



CHATHAM COUNTY & CITY OF SAVANNAH LAND BANK AUTHORITY

5513 Abercorn Street, P.O. Box 1027, Savannah, Georgia 31402

November 15, 2022

Martin Fretty, Director
Housing & Neighborhood Services Department
City of Savannah
PO Box 1027
Savannah, GA 31402

RE: Request for Transfer of City Owned Vacant Properties in the Cuyler-Brownville Neighborhood
for Future Sale to the Galvan Foundation

Dear Martin:

The purpose of this letter is to request that certain city owned properties located in the Cuyler-Brownville Neighborhood be transferred to the Chatham County/City of Savannah Land Bank Authority, Inc. (Land Bank) for the future sale and conveyance to the Galvan Foundation. The Galvan Foundation proposes to acquire the properties from the Land Bank for development of mixed-income affordable and workforce housing. Following is a list of the identified city owned properties:

<u>Property Address</u>	<u>Parcel ID Number</u>
0 West 36 th Street	PIN: 20066 41006
501 West 37 th Street	PIN: 20073 10007
0 West 37 th Street	PIN: 20073 06001
0 West 37 th Street P	PIN: 20073 06002
709 West 37 th Street	PIN: 20073 06003
704 West 37 th Street	PIN: 20073 06004
811 West 37 th Street	PIN: 20073 03001
631 West 39 th Street	PIN: 20073 16005
923 West 40 th Street	PIN: 20073 23003
603 West 42 nd Street	PIN: 20073 41015
2106 Harden Street	PIN: 20073 06025
2104 Bulloch Street	PIN: 20073 03018
2110 Bulloch Street	PIN: 20073 03016
2114 Bulloch Street	PIN: 20073 03019
2409 Bulloch Street	PIN: 20073 23013
0 Florance Street	PIN: 20066 46005
712 Lavinia Street	PIN: 20066 21006
714 Lavinia Street	PIN: 20066 21007
718 Lavinia Street	PIN: 20066 21008

Beginning in 2023, the Galvan Foundation plans to facilitate an investment of approximately \$5,000,000 to develop housing on the identified lots. The Galvan Foundation learned of the City of Savannah's need



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for the development of affordable and workforce housing in the Housing Savannah Action Plan and will work with the Land Bank and the City of Savannah Housing and Neighborhood Services Department to implement this project.

If the Land Bank is successful in securing the properties from the City of Savannah, the Galvan Foundation will announce that it is prepared to donate \$1,000,000 to the Savannah Affordable Housing Fund (SAHF) for use in the Cuyler-Brownville neighborhood. These funds will be in addition to the funds that will be used to redevelop the 19 subject properties and will be earmarked for improving rental housing, renovating vacant structures, developing new housing, and providing down payment assistance to first time homebuyers through Housing Savannah programs. This investment will be in addition to the \$50,000 that the Galvan Foundation contributed to the SAHF earlier this year.

The Land Bank is asking that the City of Savannah approve the transfer of the subject properties at the December 8, 2022 City Council meeting which will enable the Galvan Foundation to begin developing housing on some of the lots in early 2023 and codify the Foundation's commitment to donate \$1,000,000 to the SAHF. If City Council approves this request to transfer the properties, the Land Bank will return 90% of the sales proceeds received from the sale of the properties and will work with the City Attorney and the Department of Housing and Neighborhood Services to draft the necessary transfer agreement and related documents. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Alison Goldey'.

Alison Goldey
Director

Attachment



October 24, 2022

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

RE: Request to Acquire City Owned Cuyler-Brownville Vacant Properties

Dear Ms. Goldey:

The Galvan Foundation, Inc. (Galvan) would like the Chatham County / City of Savannah Land Bank Authority (LBA) to request that the City of Savannah transfer the following 19 City owned vacant properties to the LBA so Galvan may acquire them from the LBA for the development of mixed-income affordable and workforce housing by Galvan.

0 West 36 th Street	PIN 2-0066 41-006
501 West 37 th Street	PIN 2-0073 10-007
0 West 37 th Street	PIN 2-0073 06-001
0 West 37 th Street	PIN 2-0073 06-002
709 West 37 th Street	PIN 2-0073 06-003
704 West 37 th Street	PIN 2-0073 06-004
811 West 37 th Street	PIN 2-0073 03-001
631 West 39 th Street	PIN 2-0073 16-005
923 West 40 th Street	PIN 2-0073 23-003
603 West 42 nd Street	PIN 2-0073 41-015
2106 Harden Street	PIN 2-0073 06-025
2104 Bulloch Street	PIN 2-0073 03-018
2110 Bulloch Street	PIN 2-0073 03-016
2114 Bulloch Street	PIN 2-0073 03-019
2409 Bulloch Street	PIN 2-0073 23-013
0 Florence Street	PIN 2-0066 46-005
712 Lavinia Street	PIN 2-0066 21-006
714 Lavinia Street	PIN 2-0066 21-007
718 Lavinia Street	PIN 2-0066 21-008

Galvan intends to facilitate the investment of approximately \$5,000,000 beginning in 2023 to develop housing on these lots. It will work with the LBA and City of Savannah Housing & Neighborhood Services Department to implement this project.

GALVAN

Galvan learned from the Housing Savannah Action Plan about the City's interest in developing much needed affordable and workforce housing. While Galvan has a background in developing this type of housing, it wanted to do so in Cuyler-Brownville where it can make a multi-year commitment to improving the neighborhood, housing, and quality of life for residents.

If the LBA is successful in securing the properties listed above from the City for development by Galvan at the December 8, 2022 City Council meeting, Galvan will announce that it is also prepared to donate \$1,000,000 to the Savannah Affordable Housing Fund (SAHF) for use in Cuyler-Brownville. These funds will not be used by Galvan for the development of the 19 properties. Instead, they will be earmarked for improving rental housing, renovating vacant and developing new housing, and providing down payment assistance to first time home buyers through Housing Savannah programs. This investment is in addition to \$50,000 that Galvan contributed to the SAHF earlier this year.

Galvan would like the LBA to request that the City Council approve transfer of the above referenced 19 properties to the LBA for development by Galvan at the December 8, 2022 City Council meeting. Approving transfer of the properties at this meeting will enable Galvan to begin developing housing on some of the lots in early 2023. It will also codify Galvan's commitment to donate \$1,000,000 to the SAHF.

Please let me know if you have any questions. Thank you.

Sincerely,



Dan Kent
Treasurer
Galvan Foundation