



Albany/Dougherty County Land Bank
Board of Directors
240 Pine Avenue
Albany GA 31702

Official Minutes
OCTOBER 12, 2023

CALL TO ORDER: Vice Chair Larry Thomas established that a quorum was present with the following attending board members; Jim McBirde, Scott Erickson, Bill Geer, and Larry Thomas and called the meeting to order at 5:04 PM. Vice Chair Thomas recognized attendees as Paul Forgey, Marina Rosen, Nathan Davis, Michael Custer, and Angel Gray. The following board members were absent; Chair Thelma Johnson, unexcused, Erick Williams, excused, and Jim Pace, excused.

APPROVAL OF MINUTES: Vice chair Thomas, called for the review of the draft minutes of the meeting held August 10, 2023. Due to Lack of Quorum for September Meeting, the minutes and other business was not considered. Vice Chair Thomas called for a motion from the Board. Jim McBride made the motion to accept the minutes of the August 10, 2023, meeting as submitted. The motion was seconded by Bill Geer. Minutes approved by unanimous vote of the attending board.

OLD BUSINESS: Vice Chair Thomas, moved to old business for discussion and consideration. Paul Forgey discussed with the board the properties obtained by the Land Bank at the two previous Judicial Tax Sales are ready for preparation of seeking delinquent tax extinguishment and that some properties will need resolution to seek abatement lien extinguishment. A brief overview of the past concerns for the amount of liens held on properties was discussed. Mr. Forgey explained that the process was to evaluate the amount of both lien extinguishment and tax extinguishment. He expressed that the intergovernment agreement between the Land Bank and the School District allowed for extinguishment of delinquent taxes up to \$10,000. Anything over that amount would need to follow a process to be presented before the school board for approval.

RESOLUTION TO EXTINGUISH DELINQUENT TAXES AND ABATEMENT LIENS

31 Properties acquired by Judicial Tax Sale: September 5, 2023, Vice Chair Thomas called for a motion to the old business item for resolution. Jim McBride made the motion to proceed with requesting delinquent tax and lien extinguishment of the 31 properties acquired by the Land Bank on September 5, 2023. The motion was seconded by Scott Erickson. The motion approved by unanimous vote.

8 Properties acquired by Judicial Tax Sale: October 3, 2023, Vice Chair Thomas called for a motion to the old business item for resolution. Jim McBride made the motion to proceed with requesting delinquent tax and lien extinguishment of the 8 properties acquired by the

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Land Bank at the October 3, 2023 Judicial Tax Sale. The motion was seconded by Bill Geer. The motion approved by unanimous vote.

UPDATE ON RFP: 425 SOCIETY & 706 N. MONROE; Vice Chair Thomas moved to the update on RFP for 425 Society and 706 N Monroe. Paul Forgey gave a brief overview of the time spent publishing the RFP. So far no one has submitted an offer or proposal to the request. Mr. Forgey expressed that the properties would be published RFP in the Georgia Trust for Historic Preservation. The Board discussed the difficulties and restraints placed on the Land Bank to rehabilitate within 2yrs.

NEW BUSINESS:

OCTOBER-NOVEMBER CLOSINGS; Vice Chair Thomas called for the new business item for discussion. Angel Gray advised that staff was preparing for future closings in the month of October and November. Ms. Gray reminded that two board member signatures are required on all closing documents. She provided that calendar invites would be sent to board members once closing dates were set.

HABITAT FOR HUMANITY GROUND BREAKING CEREMONY; Paul Forgey advised the board of the rescheduled ground breaking for five foundations within the Brookhollow and Cedarcreek Subdivisions. The new date is set for October 27, 2023 @ 10:00 AM. Mr. Scooter Courtney has requested the Land Bank to attend. Once the address is provided by Habitat, Paul will forward the location to the Board.

Vice Chair Thomas called for any other new business to be discussed. Paul Forgey advised that there had been two applications submitted to the Land Bank office.

1000 Cherry Avenue; The Board and Mr. Forgey discussed the potential environmental issues that were brought to the attention of the board in an Environmental Phase 1 assessment. The applicant is aware of the potential environmental issues and understands the need for a Phase II. The Board and Mr. Forgey discussed possible ways to keep the land bank from being responsible for environmental issues should they be a need for abatement. It was discussed that the applicant escrow \$3500 which would cover the costs for pursuing the Judicial Tax Sale process. A motion was made by Jim McBride to pursue the Judicial Tax Abatement process for 1000 Cherry with the condition that the applicant put forth \$3500 in escrow to cover legal fees should the property not sale at the Judicial Tax Sale. The motion was seconded by Bill Geer. Motion carried by unanimous vote.

615 Cherry Avenue; The Board and Mr. Forgey discussed the tax delinquent property and that the applicant was a near by neighbor who has maintained the parcel for many years. The applicant does not intend to build at this time only maintain for the community. Vice Chair Thomas expressed this was one of the reasons for the land bank and its purpose. This

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property will be back on the tax role. Mr. Thomas called for a motion. Soctt Erickosn made the motion to approve the application and for Paul to proceed with Judicial Tax Abatement request to the Tax Director. The motion was seconded by Jim McBride. The motion carred by unanimous vote.

DISCUSSION: Vice Chair Thomas, called for discussion items. Paul Forgey brought several subjects up for the Broad to consider and possible future agenda items. Jim McBride brought to the table a discussion to consider revisiting the funding to DECD for the construction of two single-family homes that do not seem to be progressing in construction. Mr. McBride provided his concerns for the issues surrounding the construction of the homes. His question was since we have not released the funding can we resend our decision to fund respectfully. The Board and staff discussed the construction issues and the result was that the land bank did not want to negatively impact a housing project that would allow someone a home affordably. The Board asked for Paul Forgey to get an update from DCED on the progress of the constructions. The Board does want to revisit this issue in a future meeting.

The subjects brought forth by Paul Forgey were as follows:

Corn Avenue parcels owned by the Land Bank and potential to redevelop the area. This area is of interest by a City Commissioner who wishes to see development in the area for workforce housing or potential use by the local church in the community. The Board wishes to take a site visit to the area. The set date for this is October 16, 2023, at 9:30 am.

Historic Property's with COA's to demolish structures, the owner is Phoebe Putney Hospital who has not provided future plans for the properties. Paul asked the Board to consider the area in which the structures will be demolished and if the Board thought there is a potential to save the structures and keep the historic character intact. The area of concern is 3rd and Madison.

401 N Jackson, the owner communicated with Paul to express his decision to possibly donate the property to the Land Bank or some other interested party. The Board asked Paul to get more information and provide it at the next meeting.

NEXT MEETING:

NOVEMBER 9, 2023, @ 5:00 PM

ADJOURNMENT: Having no further discussion or business Vice Chair Thomas called the meeting adjourned at 6:02 PM.

*Approval of Dctober12, 2023 Minutes
November 9, 2023: Motion by Jim McBride
to accept as submitted. Bill Geer seconded.
Minutes approved by unanimous vote.*