



Albany/Dougherty County Land Bank

Board of Directors

240 Pine Avenue Albany GA 31702

Official Minutes December 14, 2023

**CALL TO ORDER:** Chair Thelma Johnson Called the meeting to order at 5:02 PM. She recognized the attending members and established a quorum. The attending members were Vice Chair Larry Thomas and members Bill Geer, Jim Pace, Jim McBride, Erick Williams, and Scott Erickson. Nathan Davis, Paul Forgey, Marina Rosen, and Angel Gray also attended.

**APPROVAL OF MINUTES:** Chair Johnson asked the Board to review the draft Minutes of the November 9, 2023, Meeting and called for a motion. Vice Chair Thomas made a motion to approve the minutes as submitted. Jim Pace seconded the motion. The motion was approved by unanimous vote.

**OLD BUSINESS:**

*BY-LAW Amendment for approval:* The Board and staff reviewed the proposed by-law amendments. Chair Johnson called for a motion. Jim Pace made a motion to approve the amendments as presented. Vice Chair Larry Thomas seconded the motion. Motion carried by unanimous vote of the Board.

Amendments: Res. 23-000

- **ARTICLE III Meetings: Annual Board Meeting:** The Annual Board Meeting shall be the last board meeting held in August of each year.
- **ARTICLE IX Fiscal Year:** The fiscal year of the Land Bank shall begin July 1 of each year and end June 30 of each year.

**UPDATES: No Action Required**

*GALBA SUMMIT 2023 (Macon, GA):* Land Bank board members and staff attended the 2023 GALBA Summit in Macon, GA. The Board, attending members, and staff discussed the summit and provided positive feedback.

Closings Scheduled: The Land Bank has closings scheduled for December 15, 2023.

**NEW BUSINESS:**

***Applications for Consideration:***

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

**606 Cotton:** The property is .33 Acres within the City of Albany. The structure is vacant and requires rehabilitation. The applicant proposes rehabilitation to provide affordable rental. 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 Larry Thomas. All approved.

**2529 Habersham:** The property is .33 Acre vacant parcel within the City of Albany. The applicant proposes to establish a community garden for the residents of the area. 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 Erick Williams. All approved.

Chair: Thelma Johnson  
Member: Bill Geer

Vice Chair: Larry Thomas  
Member: Scott Erickson

Member: Erick Williams  
Member: Jim McBride

Member: Jim Pace



Albany/Dougherty County Land Bank

Board of Directors

240 Pine Avenue Albany GA 31702

Official Minutes December 14, 2023

**2531 Habersham:** The property is .33 Acre vacant parcel within the City of Albany. The applicant proposes to establish a community garden for the residents of the area. 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 Erick Williams. All approved.

**DISCUSSION:**

Paul Forgey and Board discussed the possibility that if the applicant for the Habersham properties was unable to fulfill a community garden. The possibility to work with Habitat for Humanity would benefit housing development within the area.

**NEXT MEETING:** January 11, 2024 @ 5:00 PM changed to January 18, 2024.

**ADJOURNMENT: 6:00PM**

The minutes of the December 14, 2023, meeting was approved by unanimous vote of the attending board, on February 8, 2024. Member Jim Pace made the motion to approve the minutes as submitted. The motion was seconded by Jim McBride. Motion carried.

Respectfully submitted,

A handwritten signature in blue ink that reads "M. Angel Gray".

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

Chair: Thlema Johnson  
Member: Bill Geer

Vice Chair: Larry Thomas  
Member: Scott Erickson

Member: Erick Williams  
Member: Jim McBride

Member: Jim Pace