



Albany/Dougherty County Land Bank

Board of Directors

240 Pine Avenue Albany GA 31702

Official Minutes February 8, 2024

CALL TO ORDER: ViceChair Larry Thomas Called the meeting to order at 5:06 PM. He recognized the attending members and established a quorum. The attending members were Vice Chair Larry Thomas and members Bill Geer, Jim Pace, Jim McBride, and Scott Erickson. Nathan Davis, Marina Rosen, and Angel Gray also attended. Chair Thelma Johnson and member Erick Williams were absent (unexcused). In the absence of Paul Forgey Executive Director, the board recognized that Angel Gray Programs Manager would be providing information and updates for agenda items.

APPROVAL OF MINUTES: Vice Chair Thomas asked the Board to review the draft Minutes of the December 14, 2023, Meeting and called for a motion. Member Jim Pace made the motion to approve the minutes as submitted. The motion was seconded by Jim McBride. Motion carried.

OLD BUSINESS: No old business was discussed.

NEW BUSINESS:

Applications for Consideration:

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

423 Mulberry: The property is .35-acre vacant lot within the City of Albany. The applicant owns the adjacent lot and proposes create a community garden. The applicant provided in her application that she has been maintaining the property for some time. Vice Chair Thomas called for a motion after much discussion. Jim Pace 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.

Jenkins Road (00111/00006/025): The property is 1.56 Acre vacant parcel within the Dougherty County. The applicant proposes to place a manufactured home on the lot to live in. The parcel is undeveloped and zoned RMHS (Mobile Home Subdivision). Vice Chair Thomas called for a motion after much discussion. Jim Pace 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.

Land Bank Owned Properties: Gov Deals:

Angel Gray presented five (5) vacant residential properties owned by the Land Bank for consideration to be published for sale on GoveDeals. Angel explained the applicants withdrew their interest in the properties. She advised the Land Bank was successful in using GovDeals on previous parcels owned by the Land Bank and recommends allowing Paul Forgey to work with GovDeals to market the following properties: 408 N Monroe, 1425 Bonny View, 904 Whitney, 1307 Lee and 1308 Lee Street. Angel provided that the properties on Beachview Drive were sold at prices above the listed Fair Market Value. After much discussion Vice Chair Thomas called for a motion. Jim Pace made the motion to approve Paul Forgey moving forward with marketing the properties through GovDeals. Jim McBride seconded the motion. All approved.

Chair: Thelma Johnson
Member: Bill Geer

Vice Chair: Larry Thomas
Member: Scott Erickson

Member: Erick Williams
Member: Jim McBride

Member: Jim Pace



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Potential Workforce Housing Lots in E. Albany:

Angel Gray brought before the board five (5) properties owned by the Land Bank for consideration to promote the potential for a workforce housing development within East Albany. Angel advised the idea is brought forward as a discussion and no vote was necessary at this time. The applicant has not yet made a full commitment to maintaining their interest in the properties. Angel reminded the board of their desire to start thinking of ways to promote workforce housing developments and meeting the areas of most need. She advised East Albany is a most needed area for housing improvement and stability. The five lots are within a close proximity to one another and within areas of mixed homeownerships and single-family residential rentals. The Board along with Angel Gray discussed the need and potential opportunity to market the areas to developers, and contractors. The Board asked that Angel and Paul continue this discussion and expressed their interest to pursue the potential should the applicant withdraw their interest. The five properties discussed are: 1301 E. Society, 1301 E. Tift, 1324 E. Roosevelt, 1317 E. Roosevelt, and 1319 E. Roosevelt Avenue.

Proposed Adjacent Property Owner (acquiring Land Bank Owned Parcels):

Angel Gray brought before the Board two parcels owned by the Land Bank that are ideal for acquisition by adjoining property owners. Angel advised the applicant has removed their desire to purchase the properties because they are land locked and would only benefit adjacent owners. She asked that each property be voted on separately. After much discussion with Angel Gray and the attending board members, Vice Chair Thomas called for a motion on each property the votes are recorded as follows:

3014 Sylvester Road: Jim Pace motioned to allow Paul Forgey and the Land Bank Staff to communicate with all adjacent parcel owners and offer the property at a reasonable price. Larry Thomas seconded the motion. Motion carried.

3713 Victory Rear: Jim McBride motioned to allow Paul Forgey and the Land Bank Staff to communicate with all adjacent parcel owners and offer the property at a reasonable price. Jim Pace seconded the motion. Motion carried.

DISCUSSION:

Vice Chair Thomas, Member Jim McBride, and Angel Gray brought for discussion the potential for partnering with a developer to develop a low income tax credit housing project in the area of Corn and Gordan Avenue. The Land Bank owns three parcels on Corn that combined are 3-acres. Mr. Thomas, and Mr. McBride gave a brief overview of the meeting with the developer IDP and the potential for what could be built in a most deserving area of South Albany. Angel Gray gave a brief explanation of how tax credits work and that the City of Albany is part of the Georgia Initiative for Community Housing where the community awards developments most favorable to the community's need in meeting housing deficiencies. She explained that most developments are multi-family apartment complexes that serve either mixed-family or seniors. This particular development was proposed as a two phase development and its success would greatly depend on the Land Bank acquiring property from the adjacent property owners in the area. The Board discussed at length the desired outcome of such a project. The discussion ended with Mr. Thomas being tasked with communicating with the adjacent property owner; Church of the Living Word (Pastor). This topic of discussion will resume upon follow up with adjacent property owners. The Board will hold a called meeting as needed.

Chair: Thelma Johnson
Member: Bill Geer

Vice Chair: Larry Thomas
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Member: Erick Williams
Member: Jim McBride

Member: Jim Pace



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NEXT MEETING: March 14, 2024 @ 5:00 PM

ADJOURNMENT: 6:37PM

Respectfully submitted,

M. Angel Gray
Deputy Director Planning & Development
Programs Manager Albany/Dougherty Land Bank

APPROVAL OF MINUTES: Vice Chair Thomas asked the Board to review the draft Minutes of the February 8, 2024, meeting and called for a motion. Member Jim McBride made the motion to approve the minutes as submitted. The motion was seconded by Erick Williams. Motion carried.

Chair: Thelma Johnson
Member: Bill Geer

Vice Chair: Larry Thomas
Member: Scott Erickson

Member: Erick Williams
Member: Jim McBride

Member: Jim Pace