

**Albany/Dougherty Land Bank
Board of Directors**

OFFICIAL MINUTES

August 10, 2023, 5:00 pm
Government Center Building
222 Pine Ave. (Room 120)
Albany, GA 31701

PRESENT: Thelma Adams-Johnson
 Jim Pace
 Jim McBride
 Larry Thomas
 Scott Erickson
 Bill Geer

ABSENT: Erick Williams

STAFF PRESENT: Paul Forgey
 Denise Clark
 Angel Gray
 Nathan Davis
Visitor Yukius Adams

APPROVAL OF MINUTES: Vice chair Thomas, called for the review of the draft minutes of the meeting held August 10, 2023. Due to Lack of Quorum for September Meeting, the minutes and other business was not considered. Vice Chair Thomas called for a motion from the Board. Jim McBride made the motion to accept the minutes of the August 10, 2023, meeting as submitted. The motion was seconded by Bill Geer. Minutes approved by unanimous vote of the attending board.

M. Angel Gray

CALL TO ORDER

Chair Johnson Called the meeting to order at 5:45 PM.

ROLL CALL

Roll Call and Introduction of new Board Members; Bill Geer and Scott Erickson

APPROVAL OF MINUTES

1. Draft Minutes: July 13, 2023, BOD Meeting

Draft minutes for approval as submitted. The draft minutes of July 13, 2023, Board of Directors Meeting.

Chair Johnson, asked for the draft minutes of the July 13, 2023, Board Meeting be reviewed and considered for approval. Jim McBride made the motion to approve the Minutes of July 13, 2023, as submitted. Jim Pace seconded the motion. Minutes approved by unanimous vote.

OLD BUSINESS

1. Land Bank Retreat

Albany Dougherty Land Bank will have a Board of Directors retreat on August 17, 2023. The retreat will be held at Sherwood Baptist Church, starting at 9:00 AM. Guests will be present to meet and greet the board members and discuss the Judicial Tax Abatement Process, Roles and Responsibilities of Board Members. Board Members will take this opportunity to evaluate the current Intergovernmental Agreement(s), By-laws, and Policy & Procedures. Lunch will be provided by Sherwood.

Chair Johnson called for discussion to finalize the Land Bank Retreat to be held on August 17, 2023, at Sherwood Bapt. Church starting at 9:00 AM. The Board and Paul Forgey discussed the retreat logistics. Paul Forgey advised invitation was accepted by Tax Director, Shonna Josey, Tax Collector, Kim Baylis, and Attorney, Steve Gunby. Mr. Fogey and Angel Gray advised Odetta McLiesh-White would be in attendance via ZOOM to participate in discussion about land banking throughout Georgia. Angel Gray provided that Spencer Lee, former County Attorney would be in attendance as a guest speaker.

2. Requests for Delinquent Tax and City/County Lien Extinguishment

The Albany/Dougherty Land Bank was bid winner for 27 tax delinquent parcels that went before Judicial Tax Sale on July 5, 2023. The properties are currently in the period of 60-day right of redemption. By Resolution of the Board, the Land Bank will pursue tax extinguishment from the County Tax Director's Office, and lien extinguishment from the City of Albany and Dougherty County where abatement liens encumber the parcels.

Chair Johnson, called for staff to provide information on the request to extinguish delinquent taxes and city/county liens that may encumber the 27 properties acquired at the July 5, 2023, Judicial Tax Sale. Paul Forgey, read the properties and provided that a resolution would be required for the Land Bank to proceed with requesting extinguishments. Angel Gray advised one motion could be made to facilitate extinguishment requests. Chair Johnson asked for discussion and after hearing none, she called for a motion. Jim Pace made the motion to pursue extinguishment of delinquent taxes and any city or county abatement liens that encumber the 27 parcels by resolution. Jim McBride seconded the motion and by unanimous vote motion passed. The 27 properties are as follows: 512 Tift Ave, 2818 Rosebrier Ave, Rosebrier Ave(00018/00002/39A), Pinson Rd (00018/00002/28A), 1415 N. Monroe St, Nelms Rd (00176/00001/48A), 1303 E. Residence Ave, 903 N. Jackson St, 907 N. Jackson St, 709 First Ave, 1306 N. Jackson St, 603 Johnny Williams Rd, 903 Crawford Dr, Hamilton Dr (00312/00001/11B), 3713 Victory Rear Ave, 3014 Sylvester Hwy, 600 Roosevelt Ave, S. Madison St (00012/00003/021), 215 Sixth Ave, 221 Sixth Ave, 313 Sixth Ave, 204 Second Ave, 217 First Ave, Corn Ave (000DD/00029/05A) (000DD/00029/05B), 901 Corn Ave, and 510 Tift Ave.

NEW BUSINESS

DISCUSSION

Chair Johnson opened the floor for discussion. The following topics were discussed: Board Appointments and responsibilities for attendance, Open positions and reappointments, By-laws, and Policy & Procedures. After a brief discussion of the topics, the board agreed a more in-depth topic discussion would follow at the retreat.

FUTURE MEETING DATE

September 14, 2023, at 5:00 PM.

The future meeting will be held on September 14, 2023, at 5:00 PM.

ADJOURNMENT

Chair Johnson called the meeting adjourned at 5:50 PM.