

ALBANY DOUGHERTY LAND BANK

MINUTES

July 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 5:02 PM.

B. ROLL CALL

A quorum was established with the following board members in attendance: Larry Thomas, Scott Erickson, Jim McBride, Erick Williams, Thelma Johnson, and William Geer. Jim Pace was absent due to work business.

C. APPROVAL OF MINUTES

Chair Thomas called for a motion concerning the Minutes of May 14, 2026. William Geer made the motion to approve the minutes as presented. Jim McBride seconded the motion. The board approved by unanimous vote.

D. OLD BUSINESS

1. Request Discharge and Extinguish delinquent taxes and nuisance/demolition liens of properties owned by Land Bank

Paul Forgey provided information on the acquired properties at the April 7, 2026, Judicial Tax Sale. The board voted and approved requesting the extinguishment of delinquent taxes and any nuisance abatement liens that may encumber the properties.

William Geer made the motion to extinguish delinquent taxes and nuisance/demolition liens that encumbered 1219 Mulberry. Thelma Johnson seconded the motion. Motion passed by unanimous vote of the board.

Thelma Johnson made the motion to extinguish delinquent taxes and nuisance/demolition liens that encumbered 712 Muse. Scott

Erickson seconded the motion. Motion passed by unanimous vote of the board.

Erick Williams made the motion to extinguish delinquent taxes and nuisance/demolition liens that encumbered 706 Muse. Jim McBride seconded the motion. Motion passed by unanimous vote of the board.

Thelma Johnson made the motion to extinguish delinquent taxes and nuisance/demolition liens that encumbered 711 Muse. Erick Williams seconded the motion. Motion passed by unanimous vote of the board.

Thelma Johnson made the motion to extinguish delinquent taxes that encumbered 1400 Lee St. Scott Erickson seconded the motion. Motion passed by unanimous vote of the board.

William Geer made the motion to extinguish delinquent taxes that encumbered 1506 Lincoln. Scott Erickson seconded the motion. Motion passed by unanimous vote of the board.

Erick Williams made the motion to extinguish delinquent taxes that encumbered 2412 Habersham. Jim McBride seconded the motion. Motion passed by unanimous vote of the board.

Thelma Johnson made the motion to extinguish delinquent taxes that encumbered 110 S Rosewood. Erick Williams seconded the motion. Motion passed by unanimous vote of the board.

Thelma Johnson made the motion to extinguish delinquent taxes that encumbered 407 Society. Erick Williams seconded the motion. Motion passed by unanimous vote of the board.

Thelma Johnson made the motion to extinguish delinquent taxes that encumbered 1211 N Madison. Jim McBride seconded the motion. Motion passed by unanimous vote of the board.

2. Lee St. Redevelopment Project (David Maschke)

David Maschke presented a preliminary scope of work for the Lee Street redevelopment proposal. Mr. Maschke provided a copy of a PowerPoint presentation that gave housing statistics for the area. The Board and Mr. Maschke discussed the potential for the

area and will have further conversations throughout the next few months.

3. Contract Agreement between DCED and Land Bank Cedar Avenue SIP construction

Angel Gray gave a brief overview of the contract agreement and explained the two drawdowns processed for the two locations. The addresses are 616 and 620 Cedar Avenue.

E. NEW BUSINESS

1. 400 Highland Avenue (Agreement between Land Bank and Dougherty County)

Paul Forgey brought information to the Board of Directors concerning the property located at 400 Highland Avenue. The property is owned by Dougherty County. The county wishes to convey the property to the land bank for marketing to an individual who plans to rehabilitate the property. After much discussion, the board voted to negotiate an agreement with the county. Erick Williams made the motion to work with Dougherty County in negotiating the sale of 400 Highland Avenue. Thelma Johnson seconded the motion. All approved.

2. Land Bank Application(s) for delinquent tax properties for Judicial Tax Abatement

Paul Forgey brought the following property applications for the board's review and vote to pursue the Judicial Tax Foreclosure process. The votes were recorded as follows:

William Geer made the motion to have Paul Forgey move forward in requesting the Judicial Tax Foreclosure process and negotiate the purchase price of 209 Delta. Erick Williams seconded the motion. The board approved by unanimous vote.

Thelma Johnson made the motion to have Paul Forgey move forward in requesting the Judicial Tax Foreclosure process and negotiate the purchase price of 620 W 1st. Erick Williams seconded the motion. The board approved by unanimous vote.

William Geer made the motion to have Paul Forgey move forward in requesting the Judicial Tax Foreclosure process and negotiate the purchase price of 623 W 1st. Jim McBride seconded the motion. The board approved by unanimous vote.

F. DISCUSSION

The following items were discussed by the Board and Paul Forgey:

Paul Forgey gave a brief update on the progress of East Yard project.

The Board requested an update from Mr. Blow on the development progress of Ragsdale Subdivision.

The Board and Mr. Forgey discussed RFP for legal representation of the land bank.

G. FUTURE MEETING DATE

August 13, 2026

H. ADJOURNMENT

Meeting adjourned at 6:47 PM.

M. Angel Gray



9/10/2026: Chair Thomas, called for a motion on the July 9, 2026, draft minutes. Thelma Johnson Motioned to approve the minutes as submitted. Demetrius Love seconded the motion. By unanimous vote the motion was approved.