



Albany/Dougherty County Land Bank

Board of Directors

240 Pine Avenue Albany GA 31702

Official Minutes April 11, 2024

**CALL TO ORDER:** Chair Thelma Johnson Called the meeting to order at 5:02 PM. She recognized the attending members and established a quorum. The attending members were Vice Chair Larry Thomas and members Bill Geer, Jim McBride, Erick Williams, and Scott Erickson. Nathan Davis, Paul Forgey, and Angel Gray also attended. Jim Pace was absent due to work travel (excused).

Chair Johnson recognized visitors representing Arcadia Baptist Church that included Pastor, Deacons, and Members.

**APPROVAL OF MINUTES:** Chair Johnson asked the Board to review the draft Minutes of the March 20, 2024, Meeting and called for a motion. Member Erick Williams made the motion to approve the minutes as submitted. The motion was seconded by Jim McBride. Motion carried.

**OLD BUSINESS:**

Chair Johnson called for old business items for discussion. The DCED representatives were not in attendance to give an update to the construction progress of the two single-family structures proposed and slated for financial GAP support by the Land Bank. The board asked for them to be available at the next meeting.

Chair Johnson asked for the update to the IDP developer agreement from Paul Forgey. Mr. Forgey gave an overview of the agreement and asked for the board to provide their edits. Carter Braun and Steve Brooks were available via ZOOM. The board and representative discussed the agreement at length and met with a few edits that brought about clarity to the agreement. The Chair called for a motion after discussion. Jim McBride made the motion to accept the developer agreement with recommended edits. The motion was seconded by Erick Williams. Motion carried.

**NEW BUSINESS: *Arcadia Baptist Church (Neighborhood Assistance Corporation of America (NACA))***

Representatives from Arcadia Baptist Church presented a housing program opportunity through NACA. The Pastor and other members provided information on the Neighborhood Assistance Corporation of America (NACA) and how the program benefits those individuals seeking the opportunity of homeownership that reduces purchase prices and house payments. The Board was encouraged to visit the NACA website to tour the housing models (modular built) that are available. Arcadia representatives spoke on the program that outlines how an Memorandum of Understanding (MOU) enables property purchases at \$1.00. The requirements for homeownership is a 5yrs residency commitment. The Board and Arcadia discussed at length the benefits and concerns for such a program. At end, the Board requested further discussion and asked Arcadia representatives to bring NACA representatives back to a meeting with more in-depth information.

***Applications for Consideration:***

The land bank received the following property applications for the Judicial Tax Abatement process. Paul Forgey and Angel Gray gave a brief overview of each application and property. After discussion on each application the board voted as follows.

**827 Cotton Avenue:** The property is zoned R-3 within the City of Albany. The structure is a duplex A & B side. The applicant proposes to rehabilitate the 986 Square Foot structure as rental property. The parcel has been tax delinquent

Chair: Larry Thomas

Vice Chair: Scott Erickson

Member: Thelma Johnson

Member: Bill Geer

Member: Jim McBride

Member: Erick Williams

Member: Jim Pace



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since 2006. Chair Johnson called for a motion after much discussion. Scott Erickson motioned to move the application forward approving Paul Forgey to request a Judicial Tax Sale and negotiate with applicant a closing. The motion was seconded by Vice Chair Larry Thomas. All approved.

**307 W Whitney:** The property is .14 Acre vacant parcel within the City of Albany. The applicant proposes to use the lot in coordination with the church who is adjacent property owner. The parcel is undeveloped. Chair Johnson called for a motion after discussion. Vice Chair Larry Thomas motioned to move the application forward approving Paul Forgey to request a Judicial Tax Sale and negotiate with applicant a closing. The motion was seconded by Jim McBride. All approved.

**DISCUSSION: Discussion of Future Action: Land Bank to receive County owned property: 2419 Sylvester Hwy.**

Paul Forgey briefed the board on the consideration of receiving a commercial lot along Sylvester Hwy and hwy 300 from Dougherty County. The Board and Mr. Forgey discussed potential marketing and potential interest of the parcel from adjacent property owners. Mr. Forgey will provide follow-up information as the County moves forward in discussion to transfer the parcel to the Land Banks ownership.

Chair Johnson called for further discussion items from the Board;

Jim McBride asked to discuss election of officers and to the possibility to have nominations at this meeting and vote at the next meeting in May. Chair Johnson opened the floor to the Board and asked if they were ready to make nominations. Chair Johnson, started the nominations opened for the board position of Chair. Larry Thomas was nominated for the position as Chair by Jim McBride. No further nominations were made for the Chair position. Having no further nominations Chair Johnsons called for a motion by acclamation should he accept. Mr. Thomas accepted the nomination. Jim McBride made a motion to install Larry Thomas as Chair positon of the Albany Dougherty Land Bank by acclamation. Thelma Johnson seconded the motion. All approved, motion carried.

Chair Johnson, opened the nominations for Vice Chair position. Scott Erickson was nominated for the positon of Vice Chair by Jim McBride. Having no further nominations Chair Johnsons called for a motion by acclamation should he accept. Mr. Erickson accepted the nomination. Jim McBride made a motion to install Scott Erickson as Vice Chair positon of the Albany Dougherty Land Bank by acclamation. Bill Geer seconded the motion. All approved, motion carried.

Chair Johnson, provided words of encouragement to the new executive board members. She called for any further discussions or topics by the attending board members. Hearing no further discussion Chair Johnson advised the next meeting will be May 9, 2024, and called the meeting to adjournment.

**NEXT MEETING:** May 9, 2024 @ 5:00 PM

**ADJOURNMENT: 6:37PM**

Respectfully submitted,

M. Angel Gray

Programs Manager Albany/Dougherty Land Bank

The minutes of April 11, 2024, were approved by unanimous vote on May 9, 2024. Erick Williams motioned to approve the minutes as submitted. Bill Geer seconded the motion.

Chair: Larry Thomas

Vice Chair: Scott Erickson

Member: Thelma Johnson

Member: Bill Geer

Member: Jim McBride

Member: Erick Williams

Member: Jim Pace