**CALL TO ORDER:** Chair Larry Thomas Called the meeting to order at 5:06 PM. He recognized the attending members and established a quorum. The attending members were Chair Larry Thomas and Vice Chair Scott Erickson, members Bill Geer and Erick Williams, Michael Custer, Paul Forgey, and Angel Gray were in attendance. Members Jim McBride, Jim Pace, and Thelma Johnson (all Excused) were also absent

Chair Thomas recognized four visitors from Utilis Matonae Club, Inc. Debutantes: Kimora McLeoud, Jordyn Lee, Amerial Dukes, Kamille Murray, Karen Murray, and Carla Johnson. Mrs. Carla Johnson was recognized as the community organization's treasurer.

Other visitors representing the City of Albany Department of Community Development were Mr. John Hawthorne and Mrs. Betty Jackson.

Chair Thomas moved to the Agenda business:

**APPROVAL OF MINUTES:** Chair Thomas asked the Board to review the draft Minutes of the June 13, 2024, Meeting and called for a motion. Vice Chair Scott Erickson made the motion to approve the minutes of the board meeting held on July 18, 2024. Erick Williams seconded the motion. The minutes were approved by a unanimous vote of the attending board.

**OLD BUSINESS:**

**Reclaiming Vacant Properties Conference: St. Louis, Missouri, October 9 through 11, 2024.** Angel Gray asked the board members who wished to attend to please let her know no later than Friday, July 19, 2024, at the close of business. Member Erick Williams, advised he wished to attend the conference.

**Bruce Capps; Board Discussion Item:** Chair Thomas asked that Paul Forgey update the discussion from the last meeting regarding Bruce Capps’ desire to rehabilitate 401 N. Jackson Street, a property located in Albany’s Historic District. Paul gave a brief overview of the topic and advised he had no further information or confirmation that Mr. Capps was still interested in pursuing securing the property. The Board expressed their support of Mr. Capps’ efforts but needed to have an answer to his intent. Paul advised he would reach out to Mr. Capps.

**NACA; Land Bank properties and housing development potential**: Chair Thomas asked Paul Forgey to update the board on the discussion regarding NACA, Land Bank properties, and housing development potential.Paul advised the City of Albany had provided five proposals for ARPA funds Allocations to benefit housing development potential and the expectation that the Land Bank would be a key stakeholder and potential developer in a Homeownership Incentivization Program. The board looked over the proposals and asked Paul to update the board on the City’s progress in this housing opportunity.

**DCED update on residential construction projects:** Chair Thomas welcomed the representatives of DCED. Mr. John Hawthorne gave an in-depth overview of the struggles posed over the past year to get the construction projects started. Mr. Hawthorne advised that the construction of two houses is at ground zero and that they will not go out for bid again. The Board discussed the budgeting and funds for the project. The Board and DCED agreed that the funds would be returned to the general Land Bank budget and that DCED would return to the board with future housing development opportunities. Chair Thomas asked for a motion to satisfy any financial & budgeting requirements. Vice Chair Scott Erickson motioned to return$170,000 to the land bank's general operational budget. Bill Geer seconded the motion. Motion carried by unanimous vote of the attending board.

***Donation for Consideration: 514 Highland Avenue:*** The chair asked for consideration to table this item. Erick Williams motioned to table it until the next meeting. Scott Erickson seconded the motion. The motion was approved by unanimous vote. Paul Forgey will contact a prospective buyer.

***Resolutions to Extinguish Delinquent Taxes & Abatement Liens****:* none to discuss

**NEW BUSINESS:**

**314 Azalea Blvd**: Paul Forgey communicated to the Board the concerns for the property and structure's condition and upkeep at 314 Azalea Blvd. Paul and the board discussed that the owner seems to have no interest in rehabilitating the property. The board and Paul asked Attorney Custer to advise on how the Land Bank should proceed to implement the reverting of the property back to the Land Bank's ownership due to the owner's failure to meet the purchase agreement clause of commitment outlined in the Warranty Deed. Attorney Custer advised that a notice to the owner would be the first step, giving a timeframe for communication and action to move forward with rehabilitation. After much discussion, Chair Thomas called for a motion to establish the board's desire to pursue reverting the property to the land bank. Scott Erickson motioned to have Paul move forward with a sixty-day notice to rehabilitate and request a response of the owner's intent with the property within fourteen days. Erick Williams seconded the motion. Motion carried with unanimous vote.

**Albany/Dougherty Land Bank Scholarship (Code Enforcement Training):** Angel Gray asked the board to consider reestablishing the Robert Carter Memorial Scholarship. The scholarship would fund $1,000 annually for a code enforcement inspector or officer employed by the City of Albany/Dougherty County Code Enforcement Department. The funds would be applied as follows: $500 toward registration for the awardee to the Fall Georgia Association of Code Enforcement Conference and $500 toward the Spring Conference. Angel Gray expressed her appreciation to the Land Bank Board for establishing the scholarship in memory of Robert Carter. She also advised that the request was due to support for the scholarship from County Commissioner Johnson during the July 8, 2024, work session. The board requested that the scholarship winner give a short overview of their submission and conference experience. Chair Thomas called for a motion. Erick Williams motioned to approve the Robert Carter Memorial Scholarship as presented. Vice Chair Scott Erickson seconded the motion. Motion carried by unanimous vote.

**DISCUSSION: Discussion of Future Action:**

Paul Forgey gave a brief discussion on Land Bank Legislation that may be interpreted to remove Land Banks from being liable for environmental issues. He advised he would update as the legislation was further explained state wide. Paul Forgey and the board discussed Lots for potential donation. He advised Lanier Oil had not responded with their update on 1005 and 1007 Clark Avenue. Paul provided that Mr. Bins, owner of 635 and 631 First, had responded, and it appears he is only interested in donating 635 1st Avenue, which is tax delinquent. Chair Thomas called for a motion concerning the property for donation on 1st Avenue. Erick Williams motioned to have Paul Forgey move forward with accepting 635 1st Avenue and the potential for development in the proposed Medical District. Scott Erickson seconded the motion. Motion carried by unanimous vote.

Hearing no further discussion, Chair Thomas advised that the next meeting date is August 8, 2024, and called the meeting to adjourn.

**NEXT MEETING:** August 8, 2024 @ 5:00 PM

Motion to approve minutes as submitted of the July 18, 2024, board meeting by Vice Chair, Scott Erickson. Erick Williams seconded the motion. Minutes approved by unanimous vote.

**ADJOURNMENT: 6:08 PM**

Respectfully submitted,

M. Angel Gray  
Programs Manager Albany/Dougherty Land Bank