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**Land Bank Meeting Minutes**

February 13, 2025

**CALL TO ORDER:**

Chair Thomas called the meeting to order at 5:00 PM. The following Board Members were present: Thelma Johnson, Jim Pace, Jim McBride, Erick Williams, Chair Larry Thomas, and Bill Geer. Vice-Chair Scott Erickson was excused. Paul Forgey, Attorney Michael Custer, and Marina Rosen also attended.

**APPROVAL OF MINUTES:**   
January 9, 2025, and February 13, 2025, minutes will be available for review and approval at the March 2025, Regular Meeting.

**OLD BUSINESS:**

Housing Initiative Program:

There was an extensive discussion among all attendees regarding potential revisions to the MOU and timing to get it on a City agenda in light of the upcoming special election to fill the Ward 6 seat, which will restore the City Commission to full **capacity.**

Motion to authorize Attorney Custer to modify certain language in the current MOU was made by J. McBride. Seconded by J. Pace and approved unanimously.

Harding Court Senior Apartments LLP:

Attorney Custer stated that her suggested revisions to the legal descriptions have been incorporated; therefore, the current version of the Option to Lease is acceptable.

Container Site:

P. Forgey gave an update on communications with owners of Flint Ave. parcels as well as the Brownfield Grant process.

Request for Proposals – Pinson Road Properties:

P. Forgey announced that the Pinson Road Properties RFP has been finalized and distributed to potential applicants. All proposals will be opened collectively at an upcoming meeting.

**NEW BUSINESS:**

P. Forgey shared PowerPoint slides regarding the following Applications for Judicial Tax Abatement:

620 Nelson:  Motion to approve was made by E. Williams. Seconded by J. McBride and approved unanimously.

622 Nelson: Motion to approve was made by E. Williams. Seconded by J. McBride and approved unanimously.

1625 Liberty Expressway:Postponed pending further review and title search. No motions were made.

204 Moultrie: Postponed pending further review and title search. No Motions were made.

622 Eighth Avenue: Motion to approve, with a price limit if the Land Bank is to competitively bid (to be agreed upon prior to the auction), was made by E. Williams. Seconded by W. Geer and approved unanimously.

**Tax Abatement Resolutions:**

P. Forgey shared that the following properties require Resolutions for Tax Abatement:

• E. Society: 1304, 1308, 1310, 1311, 1322, 1324, 1325, 1326

• E. Roosevelt: 1221, 1300, 1302

• 920 Frotscher

Motion to approve the Tax Abatement Resolutions for the twelve properties outlined above was made by J. McBride. Seconded by W. Geer and approved unanimously.

**Legal Action(s):**

A Magistrate Court hearing was held on February 13, 2025, regarding the land bank property located at 827 Cotton. P. Forgey provided an update on the hearing’s outcome and the land bank’s position moving forward. The current occupant, Ricky Wright, submitted his contact information along with that of his employer, who has expressed interest in purchasing the property on Mr. Wright’s behalf.

The primary applicant, Toreka Hicks, has been given a deadline of February 21, 2025, to either proceed with closing or withdraw her application. Until this matter is resolved, Mr. Wright will remain on the property.

**Topics of Discussion:**  
No further topics of discussion

**ADJOURNMENT:** Meeting adjourned at 6:57 p.m.

**APPROVAL OF MINUTES: March 13, 2025:**

January 9, 2025, and February 13, 2025, Meeting Minutes for review and approval. Chairman Thomas asked everyone to review the minutes of January 9 and February 13, 2025, and called for a motion. William Geer made the motion to accept the minutes of both January 9 and February 13, as submitted. Jim McBride seconded the motion. The motion carried unanimously.