ALBANY DOUGHERTY LAND BANK
BOARD OF DIRECTORS

MINUTES

June 12, 2025, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

PRESENT:	Larry Thomas Erick Williams Jim Pace Jim McBride Scott Erickson William Geer
ABSENT	Thelma Johnson
STAFF PRESENT:	Paul Forgey Angel Gray Michael Custer Chanty Marlin Jackie Miller

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:00 PM.

B. ROLL CALL

The following Board Members were in attendance:

Larry Thomas, Chair; Scott Erickson, Vice Chair; Jim Pace, Jim McBride, and Erick Williams (Virtual)

Absent: Thelma Johnson

Others in attendance: Paul Forgey, Michael Custer, Jackie Miller, Chanty Marlin, Carl Dukes, Doug Holdridge, Dr. Carter, T. Fluellen, and others from the public.

C. APPROVAL OF MINUTES

1. May 22, 2025, Draft Minutes

   Chair Thomas asked the board to review the minutes as presented of the May 22, 2025, meeting and called for a motion. Bill Geer made the motion to approve the minutes as submitted. Jim McBride seconded the motion. A unanimous vote of the attending board approved the minutes.

D. OLD BUSINESS

Paul Forgey opened the discussion to advise the board that the Land Bank received two bids and proposals for the RFP on Pinson Road. He introduced both bidders, Mr. Doug Holdridge of the Albany Housing Authority and Dr. Shanna Carter of Krumpin 4 Success, Inc., who attended virtually. The Board and both bidders held in-depth discussions on each project, and Mr. Thomas called for a motion. Jim McBride made the motion to accept the Housing Authority's bid. Scott Erickson seconded the motion. The attending Board voted unanimously to approve the motion.

1. Albany Housing Authority Bid Proposal

2. Dr. Carter Bid Proposal

E. NEW BUSINESS

1. Applications for tax delinquent properties

   Paul Forgey advised the board to pursue three applications received by the Land Bank for Judicial Tax Abatement on behalf of the applicants. Mr. Forgey presented information on each property, and the board voted as follows.

   306 Acorn: Vacant Lot: .34 Acre: Zoned C-R (Community Residence Multiple-Dwelling District): Applicant has purchased the property at 305 Elson Street, and wishes to combine 306 Acorn with their lot. This is an Adjacent Side Lot request. The property has been delinquent since 2013. Jim McBride motioned to allow Paul Forgey to pursue 306 Acorn through the Judicial Tax Abatement and work with the applicant to purchase the property. Jim Pace seconded the motion. The attending Board voted unanimously in favor of the motion.

1406 N. Washington: Vacant Lot: .17 Acre: Zoned M-1 (Light Industrial): Applicant is interested in this parcel and 1408 N. Washington to construct a Commercial Vehicle Parking Lot.

1408 N. Washington: Vacant Lot: .17 Acre: Zoned M-1 (Light Industrial):

Jim Pace motioned to allow Paul Forgey to pursue both 1406 and 1408 N. Washington through Judicial Tax Abatement and work with the applicant to purchase the property. Jim McBride seconded the motion. The attending Board voted unanimously in favor of the motion.

F. DISCUSSION

Angel Gray gave information on the Land Bank Summit and asked the Board members to let her know their intent to attend at the next meeting.

G. FUTURE MEETING DATE

The Next Meeting is scheduled for July 10, 2025.

H. ADJOURNMENT

Chair Thomas spoke briefly on the land bank's accomplishments and work. He thanked all the visitors for their attendance and input. Mr. Thomas called the meeting to adjourn at 6:50 PM.

M. Angel Gray

July 10, 2025, Chair Thomas called for a motion for the June 12, 2025, Draft Minutes. Bill Geer motioned to approve the minutes. Scott Erickson seconded the motion. Unanimous approval

ALBANY DOUGHERTY LAND BANK MEETING

MINUTES

July 10, 2025, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:00 PM.

B. ROLL CALL

Chair Thomas recognized a quorum with the following attending members: Scott Erickson, Jim Pace, Thelma Johnson, William Geer, and Erick Williams. Jim McBride was absent on out-of-state business.

C. APPROVAL OF MINUTES

1. June 12, 2025, Draft Minutes. Chair Thomas called for a motion. Bill Geer motioned to approve the minutes.. Scott Erickson seconded the motion. Unanimous approval

D. OLD BUSINESS

1. Request Extinguishment of Delinquent Taxes and/or Abatement Liens

Paul Forgey presented six properties acquired by Judicial Tax Sale on April 1, 2025, for delinquent taxes and abatement lien extinguishment. The following votes were recorded as follows:

Thelma Johnson motioned to have Paul Forgey proceed with the request for the Extinguishment of Delinquent Taxes and/or Abatement Lien on 709 Riley Street. Scott Erickson seconded the motion. The motion was approved unanimously.
Scott Erickson moved that Paul Forgey proceed with the request for the Extinguishment of Delinquent Taxes and/or Abatement Lien on 114 Shelby Lane. Jim Pace seconded the motion, which was approved unanimously.
William Geer motioned to have Paul Forgey proceed with the

request for the Extinguishment of Delinquent Taxes and/or Abatement Lien on 3722 Radial Avenue. Scott Erickson seconded the motion. The motion was approved unanimously.
Scott Erickson moved that Paul Forgey proceed with the request for the Extinguishment of Delinquent Taxes and/or Abatement Lien on 405 Lincoln Avenue. Jim Pace seconded the motion, which was approved unanimously.
Thelma Johnson motioned to have Paul Forgey proceed with the request for the Extinguishment of Delinquent Taxes and/or Abatement Lien on 407 Lincoln. Scott Erickson seconded the motion. The motion was approved unanimously.
William Geer moved that Paul Forgey proceed with the request for the Extinguishment of Delinquent Taxes and/or Abatement Lien on 612 N. Slappey Blvd. Jim Pace seconded the motion, which was approved unanimously.

Paul Forgey advised that once proper filings are completed, the Land Bank will proceed with closing on the properties with the applicants.

2. Brookhaven subdivision progress update from E. Williams

   Erick Williams provided the board with an update on the progress being made in the Brookhaven Subdivision by Habitat for Humanity. He provided a written overview, photos, and described his tour through the area as a positive experience to see new homes being built.

3. Housing Initiative Program (MOU) with City of Albany

4. Pinson Road (RFP) Land Bank & Housing Authority Purchase Agreement

E. NEW BUSINESS

F. DISCUSSION

GALBA: Angel Gray asked for confirmation of who would be attending.

G. FUTURE MEETING DATE: Lunch meeting set for July 29, 2025

H. ADJOURNMENT: Chair Thomas called the adjournment at 6:25 PM

Chair Thomas called for the Board to review the submitted minutes of both July 10 and July 29, 2025, and asked for a motion. William Geer made a motion to approve both minutes as submitted. Scott Erickson seconded the motion. The board voted unanimously to approve the minutes of July 10 and July 29, 2025

ALBANY DOUGHERTY COUNTY LAND BANK

MINUTES July 29, 2025, 11:30 AM
240 PINE AVE SUITE 340
Albany, GA 31701

A. CALL TO ORDER

Mr. Thomas called the meeting to order at 11:57 AM.

B. ROLL CALL

Mr. Thomas recognized the presence of a quorum with the following attending Board Members:

Thelma Johnson
Scott Erickson
Jim McBride
Erick Williams
Bill Geer

Jim Pace was out due to work and travel.

Paul Forgey, Michael Custer, and Angel Gray were in attendance.

Mr. Thomas advised that there was an agenda item he wanted to add before proceeding to the discussion of the Housing Initiative Program. Mr. Thomas introduced Mr. Phillip Blow, the developer working with DCED on the building of single-family homes in the Ragsdale Subdivision. Mr. Blow presented a PowerPoint presentation that outlined a funding request of $500,000.00 from the Land Bank to meet a partnership with DCED to offset the costs to homebuyers who qualify for the homes projected to be constructed.

The Board discussed at length the potential of this project; however, it did not decide what amount they would consider for the project. The consensus was that the Land Bank expects to enter into a partnership with DCED to help build homes in the Ragsdale Subdivision.

C. Discussion of Housing Initiative Program:

The Board reviewed the MOU and set suggested funding allocations as follows:

Homeownership Incentivization Plan HIP	Dept Control	Investment Amount
Housing Partnership with Development of New Single-Family Construction within Ragsdale Subdivision.	Land Bank	$500,000.00
Down payment Assistance for Qualified 1st Time Home	Land Bank	$250,000.00
Home Rehabilitation Funding (Single-Family Residential)	Land Bank	$250,000.00
New Single-Family Construction	Land Bank	$1,000,000.00
Total Investment for HIP		$2,000,000.00

D. Executive Session

The Board of Directors did not go into executive session

E. FUTURE MEETING DATE

F. ADJOURNMENT

Mr. Thomas called the meeting adjourned at 2:35 PM.

Public in Attendance:
John Hawthorne, DCED
Betty Jackson-Burton, DCED
Phillip Blow, Developer

M. Gillis

Chair Thomas called for the Board to review the submitted minutes of both July 10 and July 29, 2025, and asked for a motion. William Geer made a motion to approve both minutes as submitted. Scott Erickson seconded the motion. The board voted unanimously to approve the minutes of July 10 and July 29, 2025

ALBANY DOUGHERTY LAND BANK

MINUTES

August 14, 2025, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:00 PM.

B. ROLL CALL

Chair Thomas recognized the presence of a quorum with the following attending Land Bank Board Members:

Scott Erickson, William Geer, Thelma Johnson, Erick Williams, and Jim Pace.

Jim McBride was absent due to travel.

Paul Forgey, Tanner Anderson, Michael Custer, and several members of the public were also in attendance.

C. APPROVAL OF MINUTES

Chair Thomas called for the Board to review the submitted minutes of both July 10 and July 29, 2025, and asked for a motion. William Geer made a motion to approve both minutes as submitted. Scott Erickson seconded the motion. The board voted unanimously to approve the minutes of July 10 and July 29, 2025

D. OLD BUSINESS

1. HIP (Housing Initiative Program) Funding Line Items

   The Board discussed with Paul Forgey and Michael Custer the need to review the Housing Initiative Program and make solid decisions on how they will allocate funding priorities. After much discussion amongst the board and visitors. The Board decided to hold a lunch meeting on September 3, 2025, at 12:00 PM.

2. DCED Funding Proposal (Developer Phillip Blow)

Chair Thomas moved the meeting forward by asking DCED representatives to discuss their funding proposal. After much discussion, the Board did not make a decision. The Board asked for Paul Forgey to work with DCED to considered best options moving forward.

E. NEW BUSINESS

1. Property Donations

Paul Forgey discussed with the Board the proposed donation of properties from Anchorage. After discussing the matter, the board did not reach a decision on the properties.

2. Application for Tax Delinquent Property

This item will be presented at the September 3, 2025, Luncheon Meeting.

3. Proposal from Developer (Sand Dunes Village)

A presentation of a proposed development was given by Mr. Orlando Rambo. The presentation was of a multi-use development identifying commercial, homeownership, and multi-family rental units. The funding request for $1,000,000 loan amount. The development would be a Tax Allocation District project if approved.

4. Land Bank Owned Parcels on E. Society

Paul Forgey brought to the Board of Directors a proposal to consider the eight parcels for future single-family development by the Land Bank. He also advised that there is an applicant who is proposing community gardens and outdoor community involvement activities to accommodate individuals with special needs. The applicant's request was provided to the Board. The Chair called for a motion. Erick Williams made the motion to postpone the decision until a later date. William Geer seconded the motion. Motion was approved by unanimous vote.

F. DISCUSSION

Chair Thomas called for discussion. Mr. Dukes addressed the Board and introduced Staffod Home Builders. The development representatives gave a presentation and held discussions with the board about developing affordable housing in and around the Story Road subdivision.

G. FUTURE MEETING DATE

A luncheon meeting is scheduled for September 3, 2025. The regular meeting is set for September 11, 2025.

H. ADJOURNMENT

After discussion and setting future meetings, Chair Thomas called the meeting adjourned at 7:34 PM

M. Angel Gray
Programs Manager

Chair Thomas asked the attending Board Members to review the Minutes as submitted for August 14, 2025. There were a few corrections that needed to be made. Jim McBride was absent, and William Geer was present. After discussion and recognizing changes for the minutes, Chair Thomas called for a motion. William Geer made the motion to approve the minutes with corrections. Jim McBride seconded the motion. Motion passed with unanimous approval of the attending board.

ALBANY DOUGHERTY LAND BANK AUTHORITY

MINUTES

September 11, 2025, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. **CALL TO ORDER**

Chair Thomas called the meeting to order at 5:06 PM, recognizing the following board members in attendance: Bill Geer, Erick Williams, and Scott Erickson. Absent due to travel or work: Thelma Johnson, Jim Pace, and Jim McBride.

B. **ROLL CALL**

Chair Thomas and Paul Forgey expressed that no significant financial actions would be taken at the meeting. Although a quorum was established, to make decisions concerning an amount of $50,000 or more would require a unanimous vote of a majority of the entire Board.

C. **APPROVAL OF MINUTES**

Chair Thomas called for the review of the minutes of September 03, 2025, and called for a motion. Bill Geer motioned to approve the minutes of September 3, 2025, as submitted. Erick Williams seconded the motion. Motion approved by unanimous vote of the Board.

D. **OLD BUSINESS**

1. Housing Initiative Program Update

   Paul Forgey gave a brief update on the East Yard District proposal. He advised that Mr. Rambo was available for questions.

2. Housing Proposal: DVS Community Builders

   Representatives from DVS Community Builders presented a draft proposal for the future construction of housing. The property discussed is owned by DCED and not the Land Bank. At this time, no formal request for funding is made.

E. NEW BUSINESS

1. Land Bank Owned Parcels- Radium Springs Area

   Paul Forgey advised that an application was submitted to the Land Bank staff for a parcel owned by the Land Bank. The property is located within the Radium Springs subdivision. The board and Mr. Forgey discussed the idea was for future marketing of the properties in the area to build at or above market rate.

2. Land Bank Sponsorship for Housing Retreat hosted by City of Albany

   Paul Forgey and Angel Gray discussed the upcoming Housing Retreat/Summit hosted by the City of Albany. They requested that the Land Bank sponsor this event by covering the cost of the lunch meal. Paul advised that this would serve as a promotional opportunity for the Land Bank as it continues to promote housing efforts. The board agreed this would be a good partnership. Angel Gray advised that the expected attendance would be 75 people, and the cost would be approximately $1,500. After the discussion, Mr. Thomas called for a motion. Erick Williams made the motion to sponsor the lunch meal for the upcoming housing retreat/summit hosted by the City of Albany. William Geer seconded the motion. Motion passed with unanimous approval.

F. DISCUSSION

1. Update on Pinson Road Property (Housing Authority)

   Paul Forgey advised that the Housing Authority representative was available for comments. Mr. Doug Holdridge and Paul Forgey updated the board on the commitment of the Housing Authority to move forward with their proposal for the Pinson Road property. Paul provided that an MOU would be created once the purchase agreement was signed.

G. FUTURE MEETING DATE

October 9, 2025

H. ADJOURNMENT

After a discussion of the board on how the Housing Initiative Program would need to evolve with set strategies, Mr. Thomas adjourned the meeting at 6:17 PM

M. Angel Gray, Programs Manager

Chair Thomas, asked for the board to review the minutes of September 11, 2025. Chair called for a motion after review. William Geer made the motion to approve the minutes of September 11, 2025. Jim McBride seconded the motion. By unanimous vote of the board, the minutes are approved.

ALBANY DOUGHERTY LAND BANK

MINUTES

October 9, 2025, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:00 PM.

B. ROLL CALL

Chair Thomas established a quorum by the attendance of the following board members: William Geer, Jim McBride, Jim Pace, Erick Williams, Thelma Johnson, and Scott Erickson. Others in attendance: Michael Custer, Paul Forgey, and Angel Gray. Members of the Public in attendance: Tracy Jones, Doug Holdridge, John Hawthorne, Carl Dukes, and Betty Jackson. Also in attendance was City Commissioner Diana Brown

C. APPROVAL OF MINUTES

Chair Thomas asked the board to review the minutes of September 11, 2025. The Chair called for a motion after the review. William Geer made the motion to approve the minutes of September 11, 2025. Jim McBride seconded the motion. By unanimous vote of the board, the minutes are approved.

D. OLD BUSINESS

1. East Yard District proposal

   Paul Forgey updated the board on the proposed East Yard District, which would feature commercial, multi-family housing, and single-family housing in the area bounded by E. Oglethorpe and Radium Springs Road. Paul explained the proposal would follow the process of the Tax Allocation District, which would require approval of the City Commission. The developer has requested a $ 1 million loan from the Land Bank, which would be repaid with interest within 18 months. The request at this time is for the Board to approve Paul Forgey to work with the developer in presenting the proposal to the City Commission. After much conversation and vetting, the process and what responsibility would be on the Land Bank. Chair Thomas called for a motion. Scott Erickson made the motion to move the proposal forward, having Paul Forgey work with the developer, and to advise the City Commission that the Land Bank is in support of the proposal. Jim McBride seconded the motion. By unanimous vote of the Board, the motion was approved.

2. Housing Initiative Program

Paul Forgey went over the need for direction and funding allocation of the HIP. He explained that the Board had approved funding for DCED to build houses in the Ragsdale Subdivision, and has now approved an allocation of $1,000,000 in a loan to the East Yard District, should the City Commission approve for TAD. After much discussion and bringing DCED, John Hawthorne, into the discussion, the Board agreed this item needed further in-depth discussion at a called meeting.

3. Housing Authority (Pinson Road) Update

Paul Forgey gave an update on the Housing Authority purchase of the Pinson Road Project. Angel Gray advised that both the Housing Authority and the Land Bank have signed the Purchase Agreement, and Attorney Michael Custer will develop the MOU. Ms. Custer advised that she will work on the document and get a draft for everyone to review and approve for signatures.

E. NEW BUSINESS

1. Application(s) for Judicial Tax Abatement

Paul Forgey addressed the property applications for Judicial Tax Abatement. Mr. Forgey provided information on each parcel in a PowerPoint Presentation. The following votes were cast for each property.

Scott Erickson made the motion to approve moving forward with the application for Judicial Tax Abatement and negotiations with the applicant to acquire 2412 Habersham. Jim McBride seconded the motion. Unanimous approval of the board.

Thelma Johnson made the motion to approve moving forward with the application for Judicial Tax Abatement and negotiations with the applicant to acquire 1506 Lincoln. Scott Erickson seconded the motion. Unanimous approval of the board.

Jim McBride made the motion to approve moving forward with the application for Judicial Tax Abatement and negotiations with the applicant to acquire 426 Society. Erick Williams seconded the motion. Unanimous approval of the board.

Erick Williams made the motion to approve moving forward with the application for Judicial Tax Abatement and negotiations with the applicant to acquire 200 S Valencia. Jim McBride seconded the motion. Unanimous approval of the board.

Erick Williams made the motion to approve moving forward with the application for Judicial Tax Abatement and negotiations with the applicant to acquire 314 N Ingleside. Jim Pace seconded the motion. Unanimous approval of the board.

2. Land Bank request for Judicial Tax Abatement (Property Interest)

Paul Forgey discussed with the board multiple parcels that would possibly be good investments for the Land Bank to pursue. After discussing each parcel, the board made the following votes for each parcel presented:

Scott Erickson made the motion to approve moving forward with the Judicial Tax Abatement to acquire 110 S. Rosewood. Jim McBride seconded the motion. Unanimous approval of the board.

Erick Williams made the motion to approve moving forward with the Judicial Tax Abatement to acquire 407 Society. Jim McBride seconded the motion. Unanimous approval of the board.

Erick Williams made the motion to approve moving forward with the Judicial Tax Abatement to acquire 1211 N. Madison. Jim McBride seconded the motion. Unanimous approval of the board.

Scott Erickson made the motion to approve moving forward with the Judicial Tax Abatement to acquire 106 Skywater. Jim McBride seconded the motion. Unanimous approval of the board.

Jim McBride made the motion to approve moving forward with the Judicial Tax Abatement to acquire three parcels, 706, 711, and 712 Muse. Jim Pace seconded the motion. Unanimous approval of the board.

William Geer made the motion to approve moving forward with the Judicial Tax Abatement to acquire 514 Cedar. Erick Williams seconded the motion. Unanimous approval of the board.

3. DCED Proposal (Structural Insulated Panel Model Home Purchase)

Chair Thomas advised DCED has requested this Item be removed from discussion until further notice.

F. DISCUSSION

Chair Thomas requested that the Board consider holding a Special Called Meeting on October 16, 2025. The Board agreed there was a need to discuss further topics related to the HIP, and to renegotiate the funding allocation to DCED for Ragsdale Subdivision housing construction.

Paul Forgey asked that in the special-called meeting, the topic of releasing specific lots owned by the Land Bank in Radium Springs be advertised for sale. There have been multiple inquiries, and one application has been submitted.

G. FUTURE MEETING DATE

Special Called: October 16, 2025

Next Regular Meeting: November 13, 2025

H. ADJOURNMENT

Chair Thomas called the meeting adjourned at 6:34 PM

M. Angel Gray
Programs Manager LB

Chair Thomas called for a review of the draft Minutes of the October 9, 2025, Meeting. William Geer made the motion to approve the minutes as written. Jim McBride seconded the motion. The Minutes of October 9, 2025, were unanimously approved.

ALBANY DOUGHERTY COUNTY LAND BANK

DRAFT MINUTES

October 16, 2025, 12:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Chair Thomas called the meeting to order at 12:29 PM.

B. ROLL CALL

A quorum was established by the attendance of the following Board Members: Larry Thomas, Scott Erickson, Thelma Johnson, Erick Williams, William Geer, and Jim McBride. Others present: Attorney, Michael Custer, Executive Director, Paul Forgey, Programs Manager, Angel Gray. Members of the Public: Mr. Marvin Coe, Orlando Rambo, John Hawthorne, Betty Jackson, Carl Dukes, and Diana Brown, Commissioner Ward 6.

C. APPROVAL OF MINUTES

Chair Thomas called for a review of the draft Minutes of the October 9, 2025, Meeting. William Geer made the motion to approve the minutes as written. Jim McBride seconded the motion. The Minutes of October 9, 2025, were unanimously approved.

D. OLD BUSINESS

1. HIP: DCED Renegotiate Funding Allocation

   The Land Bank Board and representatives of Albany DCED, John Hawthorne and Betty Jackson, discussed renegotiating HIP funds $350,000 to support the new construction of homes in Ragsdale Subdivision. After much discussion and agreeing that the construction was necessary, Chair Thomas called for a motion. Thelma Johnson made the motion to allocate $350,000 HIP funds to the construction of seven (7) new homes in the

Ragsdale Subdivision. The funds would be expended on a draw basis of DCED to the Land Bank. The draws would be allowed as homes are completed, and the total amount would not exceed $50,000 per constructed home. DCED is required to provide follow-ups/updates on the progress made in the construction of homes. The Land Bank and DCED will revisit the progress and funding allocations in one year. Scott Erickson seconded the motion. The motion was approved by unanimous vote.

2. HIP: Establish Goals and Request for Proposals

The Chair requested that this item be moved to a later date to allow time for discussion of the HIP: East Yard District (Loan proposal).

3. Land Bank Owned Parcels within Radium Springs (Marketing)

The board discussed the need to advertise the parcels owned by the Land Bank. The board concurred to have Paul Forgey move forward with creating an RFP and marketing plan for selected parcels within the Radium Springs Subdivision.

4. HIP: East Yard District (Loan proposal)

The Board discussed the proposal with Orlando Rambo and Paul Forgey, exploring the ultimate benefits of moving the East Yard East District project forward. The discussion concluded with Chair Thomas providing clarity on the request. East Yard East District Project: $500,000 of a $1,000,000 loan to the project for a secure contract and to prepare for Tax Allocation District approval. This project is a Planned United Development, to include
Commercial, Single-Family Housing, and Multi-Family Housing units. The loan will be repaid to the Land Bank within 18 months at a rate of 5% interest.

Jim McBride made the motion to loan $1,000,000 to the East Yard East District project at 5% interest for a loan term not to exceed 18 months, with future potential of 10% to 15% future interest in the development; the 22 Acre parcel will be held as collateral on the Loan with Land Bank as 1st Lien Holder, and that Land Bank Staff be a part of the Master Plan Development for the project in the process to use TAD. Erick Williams seconded the motion. Approval by unanimous vote of the majority of the entire board.

E. NEW BUSINESS

1. Land Bank Staff: Proposal for Target Area Revitalization

   Paul Forgey, advised the Board that in consideration of time, he would be presenting this proposed activity at the November board meeting. He advised the Land Bank has ownership of parcels along Lee Street and that the property of 1400 Lee Street would be a parcel to acquire for future development of housing. He asked the board to approve moving forward with Judicial Tax Abatement of 1400 Lee St. Chair Thomas called for a motion. Erick Williams made the motion to allow Paul Forgey to move forward with application of Judicial Tax Abatement of the parcel. Scott Erickson seconded the motion. Approved by unanimous vote of the entire board.

2. Financial Update: Land Bank Budget Report 2025

   Angel Gray and Paul Forgey presented the Board with a financial statement.

F. DISCUSSION

1. MOU with Housing Authority (Time Frame) Pinson Road

   Angel Gray provided an update on the final paperwork being signed by the Housing Authority and Land Bank to move forward with the MOU. Mr. Holdridge was present to ensure the Housing Authority is still on task to purchase the properties as soon as the MOU is completed and signed.

2. Partnership with DCED (HIP Funding Request)

   Mr. John Hawthorne and Betty Jackson provided a presentation of the proposed project to construct a single-family residence on the property located at 636 1st Avenue, after much discussion on the project proposal. Chair Thomas clarified the proposal as a worthy Partnership with DCED and called for a motion. Erick Williams made the motion to support the Construction of a

Single-Family structure to be used for 90 days as a Spec. Home and to market as affordable workforce housing to a qualified buyer. $165,000 to cover the cost of construction. Land Bank will receive funds from the sale of the structure. Thelma Johnson seconded the motion

The majority of the Board approved the motion.

G. FUTURE MEETING DATE

November 13, 2025, Room 100; 222 Pine Avenue @ 5:00 PM

H. ADJOURNMENT

Chair Thomas called the meeting adjourned at 2:58 PM.

M. Angel Gray

Vice Chair Erickson, asked for the members to review the Minutes of October 16, 2025. William Geer made motion to approve minutes. Erick Williams seconded the motion. By unanimous vote the minutes of October 16, 2025, were approved as submitted.

Albany Dougherty Land Bank

MINUTES

November 13, 2025, 6:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Vice Chair Erickson, called the meeting to order at 5:15 PM.

B. ROLL CALL

The following Board Members were present: William Geer, Scott Erickson, Erick Williams, and Thelma Johnson. Chair Thomas, Jim Pace, and Jim McBride were absent. By unanimous vote of the Board those absent were excused.

C. APPROVAL OF MINUTES

Vice Chair Erickson asked the members to review the Minutes of October 16, 2025. William Geer made a motion to approve the minutes. Erick Williams seconded the motion. By unanimous vote, the minutes of October 16, 2025, were approved as submitted.

D. OLD BUSINESS

1. MOU between Land Bank and Housing Authority

   Paul Forgey provided a review of the MOU draft between the Land Bank and Albany Housing Authority. After the discussion, Mr. Forgey was given a directive to communicate with the Housing Authority to update the MOU to establish a timeline and project outline.

2. Resolution to Extinguish Delinquent Taxes (Land Bank Owned Parcels)

   Angel Gray went over the properties acquired by Judicial Tax Sale and advised that the next step after the sixty-day right of redemption period would be to request the extinguishment of delinquent taxes and nuisance abatement liens. The following captures the votes to move forward with requests.

306 Acorn: Thelma Johnson motioned to move forward in requesting extinguishment of delinquent taxes. Erick Williams seconded the motion. All approved.

1408 and 1406 N. Washington: Thelma Johnson motioned to move forward in requesting the extinguishment of delinquent taxes. Erick Williams seconded the motion. All approved.

3. East Yard Agreement

   The Board requested to postpone the discussion until the next meeting.

E. NEW BUSINESS

1. Application for Judicial Tax Abatement

   The following votes reflect board approval to move forward with the application and request for Judicial Tax Abatement as follows:

   Thelma Johnson made the motion to approve Paul Forgey's move forward with the application for 1507 Broach. Erick Williams seconded the motion. A unanimous vote of the board motion was passed.

   Bill Geer made the motion to approve Paul Forgey's move forward with the applications for 2115 Willingham and 2117 Willingham. Erick Williams seconded the motion. A unanimous vote of the board motion was passed.

   Erick Williams made the motion to approve Paul Forgey's move forward with the application for 1905 Queens. Bill Geer seconded the motion. A unanimous vote of the board motion was passed.

   Erick Williams made the motion to approve Paul Forgey's move forward with the application for 1012 First Avenue. Thelma Johnson seconded the motion. A unanimous vote of the board motion was passed.

Thelma Johnson made the motion to approve Paul Forgey's move forward with the application for 113 Collins. Erick Williams seconded the motion. A unanimous vote of the board motion was passed.

Thelma Johnson made the motion to approve Paul Forgey's move forward with the application for 629 First Avenue. Erick Williams seconded the motion. A unanimous vote of the board motion was passed.

2. Property Owner application to donate properties

Paul Forgey discussed with the Board that a property owner wished to donate two parcels. The board discussed the parcel separately and decided only to accept one. The following vote was recorded.

Thelma Johnson made a motion to decline the donation of 705 S. Monroe. Erick Williams seconded the motion, and the motion was passed by unanimous vote.

Erick Williams made a motion to accept the donation of 214 Tift Avenue. Bill Geer seconded the motion. By unanimous vote, the motion passed.

3. Land Bank Target Area Proposed Community Project

Paul Forgey discussed a potential for the Land Bank to establish a community improvement campaign in the area of Lee Street—specifically, the boundary of Odom, Lee, S. Harding, and Cedar. The Board agreed that a community improvement project would benefit the area and bring about positivity for homeowners.

After much discussion, Vice Chair Erickson asked for a motion. Erick Williams made a motion to approve Paul Forgey to move forward with a Community Project within the target area. Bill Geer seconded the motion, and the motion passed with a unanimous vote.

4. Resolution to Extinguish Delinquent Taxes and Nuisance Abatement Liens

Paul Forgey presented three properties acquired by the Land Bank at the November 4, 2025, Judicial Tax Sale. The request is to extinguish delinquent taxes and any abatement liens. The following was recorded.

Thelma Johnson made a motion to approve the application to extinguish delinquent taxes and/or abatement liens on property 306 Acorn. Erick Williams seconded the motion. A unanimous vote approved the motion.

Thelma Johnson made a motion to approve the application to extinguish delinquent taxes and/or abatement liens on properties 1406 and 1408 N. Washington. Erick Williams seconded the motion. A unanimous vote approved the motion.

F. DISCUSSION

The Board discussed providing an RFP for builders to submit proposals for developing affordable housing.

G. FUTURE MEETING DATE

Vice Chair Erickson advised that the next meeting will be on December 11, 2025. Mr. Erickson advised that he would be out of town and not in attendance for the meeting.

H. ADJOURNMENT

Vice Chair Erickson called the meeting to a close at 6:24 PM

M. Angel Gray
Programs Manager

Chair Thomas asked the board to review the minutes of November 13, 2025, and called for a motion. Erick Williams made the motion to approve the minutes of November 13, 2025, as submitted. Jim McBride seconded the motion. By unanimous vote, the motion passed.

LAND BANK BOARD OF DIRECTORS

MINUTES

December 11, 2025, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:06 PM.

B. ROLL CALL

Chair Thomas recognized the quorum with the following attending members: Jim McBride, Bill Geer, Thelma Johnson, and Erick Williams. Chair Thomas recognized the absence of Jim Pace and Scott Erickson and asked for a motion for excused or unexcused absences due to work and travel. Erick Williams made the motion to excuse both Mr. Pace and Mr. Erickson from the meeting. Bill Geer seconded the motion. Motion was approved by unanimous vote.

C. APPROVAL OF MINUTES

Chair Thomas asked the board to review the minutes of November 13, 2025, and called for a motion. Erick Williams made the motion to approve the minutes of November 13, 2025, as submitted. Jim McBride seconded the motion. By unanimous vote, the motion passed.

D. OLD BUSINESS

1. MOU Land Bank and Look Again (East Yard East Project)

   Michael Custer and Paul Forgey gave a short update on the communications with Look Again and their legal team.

2. MOU between Housing Authority and Land Bank

   Discussion that no MOU is required for moving forward with a purchase agreement. It would be best to provide the proposed development plans with the purchase agreement and move forward with setting a closing.

3. Resolution requesting Delinquent Tax Extinguishment

Paul Forgey discussed with the Board that the Land Bank has acquired six properties through a Judicial Tax Sale, and a resolution to extinguish the delinquent taxes for each property is required. The following votes were recorded.

731 Moultrie Road: Jim McBride made a motion to approve. Erick Williams seconded the motion to approve—unanimous vote of the board, motion passed.
107 Moultrie Road: Bill Geer made a motion to approve. Jim McBride seconded the motion to approve—unanimous vote of the board, motion passed.
719 Moultrie Road: Erick Williams made a motion to approve. Jim McBride seconded the motion to approve—unanimous vote of the board, motion passed.
2912 Thrasher: Erick Williams made a motion to approve. Jim McBride seconded the motion to approve—unanimous vote of the board, motion passed.
620 Nelson: Bill Geer made a motion to approve. Jim McBride seconded the motion to approve—unanimous vote of the board, motion passed.
622 Nelson: Erick Williams made a motion to approve. Jim McBride seconded the motion to approve—unanimous vote of the board, motion passed.

E. NEW BUSINESS

1. Applications for Judicial Tax Abatement

Paul Forgey discussed the following property applications with the board. Chair Thomas called for a motion to move forward with the Judicial Tax Abatement Process. Erick Williams made the motion to move forward with the Judicial Tax Abatement process for the property located at 608 S. Maple. Jim McBride seconded the motion. Motion passed with a unanimous vote of the board. Erick Williams made the motion to move forward with the Judicial Tax Abatement process for the property located at 112 East Road. Jim McBride seconded the motion. Motion passed with a unanimous vote of the board.

a. DCED : Cedar Avenue

F. DISCUSSION

Paul Forgey provided information on a land bank training opportunity through Reclaiming Vacant Properties. The training will be hosted in Pittsburgh, PA, September 22nd -26th, 2026. The following board members advised they will attend the training; Bill Geer, Erick Williams, and Larry Thomas.

G. FUTURE MEETING DATE

Next meeting will be held January 8, 2026, at 5:00 PM.

H. ADJOURNMENT

Chair Thomas called the meeting adjourned at 6:15 PM>

M. Angel Gray, Programs Manager

Chair called for motion for minutes submitted. William Geer motioned to approve, motion was seconded by Jim McBride. Motion approved by unanimous vote.

ALBANY DOUGHERTY LAND BANK

MINUTES

January 8, 2026, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:08 PM.

B. ROLL CALL

The following Land Bank Board Members were in attendance:

Chair Larry Thomas
Vice Chair Scott Erickson
Thelma Johnson
Jim McBride
William Geer
Jim Pace

Absent: Erick Williams

C. APPROVAL OF MINUTES

Chair called for motion for minutes submitted. William Geer motioned to approve, motion was seconded by Jim McBride. Motion approved by unanimous vote.

D. OLD BUSINESS

1. MOU Look Again: East Yard

   Paul Forgey, Michael Custer, and the attending Board Members discussed moving the East Yard project forward. Mr. Forgey and Mrs. Custer gave a brief overview of the City communications. The documents would not be considered an MOU but rather Loan documents.

2. Purchase Agreement & Closing Update: Pinson Road (Housing Authority)

Paul Forgey provided an update that the Housing Authority is still in the process of moving forward to purchase the property and to the proposed development. They are working to assign a signatory for the closing documents.

3. DCED: Single-Family (SIP) funding request

Paul Forgey provided an update to the DCED request for funding of two SIP single-family structures. The locations on 1st Street were not feasible. The funding for two structures to be built on the same street adjacent each is the preferred. Funding sources will be $165,000 from HIP funds to build a SIP single-family structure on Cedar and $165,000 of Land Bank budget will fund the second structure on Cedar Avenue.

E. NEW BUSINESS

1. Land Bank Progress Presentation

Paul Forgey updated the board on his presentations of the Land Bank. Mr. Thomas commended Paul on a job well done.

2. Ward 6: Commissioner Request to Amend IGA between Land Bank and City/County

Paul Forgey provided the request for the amendment of the City Commissioner of Ward 6.

F. DISCUSSION

G. FUTURE MEETING DATE

H. ADJOURNMENT

Chair Thomas called the meeting to a close at 6:00 PM.

M. Angel Gray; Programs Manager

Chair Thomas called for a review of the Minutes presented for January 8, 2026. After a review by the board, Mr. Thomas called for a motion. Thelma Johnson motioned to approve the minutes of January 8, 2026. William Geer seconded the motion. By unanimous vote of the entire board, the motion passed.

ALBANY DOUGHERTY LAND BANK

MINUTES

February 12, 2026, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:00 PM. Recognizing the following board as a quorum: William Geer, Scott Erickson, Thelma Johnson, Erick Williams, Jim McBride, and Jim Pace.

B. ROLL CALL

A quorum was established, with the following board members in attendance:

Larry Thomas, Scott Erickson, William Geer, Jim McBride, Thelma Johnson, Erick Williams, and Jim Pace.

C. APPROVAL OF MINUTES

Chair Thomas called for a review of the Minutes presented for January 8, 2026. After a review by the board, Mr. Thomas called for a motion. Thelma Johnson motioned to approve the minutes of January 8, 2026. William Geer seconded the motion. By unanimous vote of the entire board the motion passed.

D. OLD BUSINESS

Paul Forgey gave an update on the following projects:
The East Yard proposal is moving forward. The loan funds were disbursed in a timely manner, and Look Again is working to establish a work plan.
The partnership with NACA was discussed, and the board requested that Paul Forgey set up a meeting with NACA representatives for March 11, 2026, with a follow-up at the March 12, 2026, board meeting.

Paul Forgey introduced David Maschke, who presented an overview of the Lee Street Project proposal. The Board asked Paul to move forward on preparing a plan of action to target the area and see how the Land Bank can best serve the area for improvement.

E. NEW BUSINESS

Paul Forgey brought forth an overview of the discussion items:

The purchase of 928 Gordon had been a subject location for the Land Bank to consider in providing land for a Phase II housing development of Harding Court. Since the church did not want to consider negotiations of land to tie the properties together, both the Board and Mr. Forgey agreed that, at this time, the purchase of the property is not feasible for the Land Bank.

Mr. Forgey brought to the Board a purchase request from an applicant interested in property owned by the Land Bank, 2032 MLK. The Board and Mr. Forgey discussed that, since the original applicant no longer had an interest in the lot and the Land Bank had no desire to build on it, Mr. Forgey could move forward with negotiating a sale of the parcel.

1. Application for Judicial Tax Abatement

   The Board approved the following properties to move forward to Judicial Tax Abatement by the following votes by Resolution:

   Erick Williams motioned to approve 1703 S Jefferson Street to move forward with the application for Judicial Tax Abatement and to allow Paul Forgey to negotiate a purchase agreement with the applicant. William Geer seconded the motion. Motion passed by unanimous approval
   Erick Williams motioned to approve 110 N West Road to move forward with the application for Judicial Tax Abatement and to allow Paul Forgey to negotiate a purchase agreement with the applicant. William Geer seconded the motion. Motion passed by unanimous approval.
   Erick Williams motioned to approve 106 N West Road to move forward with the application for Judicial Tax Abatement and to allow Paul Forgey to negotiate a purchase agreement with the applicant. William Geer seconded the motion. Motion passed by unanimous approval.

Erick Williams motioned to approve 1407 Mulberry Street to move forward with the application for Judicial Tax Abatement and to allow Paul Forgey to negotiate a purchase agreement with the applicant. William Geer seconded the motion. Motion passed by unanimous approval.

2. Finance Report

Angel Gray provided the Board with an overview of the current financial report.

F. DISCUSSION

Angel Gray reminded the Board of the Reclaiming Vacant Properties Conference that will be held September 22-25, 2026, in Pittsburg PA.

G. FUTURE MEETING DATE

The Board of Directors will host the next board meeting on March 12, 2026.

H. ADJOURNMENT

Chair Thomas called the meeting adjourned at 6:58 PM>.

Angel Gray, Programs Manager

Chair Thomas asked for a review of the minutes and called for a motion: Jim McBride made the motion to approve the February 12, 2026, minutes as submitted. William Geer seconded the motion. Motion passed by unanimous approval.

ALBANY DOUGHERTY LAND BANK

MINUTES

March 12, 2026, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:00 PM. A quorum was established.

B. ROLL CALL

The following members were in attendance:

Larry Thomas, Erick Williams, William Geer, Jim McBride, and Scott Erickson

Thelma Johnson and Jim Pace were excused for work travel.

Also in attendance: Paul Forgey, Michael Custer, and Angel Gray.

C. APPROVAL OF MINUTES

Chair Thomas asked for a review of the minutes and called for a motion: Jim McBride made the motion to approve the February 12, 2026, minutes as submitted. William Geer seconded the motion. Motion passed by unanimous approval.

D. OLD BUSINESS

Paul Forgey discussed with the Board the property and its condition. 314 Azalea was purchased by Mr. Hubbard, who had agreed to rehabilitate within two years of purchase. The property remains in a state of concern. Paul advised that he has made contact with the owner, and the owner assures that they will start in April and have it completed by the end of Summer. The Board discussed with Paul that, if the owner does not move forward and make progress, they wish to seek a legal review of the warranty deed. If there is any way the Land

Bank is advised to take action, they will. Michael Custer will go over deed restrictions.

E. NEW BUSINESS

1. Applications for Judicial Tax Sale

   Paul Forgey gave a presentation on each property application for Judicial Tax Abatement. The following votes were captured.

   619 Pine: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
   603 N Washington: Scott Erickson motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
   2914 Leary: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. William Geer seconded the motion. Unanimous approval of the board.
   2912 Leary: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. William Geer seconded the motion. Unanimous approval of the board.
   2916 Leary: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. William Geer seconded the motion. Unanimous approval of the board.
   618 Parkwood: William Geer motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
   619 Parkwood: Jim McBride motioned to accept the application and move forward with the Judicial Tax Abatement process. Scott Erickson seconded the motion. Unanimous approval of the board.
   Parkwood (033): Jim McBride motioned to accept the application and move forward with the Judicial Tax Abatement process. Scott Erickson seconded the motion. Unanimous approval of the board.
   621 Parkwood: Scott Erickson motioned to accept the application and move forward with the Judicial Tax Abatement process. Erick

Williams seconded the motion. Unanimous approval of the board.
312 Alice: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
606 S Monroe: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
Calvary: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
303 Calvary: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
418 Holloway: Scott Erickson motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
422 Dorsett: William Geer motioned to accept the application and move forward with the Judicial Tax Abatement process. Jim McBride seconded the motion. Unanimous approval of the board.
1400 Whispering Pines: William Geer motioned to accept the application and move forward with the Judicial Tax Abatement process. Scott Erickson seconded the motion. Unanimous approval of the board.
703 Lincoln: Erick Williams motioned to accept the application and move forward with the Judicial Tax Abatement process. Scott Erickson seconded the motion. Unanimous approval of the board.

2. Development Presentation Phillip Blow

   Phillip Blow presented a request of $500,000 to offset the construction costs of the remaining structures to be built in Mary Young Cummings. The Board had much discussion and concern about the reasoning for such a request. There was no vote on this item.

3. 2032 MLK: Applicant Counteroffer

Paul presented to the board a counteroffer for the property located at 2032 Martin Luther King Jr Drive. The church wishes to offer $4,000. The Board and Paul discussed the previous closings with similar negotiations. The Board agreed to accept the counteroffer of $4,000.

F. DISCUSSION

The Board was reminded of the training, and they discussed letting Angel know by the end of April.

G. FUTURE MEETING DATE

Next meeting April 9, 2026.

H. ADJOURNMENT

Meeting adjourned at 6:50 PM

M. Angel Gray, Programs Manager

Chair Thomas called for the board to review the minutes of March 12, 2026, and asked for a motion. William Geer made a motion to accept the minutes as presented. Jim McBride seconded the motion. Motion passed by unanimous approval of the board.

ALBANY DOUGHERTY LAND BANK BOARD OF DIRECTORS

MINUTES

April 9, 2026, 5:00 pm
Government Center Building
222 Pine Ave. (Room 100)

A. CALL TO ORDER

Chair Thomas called the meeting to order at 5:04 PM.

B. ROLL CALL

Chair Thomas recognized a quorum was established with the following attending board members:

Larry Thomas, Erick Williams, William Geer, Jim McBride, and Scott Erickson

The members absent due to travel: Thelma Johnson and Jim Pace

C. APPROVAL OF MINUTES

Chair Thomas called for the board to review the minutes of March 12, 2026, and asked for a motion. William Geer made a motion to accept the minutes as presented. Jim McBride seconded the motion. Motion passed by unanimous approval of the board.

D. OLD BUSINESS

Chair Thomas recognized Mr. Phillip Blow. Mr. Blow requested $500,000.00 to offset the construction costs of single-family structures to be built in Ragsdale Subdivision. After much discussion of the Board and Mr. Blow, the Board could not commit to the request.

Chair Thomas moved to NACCA Participation. Paul Forgey and the board discussed the possibility to work with NACCA to build housing on properties owned by the Land Bank. The particular properties discussed were in the 500 Block of West Highland. The potential to subdivide and build up to seven single-family structures was discussed.

The Board and Mr. Forgey moved to discuss a field trip to Selma, Alabama, to meet with NACCA representatives and tour the homes built in a storm-struck area. The date was set to May 1, 2026.

E. NEW BUSINESS

1. Applications for Judicial Tax Sale

Chair Thomas asked for New Business: Paul Forgey gave a presentation on the following properties of the application for Judicial Tax Sale. The following properties have been applied for.

2709 Moultrie Road: Motion by Scott Erickson to pursue the Judicial Tax Foreclosure process. William Geer seconded the motion. Motion approved by unanimous vote.

511 Louis Avenue: Erick Williams made a motion to pursue the Judicial Tax Foreclosure process. Scott Erickson seconded the motion. Motion approved by unanimous vote.

Exeter Dr/ 22A: Jim McBride made the motion to postpone the Judicial Tax Foreclosure process to gain further information on the applicant's intent. William Geer seconded the motion. The application will be brought to the board at a later date.

F. DISCUSSION

The Board and Mr. Forgey discussed with Attorney Michael Custer the concerns for property boundaries and deed information of the Harding Court location.

In further discussion, Paul Forgey brought to the Board consideration for properties owned by the City of Albany and the Land Bank, particularly those in the 900 block of N. Jackson Street and the property at 603 N. Jefferson. The Land Bank Board is open to discussing potential housing opportunities and approves Paul Forgey to enter into further discussion with City representatives. Motion made by Erick Williams and seconded by William Geer, motion passed with a unanimous vote.

The Board and Mr. Forgey discussed the progress of East Yard development. Mr. Forgey advised that the project proposal is moving along, that the design team has made progress, and is currently working to provide multiple options that consider a natural development proposal due to interesting elevation changes in the landscape.

In the final discussion, the Board and Mr. Forgey discussed the need for a contract to be developed between DCED and the Land Bank on the construction of two SIP single-family structures to be built on Cedar Avenue. Angel Gray advised that there has been a request for a draw from DCED and that the proceeds go directly to the contractor, not DCED. The board is concerned that without a contract, there is no security in recouping the funding.

G. FUTURE MEETING DATE

May 14, 2026, is the next Land Bank Board of Directors Meeting.

H. ADJOURNMENT

Meeting adjourned at 6:35 PM.

PROGRAMS MANAGER

Chair Thomas asked for the minutes of April 9, 2026, to be reviewed and called for a motion. William Geer made the motion to approve the minutes of April 9, 2026. Jim McBride seconded the motion. The motion was approved by unanimous vote.