



Albany/Dougherty County Land Bank  
Board of Directors  
240 Pine Avenue  
Albany GA 31702

**Minutes**

September 18, 2024  
Special Called Meeting

**CALL TO ORDER:**

Chair Larry Thomas called the meeting to order at 11:18 AM after establishing a quorum among the attending members: Jim McBride, Bill Geer, Thelma Johnson, Erick Williams, and himself. Mr. Thomas welcomed Yvette Fields, Angela Calhoun, Demtrius Love, John Hawthorne, Betty Jackson, April Mahone, Paul Forgey, Attorney Michael Custer, and Angel Gray were who were also in attendance.

**DISCUSSION:**

***Land Bank & City of Albany, Partnership Homeowner Incentivization Program;***

*Albany Dougherty Land Bank, City of Albany, and Albany DCED representatives discussed the allocation of \$2,000,000 in American Rescue Plan Act (ARPA) funds to support a Homeownership Incentive Program (HIP) that aims to mitigate the challenges in achieving homeownership within Albany. The representatives discussed creating a Memorandum of Understanding that outlines the allocation that will be expensed by the Land Bank. The group discussed the preferred location of the Mary Young Commings Park area to build the first two homes. The following priorities were discussed as expenditures: Development Professional Assistance, Downpayment Assistance, and Housing Construction within Focus Areas.*

- The representatives all agreed contracting with professionals in the following field would benefit the overall goals: Construction, Architects, Developers, and Project Managers.*
- The representatives all agreed that downpayment assistance would create an opportunity to reach more people seeking homeownership. The range of assistance would be from \$5,000 to \$10,000.*
- Building affordable housing is a goal set by all parties represented at the meeting. The Land Bank is committed to building workforce housing within areas of City-Owned assets and works with DCED to facilitate the builds and obtain qualified buyers.*

**Pinson Road applications for proposed development: Applicant Presentations;**

*The Land Bank Board discussed the two presentations provided by developers interested in developing parcels on Rosebrier and Pinson Road. The parcels total 50 acres and are undeveloped vacant properties zoned R-2. The Board did not choose either*

Chair: Larry Thomas      Vice Chair: Scott Erickson      Member: Thelma Johnson  
Member: Jim Pace      Member: Bill Geer      Member: Erick Williams      Member: Jim McBride

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*proposal. The Board's goal is to encourage single-family homeownership. After much discussion on marketing the property, Chair Thomas called for a motion. Jim McBride motioned to have Paul Forgey market the property to interest single-family development for one year. The Board will evaluate for other development interests if no interest is generated. Erick Williams seconded the motion, all approved.*

**NEXT MEETING:** October 10, 2024

**ADJOURNMENT:** Chair Thomas called the meeting to adjourn at 1:11 PM.

The September 18, 2024, Special Called Meeting Minutes were approved by unanimous vote of the attending board. Jim McBride made motion to approve the minutes as submitted. Erick Williams seconded the motion.

Respectfully,

M. Angel Gray

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Member: Jim Pace      Member: Bill Geer      Member: Erick Williams      Member: Jim McBride