
Official Minutes for
November 9, 2023
Board of Directors Meeting

**Call to Order**: Vice Chair Larry Thomas called the meeting to order at 5:01 pm. Mr. Thomas established a quorum that was met with the following members present: Jim McBride, Scott Erickson, Jim Pace, Erick Williams, and himself. Those members absent were Thelma Johnson (excused). Also in attendance: Nathan Davis, City Attorney, Paul Forgey, and Angel Gray

**Approval of Minutes:** Mr. Thomas called for members to review the draft minutes of the January 12, 2023, Board Meeting and asked for any corrections. Hearing none, Mr. Thomas called for a motion to approve the minutes. Jim McBride motioned to approve the minutes of January 12, 2023, as submitted. Dontravious Simmons seconded the motion. The minutes of the January 12, 2022, board meeting was approved by unanimous vote of the attending board.

Mr. Thomas called for further discussion and hearing none he proceeded to call for old business.

**Old Business**:

**Eggs & Issues Update:** Dontravious Simmons updated the attending Board on the Eggs & Issues held in Athens Georgia. Mr. Simmons expressed the event was very informative and provided opportunity for the Governor to give an update on his priorities to increase and improve housing. Updates were given on Department of Community Affairs and Economic Development grant opportunities. Mr. Simmons advised there was beneficial information shared by the Governors team; priorities for skilled work force, housing opportunities, and K-12 School System.

**Historic Properties Update:** Paul Forgey updated the attending board with the most recent communications with owners. The owners provided a draft reversion clause to be reviewed. Paul and Natan Davis will communicate with owners to revise the reversion to reflect a more suitable timeframe for making progress.

**New Business:** Vice Chair Thomas, read the items under New Business:

**Applications for Properties**:

Paul Forgey presented tax delinquent information and applicant interest for 3 properties. After the Board and Mr. Forgey discussed the application and property information. Vice Chair Thomas, called for a motion.

**Fleming Road (00158/0001/013):** Jim McBride motioned to approve, seconded by Dontravious Simmons, motion carried unanimously.
**805 N. Madison**: Jim McBride motioned to approve, seconded by Jim Pace, motion carried unanimously.
**809 N. Madison:** Dontravious Simmons motioned to approve, seconded by Jim McBride, motion carried unanimously.
**811 N. Madison:** Jim McBride motioned to approve, seconded by Dontravious Simmons, motion carried unanimously.

**Property Maintenance Request for Bids:**

Paul Forgey, advised the Board that Angel Gray would open the bid packages submitted by lawn maintenance contractors to perform grass cutting, litter pick up, and debris removal of the four (4) properties belonging to the Land Bank: 806 Odom, 1308 Lee,1425 Bonnyview, and 904 Whitney.

Angel Gray presented the sealed bids and advised three contractors submitted bids. Angel Gray provided bid amounts of each contractor. D&K Lawn total bid for all four parcels: $3,325, LRL Ventures total bid for all four parcels: $3,400, and J&W Lawn Care’s total bid for all four parcels: $4,150. The Board reviewed each bid submission and discussed. Vice Chair Thomas, called for a motion to select a contractor to perform the requested property maintenance of each property. A motion was made by Jim McBride to accept D&K Lawn as the contractor because it was the lowest bid. The motion was seconded by Dontravious Simmons, motion carried unanimously.

**Intergovernmental Agreement School Board:**

Paul Forgey presented the IGA with the Dougherty County School District. He explained the IGA is to be adopted every five years by both the Land Bank and the School District. Paul advised that the IGA outlines specific criteria for extinguishing delinquent taxes owed to the School District. The IGA provides that the School District automatically relinquishes delinquent taxes up to $10,000 and agrees to the 25% recapture of taxes to the Land Bank over a five-year period. If a property is delinquent to extend $10,000 in delinquency the Land Bank must acquire permission by the School District. After review of the proposed IGA, Vice Chair Thomas called for a motion. A motion was made by Jim Pace to renew the 5yr Intergovernmental Agreement with the Dougherty County School District as submitted. The motion was seconded by Jim McBride, motion carried unanimously.

**715 Crawford (Tenant Acquisition):**

Paul Forgey presented information on property that was acquired by the Land Bank after receiving application from an interested party through the Judicial Tax Sale. The applicant withdrew their interest to purchase after Land Bank received Deed of ownership. The property was inhabited by a tenant of the previous owner. The tenant has communicated with staff and expressed interest in acquiring the property to be the homeowner. Paul provided that the property’s Fair Market Value is over $40,000 but does not find that valuation to be accurate. The previous applicant had agreed to purchase the property at $14,000 before withdrawing their interest. The Board discussed options with Paul and agreed for Paul to negotiate a sale price for the tenant at a lessor amount between $7,000 and $10,000 to sell it outright to the tenant and provide that homeownership ability. Vice Chair Thomas called for a motion. A motion was made by Dontravious Simmons to sell the property outright to the current tenant for a lessor amount between $7,000 and $10,000 and for Paul to negotiate with the tenant. The motion was seconded by Jim McBride, motion carried unanimously.

**Request for Removal of Deed Restrictions (124 N. Cleveland) by Owner:**

Paul Forgey presented to the Board the property owners request to remove deed restrictions as to allow for the sale of the property to a developer who could rehabilitate the property more appropriately and within a reasonable time-frame. The current owner is having a troublesome time keeping vagrants out of the structure after she has it cleared out and starts to work on rehab. The owner has found someone to take the property on that can do the right thing by the property and the community. After much discussion between the Board, Attorney Davis, and Paul Forgey as to what should be done to approve restrictions removed. Vice Chair Thomas called for a motion. Jim McBride made a motion to request a letter of intent from the prospected purchaser before removing restrictions. The motion was seconded by Dontravious Simmons, motion carried unanimously.

**Discussion:**

Vice Chair Thomas moved to discussion and asked all board members to provide items of discussion. Mr. Jim McBride asked if the meeting time needed to be reevaluated to provide for a more suitable time for members to be in attendance. He asked that this topic be placed on the next agenda for thorough discussion.

Paul Forgey reminded the attending members that he and Angel Gray would be presenters at the upcoming Georgia Association of Code Enforcement Conference in Savannah GA, where they will be giving presentation on Code Enforcement and Land Banking. The conference will be held March 7 thru 10, 2023.

The next meeting will be moved to March 16, 2023, at 5:00 PM. 222 Pine Ave Room 120. To provide for Paul and Angel to attend the GACE conference.

Hearing no further discussion, Vice Chair Thomas, Called the meeting adjourned at 6:28 pm.

Respectfully submitted,

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.

M. Angel Gray
Programs Manager