



Albany/Dougherty County Land Bank  
Board of Directors  
240 Pine Avenue  
Albany, Georgia 31701

Official Minutes for  
December 8, 2022  
Board of Directors Meeting

**Call to Order:** Chair Johnson called the meeting to order at 5:16 pm. Chair: Johnson established a quorum that was met with the following members present: Jim McBride (Teleconference), Larry Thomas, Albert Ethridge, Erick Williams, Dontravious Simmons and herself. Those members absent were: Jim Pace (excused).

Chair advised there was no established quorum for the regular meeting on November 17, 2022, and that under the item of new business, Paul Forgey would be presenting applications for tax delinquent parcels from the November Agenda as well as new applications received.

**Approval of Minutes:** Chair Johnson called for members to review the draft minutes of the October 13, 2022, Board Meeting and asked for any corrections. Hearing none, Chair Johnson called for a motion to approve the minutes. Larry Thomas motioned to approve the minutes of October 13, 2022, as submitted. Albert Etheridge, seconded the motion. The minutes of the October 13, 2022, board meeting were approved by unanimous vote.

Paul Forgey asked if the Board would entertain and agenda item to be moved forward since the presenters from DCED attended the November meeting where there was no quorum. He asked that Mr. Hawthorne and his team at DCED be able to present their request for a Community Outreach Activity (DCED). The Board agreed to the item be moved and heard. Mr. Hawthorne and his team along with much communication amongst the Land Bank Board of Directors all Discussed a proposal of a Partnership. The proposed community outreach activity will provide financial assistance for building two homes and possibly funding to go toward landscaping and/or down payment assistance. The Board recognized this opportunity would allow the Land Bank to fulfill one of their hierarchical priorities to promote and provide community housing and improvement to neighborhood living. The funding request was estimated to be \$63,000 per residential structure and would go toward the construction cost. The two structures being built would complete the Farkas Estates Subdivision at 905 & 906 South Jefferson. Chair Johnson asked for the Board to provide their discussion and opinions to support this partnership. All present Members agreed this was a partnership worthy of their consideration and support. The Board along with Paul Forgey and Angel Gray discussed budgeting this type of partnership and providing monetary support as a community outreach line item. After much discussion the Board communicated the need to have more budget discussion but wanted to partner with DCED, Chair Johnson called for a motion, Larry Thomas made a motion that the Land Bank get involved with DCED in a partnership of support of the housing development program. The motion was seconded by Erick Williams. Motion carried by unanimous vote of the attending board.

**Old Business:** Chair Johnson provided that in old business

Chair: Thlema Johnson

Members: Erick Williams Dontravious Simmons Jim McBride

Vice Chair: Larry Thomas

Jim Pace Albert Etheridge

Albany/Dougherty County Land Bank  
Board of Directors  
240 Pine Avenue  
Albany, Georgia 31701

**New Business:** Chair Johnson read the items under New Business:

Applications for Properties:

Paul Forgey presented a PowerPoint presentation that provided tax delinquent information and applicant interest for 30 properties. After each parcel was presented the Board by resolution approved 29 of the properties. The following describes the board voting of 29 properties the motions were in favor of moving forward with Judicial Tax Abatement, and the voting of 1 (51 Wells) property application for denial with motion in favor to not pursue Judicial Tax Abatement the motions carried by unanimous vote of the attending Board:

**506 S. Madison:** Albert Etheridge motioned to approve, seconded by Erick Williams  
**632 Holloway:** Erick Williams motioned to approve, seconded by Albert Etheridge  
**2501 S. Madison:** Larry Thomas motioned to approve, seconded by Dontravious Simmons  
**420 Harmon:** Larry Thomas motioned to approve, seconded by Dontravious Simmons  
**413 Harmon:** Larry Thomas motioned to approve, seconded by Dontravious Simmons  
**1301 Gillespie:** Albert Etheridge motioned to approve, seconded by Larry Thomas  
**4413, 4415, 4417, & 4419 Edge:** Erick Williams motioned to approve, seconded by Larry Thomas  
**Moultrie Rd (00158/00001/176):** Erick Williams motioned to approve, seconded by Albert Etheridge  
**2214 Pace:** Larry Thomas motioned to approve, seconded by Erick Williams  
**2522 Habersham:** Albert Etheridge motioned to approve, seconded by Erick Williams  
**2524 Habersham:** Albert Etheridge motioned to approve, seconded by Erick Williams  
**207 Wells:** Larry Thomas motioned to approve, seconded by Erick Williams  
**637 Holloway:** Larry Thomas motioned to approve, seconded by Erick Williams  
**922 Parrish:** Albert Etheridge motioned to approve, seconded by Larry Thomas  
**1317 Roosevelt:** Erick Williams motioned to approve, seconded by Larry Thomas  
**1319 Roosevelt:** Erick Williams motioned to approve, seconded by Larry Thomas  
**1324 Roosevelt:** Erick Williams motioned to approve, seconded by Larry Thomas  
**411 N McKinley:** Erick Williams motioned to approve, seconded by Larry Thomas  
**211 Society:** Albert Etheridge motioned to approve, seconded by Dontravious Simmons  
**408 Residence:** Larry Thomas motioned to approve, seconded by Dontravious Simmons  
**203 Camellia:** Larry Thomas motioned to approve, seconded by Dontravious Simmons  
**1904 Oglethorpe:** Larry Thomas motioned to approve, seconded by Erick Williams  
**1301 E Society:** Larry Thomas motioned to approve, seconded by Dontravious Simmons  
**1301 E Tift:** Erick Williams motioned to approve, seconded by Larry Thomas  
**319 Vick:** Larry Thomas motioned to approve, seconded by Dontravious Simmons

Mr. Jim McBride, excused himself from the meeting for a prior engagement at 6:30 PM

Chair Johnson moved to the other item for new business: Historic Preservation of Properties within the Historic District. Paul Forgey reminded the Board that this was a follow-up discussion item from October meeting. Paul Forgey provided photos of interior and exterior the following properties as potential rehabilitation projects or also properties to be marketed nationally through Historic Preservation forums. The properties of interest: 425 Society, 706 N. Monroe, 711 N. Monroe, and 717 N. Monroe. Paul discussed with the board that the owner has been working with Habitat and there were applications for COA's to demolish the structures. The

Chair: Thlema Johnson

Vice Chair: Larry Thomas

Members: Erick Williams   Dontravious Simmons   Jim McBride   Jim Pace   Albert Etheridge

Albany/Dougherty County Land Bank  
Board of Directors  
240 Pine Avenue  
Albany, Georgia 31701

two parcels discussed for conveyance to the Land Bank by owner (Phoebe Putney) were 425 Society and 706 N. Monroe. He expressed the cost to secure the properties could be capped to cover boarding and for 706 N. Monroe, tarping the roof to prevent further damage from the elements. The Board as a whole expressed their interest in being involved with maintaining housing in the Historic District. Paul and the Board discussed that part of their priorities is to preserve and encourage rehabilitation within the Historic District. Paul advised to start with the board should consider the two properties that the owner is willing to convey to the Land Bank with the assurance the properties won't just sit and deteriorate. He also, asked the Board to consider communications between the Land Bank, Habitat, and Phoebe Putney to acquire (at no cost) the other two properties 711 & 717 N. Monroe, which were in application for COA for demolition. After much discussion Chair Johnson called for a motion, Albert Etheridge made the motion to accept the two properties 425 Society and 706 N. Monroe from the owner as well to have a member of the Land Bank Board negotiate the other two properties in an effort to rehabilitate and market. The motion was seconded by Larry Thomas, the motion carried by unanimous vote.

**Discussion:** Chair Johnson called for further discussion:

Paul Forgey and the Board recapped on the partnership with DCED and how to best adjust the budget to provide a financial support to the program. It was suggested that Angel Gray provide an updated Budget outline that provides subledgers under Community Outreach. The Board discussed hosting a Called Meeting to handle this financial decision. The board agreed to hold a Called Meeting on December 16, 2023, at 12:00 PM and the meeting location will be 240 Pine Avenue, in the large conference room. Angel Gray was asked to make sure the meeting notice was published and that all Board Members were notified.

The next meeting will be January 12, 2023, at 5:00 PM. 222 Pine Ave Room 120.

Hearing no further discussion, Chair Johnson Called the meeting adjourned at 7:00 pm.

Respectfully submitted,

*M. Angel Gray*  
M. Angel Gray  
Programs Manager

Jim McBride made the motion to approve the Minutes of December 8, 2022, regular meeting as submitted. Albert Etheridge seconded the motion. Motion approved by unanimous vote of the attending board.

Minutes approved January 12, 2023.

Chair: Thlema Johnson

Members: Erick Williams Dontravious Simmons Jim McBride

Vice Chair: Larry Thomas

Jim Pace Albert Etheridge