**Official Minutes**  
**Special Called Meeting**December 20, 2024

**Attendance:** The following members of the Albany Dougherty Land Bank Board of Directors were present: Chair Larry Thomas, Vice Chair Scott Erickson, Jim McBride, Erick Williams, Bill Geer, and Thelma Johnson (virtual). Others in attendance: Commissioner Chad Warbington, Attorney Michael Custer, Executive Director Paul Forgey, Programs Manager Angel Gray, Marina Rosen, John Hawthorne, Angela Calhoun, and representatives from Greenhaven virtually Sean Brady and Pete Choquette

**CALL TO ORDER:**  Chair Thomas welcomed the attendees and called the meeting to order at 11:46 AM.

**Topics of Discussion:**

*DCED Request for Potential Funding GAP*

*Mr. John Hawthorne, Director of Community and Economic Development, presented information and requested the Land Banks partnership to coordinate potential financial assistance in the efforts to reduce costs of potential homeowners who seek to reside in the Ragsdale Subdivision. The Board and Mr. Hawthorne discussed the groundbreaking and construction of single-family homes projected for the area. Both discussed the potential for funds from the HIP may be used to increase down payment assistance.*

***Housing Initiative Program Proposal Greenhaven Development***

*$2,000,000.00 HIP Funding:*

*Representatives from Greenhaven Development were present to discuss the proposals submitted with the Board of Directors. The Board of Directors expressed the need for a signed MOU between the City and the Land Bank as the priority before entering into any agreement with prospective developers or consultants. Multiple housing topics were discussed amongst the board and representatives. All agreed that waiting to accept any proposals would be necessary due to the need for more communication and direction from the City Commission regarding how the funds should be distributed.*

**ADJOURNMENT:** Chair Thomas called the meeting adjourned at 1:03 PM.

**Minutes approved January 9, 2025, by unanimous vote:  
Bill Geer motioned to accept the minutes as provided. Jim McBride seconded the motion. All approved.**