



Albany/Dougherty County Land Bank

Board of Directors

240 Pine Avenue Albany GA 31702

Official Minutes August 8, 2024

CALL TO ORDER: Chair Larry Thomas Called the meeting to order at 5:00 PM. He recognized the attending members and established a quorum. The attending members were Chair Larry Thomas and Vice Chair Scott Erickson, and members Erick Williams, Jim Pace, Jim McBride, and Thelma Johnson were in attendance. Michael Custer, Paul Forgey, and Angel Gray were also in attendance. Member Bill Geer (Excused) was absent

Chair Thomas moved to the Agenda business:

APPROVAL OF MINUTES: Chair Thomas asked the Board to review the draft Minutes of the July 18, 2024, Meeting and called for a motion. Jim Pace made the motion to approve the minutes of the board meeting held on July 18, 2024. Vice Chair Scott Erickson 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 advised that she, Attorney Michael Custer, and Member Erick Williams would be attending 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 that he had spoken with Mr. Capps, who remains interested in the property. However, the owner has not communicated with Paul about conveying the property.

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 that it had provided five proposals for ARPA funds to benefit housing development, which was shared with the board in the July meeting. Paul provided that there were two proposals that would be presented to the City Commission, and the Housing Incentivation Program team members would recommend option 2. After much discussion, the board requested Paul to set a special meeting with Mrs. Yvette Fields and the HIP team to review each option in detail.

Donation for Consideration: 514 Highland Avenue: The chair asked for this item to be discussed at the next meeting.

Robert Carter Memorial Scholarship (Code Enforcement Training): Angel Gray advised Shabreka Ray, who has served the Albany Code Enforcement Department since 2016 as the code inspector who provides the county's code enforcement needs, was the only scholarship submission. After the board reviewed Inspector Ray's application, Chair Thomas called for a motion to award the scholarship. Jim McBride made the motion to award Shabreka Ray with the Robert Carter Memorial Scholarship, and Jim Pace seconded the motion. The motion passed unanimously.

NEW BUSINESS:

314 Azalea Blvd: Paul Forgey told the Board the letter had been delivered requesting the owner's intent with the property within fourteen days.

Chair: Larry Thomas

Vice Chair: Scott Erickson

Member: Thelma Johnson

Member: Bill Geer

Member: Jim McBride

Member: Erick Williams

Member: Jim Pace



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Member Terms and Expiration Dates: Paul Forgey went over the board's upcoming Member terms and expirations. Members Erick Williams and Bill Geer's terms are due to expire, and the land bank board positions will be published. Both Williams and Geer desire to be reinstated.

Pinson Road applications for proposed development: Paul Forgey discussed with the board that a few people had inquired about properties owned by the land bank and that it would be an opportunity for proposals to be presented to the board for decisions. The properties are adjoining and together make 54 acres open for development. Pinson Road: 00018/00002/28A, zoned R-1, is 53.38 acres in size and has a fair market value of \$168,000. The parcel is not located within a floodplain and is currently offered on the land bank website for \$150,000. The adjacent property, Rosebrier Avenue: 00018/00002/39A zoned R-1, is 1.89 acres and has a fair market value of \$9,700. The parcel is not located within a floodplain and is currently offered on the land bank website for \$8,000.

DISCUSSION: Discussion of Future Action: no discussion

Hearing no further discussion, Chair Thomas advised that the next meeting date is September 12, 2024, and reminded the board of the request for a special meeting with Mrs. Fields and her team. Chair Thomas called the meeting to adjourn at 6:27 PM.

NEXT MEETING: September 12, 2024 @ 5:00 PM

ADJOURNMENT: 6:27 PM

Respectfully submitted,

M. Angel Gray

Programs Manager Albany/Dougherty Land Bank

Motion to approve Minutes of 8/08/2024 as submitted by Jim McBride. Bill Geer seconded the motion. The minutes are approved by a unanimous vote of the board. 9/12/2024 mag

Chair: Larry Thomas

Vice Chair: Scott Erickson

Member: Thelma Johnson

Member: Bill Geer

Member: Jim McBride

Member: Erick Williams

Member: Jim Pace