Official Minutes  **April 10, 2025**

**CALL TO ORDER**

Chair Larry Thomas called the meeting to order at 5:01 PM. Mr. Thomas recognized the attending board members; Vice Chair Scott Erickson, Jim McBride, and Bill Geer. Angel Gray advised that Jim Pace was traveling and would not be in attendance. Others absent Erick Williams, unexcused, and Thelma Johnson entered the meeting at 5:15 PM.

Paul Forgey, Michael Custer, Jackie Miller, and Angel Gray were also in attendance. Visitors were acknowledged: Reverend Dukes, who represents Arcadia Church, and Ben Shelton, who is a student at ASA studying Government.

**APPROVAL OF MINUTES**

Chair Larry Thomas called for the attending board to review and offer a motion for the March 13, 2025, Minutes. Bill Geer motioned for approval of the minutes as submitted. Jim McBride seconded the motion. The motion carried.

**OLD BUSINESS**

**Housing Initiative Program:**

Michael Custer and Paul Forgey updated the board on the MOU's status. They advised that the MOU would not be on the upcoming city commission agenda. The board and Mrs. Custer discussed what the edits may contain.

**GALBA 2025 Summit –**Angel Gray advised the board that she would need their responses to attending the October 28-29, 2025, GMA Headquarters—Atlanta, GA, by the first week of September, possibly before, to get their reservations set.

**NEW BUSINESS**

**Financial Report:** Angel Gray updated the account balance of $425,422.26. She advised that the figure was after deducting the fees paid out at the April 1st Judicial Tax Sale. Paul Forgey advised that the figure did not include the funding allocations of both the City and County for FY 25.

**Application for Judicial Tax Abatement:**

Paul Forgey advised that no applications to report requested judicial tax abatement.

**Judicial Tax Sale (April 1, 2025): Update**

Angel Gray advised that the Land Bank Did Not Capture this property, which is expected to move to the next Judicial Tax Calendar. The reason was for deed purposes. The attorney wished to follow up on deed information to ensure all parties were served with notice of abatement action.

**Upcoming Closings:**

Paul Forgey advised that a purchaser had applied for 4413, 4415, 4417, and 4419 Edge and that closing was set for April 22, 2025, at 10:00 AM. Paul gave an overview of the properties and what it would take to build on them. The soil does not perk, and the parcels would need to be combined to ensure an adequate residential septic system could be installed.

**Topics of Discussion:**

Paul Forgey advised the Board that DCED would be making a presentation before them in request of funding to support homebuyer assistance.

Paul Forgey discussed the potential for a construction project at 603 N. Jefferson. A duplex or quadruplex could be considered to provide rental units for medical professionals. Paul asked the board to allow him to communicate with an architect to develop designs suitable for the Historic District. After much discussion on the topic, the board provided a consensus to Paul Forgey for him to move forward with the ideas and financial benefits.

Michael Custer advised the Board she had two deeds that required Chair Thomas to sign. The deeds are for the properties located at 706 N. Monroe and 425 Society. The Land Bank has a purchaser.

**ADJOURNMENT: Meeting was called to adjourn at 5:32 PM>.**

**Minutes approved: May 8, 2025**

**Motion by Bill Geer and Seconded by Scott Erickson  
All approved.**