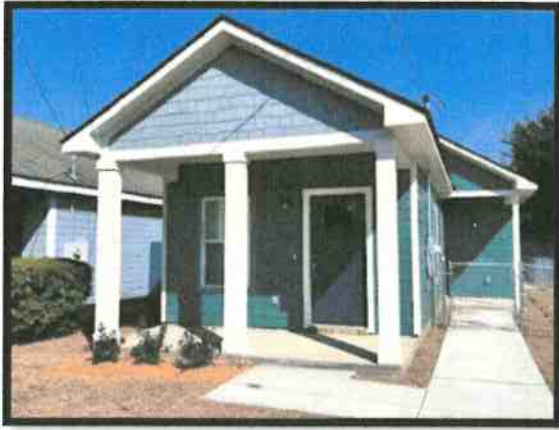
**Experience & Capacity:** Dasher Construction, LLC has consistently acquired vacant lots from the Land Bank over previous years and has been successful in building, marketing, and selling new homes in neighborhoods throughout the city of Savannah.



215 Millen Street



219 Millen Street



**1314 New Castle Street**

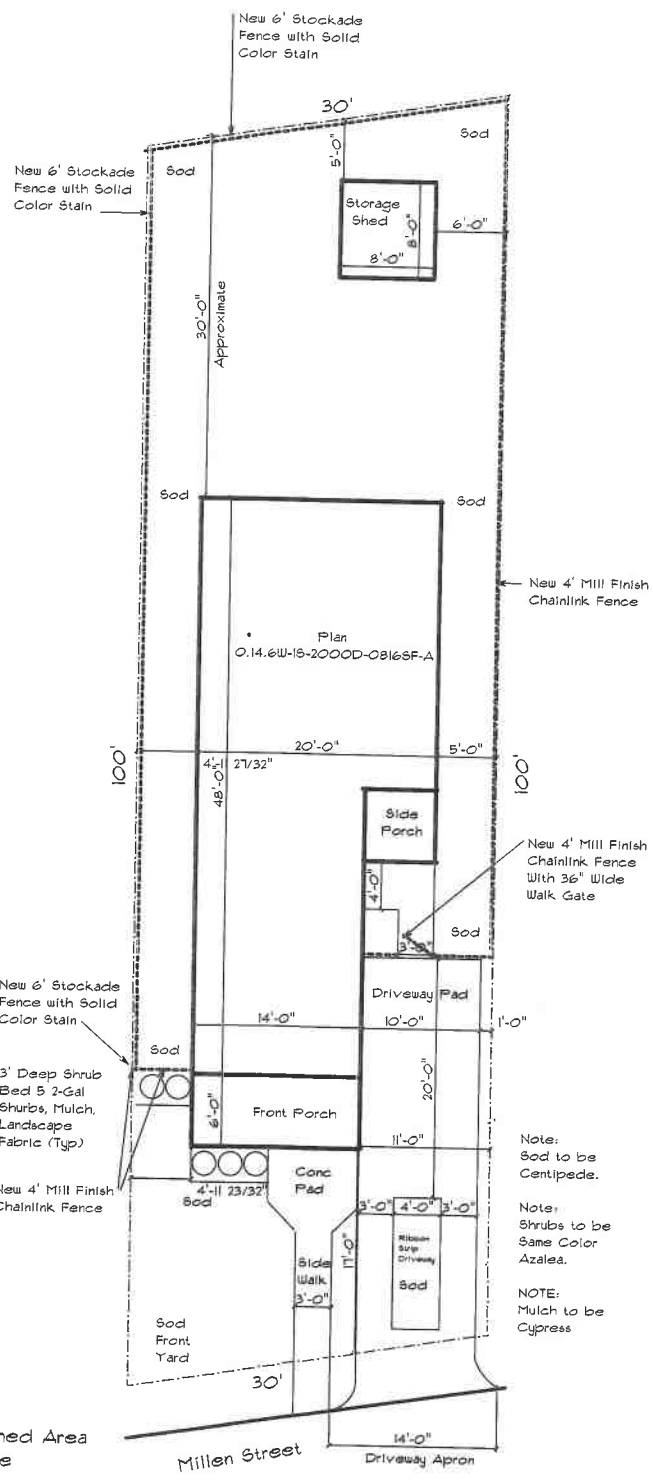
**Project Budget:**

Property Acquisition: \$ 20,000  
Total Construction Costs \$181,122  
Realtor & Developer Fee \$ 25,884

Total Development Costs **\$207,006** New Home Sales Price: **\$208,000**

**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 **235 Millen Street** for a sales price of **\$20,000** 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.



235 Millen Street  
 Scale: 1" = 10'

3,000 SF Lot Area  
 1,016 SF Bldg/Porch/Shed Area  
 34% Lot Area Coverage

**A RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY  
LOCATED AT 235 MILLEN STREET, SAVANNAH, GEORGIA TO  
DASHER CONSTRUCTION, LLC.; AND FOR OTHER PURPOSES**

**WHEREAS**, the parcel known as 235 Millen Street, 124 CLAY WARD, PIN # 20027 05017, 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**, 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 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 235 Millen Street, Savannah, Georgia to Dasher 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 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 \_\_\_\_\_, 2026.

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

By: \_\_\_\_\_  
Gregori S. Anderson, Chairman

Attest: \_\_\_\_\_  
Tomeca McPherson, Secretary