

# Albany/Dougherty County Land Bank

*Georgia finds there is an overriding public need to confront the problems caused by dilapidated, abandoned, and tax delinquent properties, and to return properties which are in nonrevenue-generating, nontax-producing status to an effective utilization status in order to provide affordable housing, new industry, and jobs for the citizens of this state through the creation of new tools that enable communities to turn abandoned spaces into vibrant places . § 48-4-101. (4)*

Our State has an established 20 year focus of returning properties to productive use and recognizes communities are important to the social and economic vitality of the State

# Why a Land Bank?

## There is a need within our community to:

- Improve property values diminished by blighted properties
- Remove dilapidated, abandoned and tax delinquent properties
- Return vacant and dilapidated properties to effective utilization

## Reduce external costs:

- Increased costs of police and public safety for surveillance and response
- Increased incidence of arson resulting in higher costs of fire prevention
- Increased costs of local government code enforcement activities
- Increased costs of judicial actions

## There is opportunity:

- Transfer ownership of blighted properties to adjacent owners
- Five-year and up to 75% tax recapture can provide funding for the land bank.

# Why a Land Bank?

## **Land Banks Acquire Property by means of:**

- Tax Foreclosures (In Rem)
- Donations
- Direct Market Purchases
- Local Government Transfers

## **Targeted acquisition:**

- Should not just be property no one else wants
- Goals of housing, retail, recreational, commercial, historic or industrial development/reuse
- Properties that can be redeveloped to generate tax-revenue

## **Land Banks and Developers: requirements and restrictions**

- Developer must petition the land bank for tax abatement and conveyance of a property
  - The developer profile should outline their experience and capacity
  - The developer must submit proposal and plan for development
  - Requirement to submit a Cost estimate of project and their Financial ability to complete redevelopment
- Land Bank enters into contract for sale and disposition of the property with the developer
- A timeframe is determined by the Land Bank to complete the proposed redevelopment
- Land Bank retains a right of reentry until the redevelopment is completed

# Unobtainable Properties...

Some property is financially or logistically not worth the effort of the free market

- Properties where owner can't be found
- Owners don't hold clear title
- Adjacent property owners aren't interested in owning the property or responsibility to maintain
- No development potential-location, environmental conditions, lot size

# Creating the Albany/Dougherty County Land Bank

- **Pass by Resolution:**
  - Intergovernmental Agreement (IGA)
    - IGA must be adopted by county and city
    - IGA must outline board responsibilities
      - Board adopts by-laws and policy & procedure
    - IGA lists land bank powers
      - Acquire property through tax sales, donation, market-purchase
      - Contract, invest, borrow money
    - IGA must provide dissolution process

# Creating the Albany/Dougherty County Land Bank

- **Size and Appointment of Land Bank Authority Board:**
  - Albany/Dougherty County will have a 7 member Board, appointed by the City and County Commissions
  - Members should be appointed within 90 days of the Effective Date
  - Board Members serve at no compensation
  - The Board Members shall be residents of their respective Parties and may be employees of the Parties,
- **Role of the School Board:**
  - local school board has independent authority to levy property taxes
  - Should have an advisory role in the acquisition and disposition of properties

# **The Albany/Dougherty County Land Bank Board**

*The Land Bank Board will serve as a strategic tool, aiding Albany and Dougherty County efforts to revitalize residential, commercial, industrial and historic properties burdened by blight, and return those properties to an effective use and revenue generating status.*

The Land Bank Board recognizes:

- land banks are public entities and are accountable to the local elected governments that create them as well as to the communities in which they operate. As such, land banks are subject to Georgia's Open Records and Meetings laws

# Land Bank Board & Purpose

The Board shall serve as a Professional Volunteer Board, established with authority through an Intergovernmental Agreement between the City of Albany and Dougherty County. The Board's purpose is to acquire and transform distressed and underutilized properties within the geographical boundaries of the Land Bank.

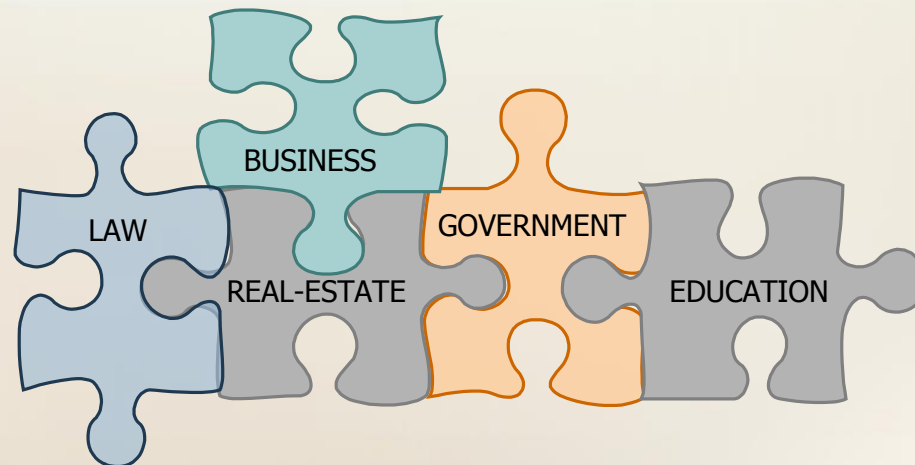
## **The Board shall place focus on:**

- Improving the social vitality of our community, by establishing affordable housing, greenspace, and recreational opportunities
- Revitalizing our economic environment, by retaining and creating jobs through improvement and development of commercial and industrial properties,
- Preserving the enriched history of our vibrant and diverse community, by revitalizing historic areas and properties.



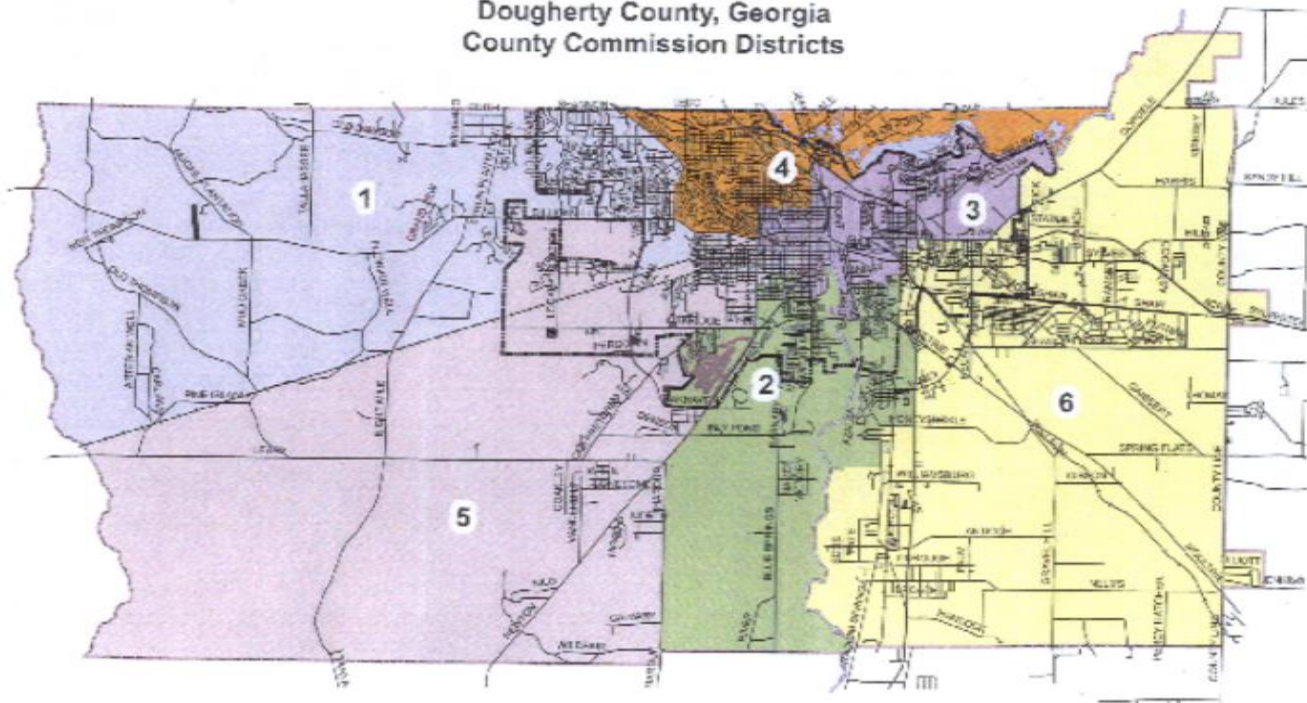
# Nominating a Professional Volunteer Board

- The board should be comprised of community leaders with diverse professional backgrounds
- Residents or employees of the appointing Parties.
- Core competency in some facet of property acquisition, disposition or development.

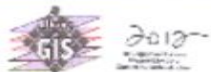


# Geographical Boundaries

Dougherty County, Georgia  
County Commission Districts



- Commission District 1
- Commission District 2
- Commission District 3
- Commission District 4
- Commission District 5
- Commission District 6



Maple Partners & Associates, Inc.  
State of Georgia, City & County of  
Dougherty  
0 2 4 Miles



# Fight Albany Blight Initiative

The Fight Albany Blight (FAB) initiative addresses blight in target areas throughout the City of Albany. FAB will serve as a resource to the Land Bank; providing a recommended list of properties for acquisition to return them to profitable use. In order to make substantive changes the team developed a target area approach that focuses government and volunteer resources on a neighborhood.

The Georgia Initiative for Community Housing Target Area, was the first FAB target area.

