**Official Minutes**
 November 14, 2024

**CALL TO ORDER:**
Chair Larry Thomas called the meeting to order at 5:02 PM after establishing a quorum among the attending members: Jim McBride, Bill Geer, Erick Williams, Scott Erickson, and himself. Paul Forgey, Attorney Michael Custer, Marina Rosen, and Angel Gray also attended. Board Members absent Thelma Johnson (excused) and Jim Pace (excused)
**Approval of Minutes: Special Called Meeting September 18, 2024:**

Motion to approve minutes as submitted by Jim McBride. Erick Williams seconded the motion. Minutes approved by unanimous vote.

**OLD BUSINESS:**

**Action Items**:

***Land Bank Housing Initiative Program (HIP): City Partnership***

*The $2,000,000.00 City Funding MOU Draft was discussed with the board and Attorney Michael Custer. The discussion provided edits that would meet the needs of an agreement between the City and the Land Bank to expend funds for creating homeownership within areas of City assets and investments. The MOU is expected to be ready for presentation before the City Commission on December 10, 2024.*

***Land Bank Owned Properties; Request to Tax Director for Delinquent Tax Extinguishment:***

*423 Mulberry: Motion by Erick Williams to request delinquent tax extinguishment. The motion was seconded by Jim McBride, voted and unanimously approved by the attending board.*

*827 Cotton; Motion by Erick Williams to request delinquent tax extinguishment, the motion was seconded by Bill Geer, voted and unanimously approved by the attending board.*

*3022 War Eagle; Motion by Erick Williams to request delinquent tax extinguishment, the motion was seconded by Jim McBride, voted and unanimously approved by the attending board.*

**NEW BUSINESS:**

***Application for Judicial Tax Abatement.***

*841 Riely; Motion by Bill Geer to proceed with an application for Judicial Tax Abatement and allow Paul Forgey to negotiate a purchase agreement with the applicant. Erick Williams seconded the motion. The motion carried unanimously.*

*844 Riley; Motion by Erick Williams to proceed with an application for Judicial Tax Abatement and allow Paul Forgey to negotiate a purchase agreement with the applicant. Bill Geer seconded the motion. The motion carried unanimously.*

*709 Riley; Motion by Erick Williams to proceed with an application for Judicial Tax Abatement and allow Paul Forgey to negotiate a purchase agreement with the applicant. Jim McBride seconded the motion. The motion carried unanimously.*

*407 Mitchell; Motion by Erick Williams to proceed with an application for Judicial Tax Abatement and allow Paul Forgey to negotiate a purchase agreement with the applicant. Jim McBride seconded the motion. The motion carried unanimously.*

*3722 Radial; Motion by Erick Williams to proceed with an application for Judicial Tax Abatement and allow Paul Forgey to negotiate a purchase agreement with the applicant. Jim McBride seconded the motion. The motion carried unanimously.*

*114 Shelby; Motion by Erick Williams to proceed with an application for Judicial Tax Abatement and allow Paul Forgey to negotiate a purchase agreement with the applicant. Jim McBride seconded the motion. The motion carried unanimously.*

*109 S Rosewood; Motion by Jim McBride to proceed with an application for Judicial Tax Abatement and allow Paul Forgey to negotiate a purchase agreement with the applicant. Bill Geer seconded the motion. The motion carried unanimously.*

*809 Corn; the property owner wishes to donate the parcel to the land bank. The Board discussed the concerns and benefits of accepting the property. The parcel has a delinquent tax bill and is encumbered by a city demolition lien. Accepting the donation, the land bank has the authority to request the extinguishment of both back taxes and lien. The benefit is that the property is located within an area of city assets and would potentially be a site for building a residential structure for homeownership. Erick Williams made the motion to accept the donation. Jim McBride seconded the motion. The motion carried unanimously.*

***Follow up on GALBA Summit 2024:***

*Erick Williams and Marina Rosen gave the Board an overview of their experience attending the Georgia Association of Land Bank Authorities. They expressed the summit was informative and that GALA has established bylaws and new board of directors were elected.*

**DISCUSSION:**

*The Board briefly discussed the proposed development of 53 acres off Pinson Road. The Board agreed that where a single-family subdivision development was not feasible to obtain over the next 12 to 24 months, they would revisit the proposal of the Manufactured Home Park.*

*The Board discussed attending the meeting invitation for November 20, 2024, concerning Albany Medical District and proposed residential construction for homeownership. The Board requested that a meeting invite be sent out, and those who could attend would.*

**NEXT MEETING:** December 12, 2024 **ADJOURNMENT:** Chair Thomas called the meeting to adjourn at 6:35 PM.

The minutes of November 14, 2024, were approved by a unanimous vote of the Board; Bill Geer motioned to approve as submitted, and Jim McBride Seconded the motion.