



Albany/Dougherty County Land Bank

Board of Directors

240 Pine Avenue Albany GA 31702

Official Minutes May 9, 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 Vice Chair Scott Erickson and members Bill Geer, Erick Williams, and Thelma Johnson. Nathan Davis, Paul Forgey, Marina Rosen, and Angel Gray also attended. Jim Pace and Jim McBride were absent due to work and travel (excused).

Chair Thomas recognized visitors: Department of Community and Economic Development, Mr. John Hawthorne, and Mrs. Betty Jackson. Mr. Bruce Capps, representing 401 N Jackson, Corp, was also in attendance.

APPROVAL OF MINUTES: Chair Thomas asked the Board to review the draft Minutes of the April 11, 2024, Meeting and called for a motion. Member Erick Williams made the motion to approve the minutes as submitted. Bill Geer seconded the motion. Motion carried.

OLD BUSINESS:

Chair Thomas called for old business items for discussion. The DCED representatives were in attendance to give an update on the progress of the construction of two single-family structures proposed and slated for financial GAP support by the Land Bank. Mr. Hawthorne and Mrs. Jackson discussed setbacks to the construction projects. They provided that DCED is moving forward with the construction upon completion of the procurement process for bids to be accepted. DCED is hopeful local contractors have submitted bids and expects the bids will be lower than those that exceeded HUD criteria.

Chair Thomas asked for an update on the IDP developer agreement from Paul Forgey. Mr. Forgey gave an overview of the agreement and advised all edits were made. Carter Braun was available via ZOOM. The board and representative discussed the agreement at length. The Chair advised there was no need for a vote to allow Paul to sign. Mr. Braun asked for representatives from the land bank to participate on the Quarter Back Review Board to oversee the project progress of Hardy Court, should they be awarded the GA GICH Points. Thelma Johnson and Erick Williams both agreed to serve on the board.

Chair Thomas asked for an update on the property owned by Dougherty County (2419 Sylvester Hwy) and the intent to donate the property to the Land Bank and enter an agreement with Dougherty County about disbursement of funds once the Land Bank sells the property. The Board discussed the draft agreement provided by the County. The Board recommended a counteroffer. Chair Thomas called for a motion. Vice Chair Erickson made the motion to counteroffer funds to be disbursed accordingly. \$50,000 or less, the Land Bank keeps 10% of the sales price, and where the purchase price exceeds \$50,000, the Land Bank retains all funds over \$50K. Bill Geer seconded the motion. Motion carried.

NEW BUSINESS:

Bruce Capps; Board Discussion 401 N Jackson Presentation

Chair Thomas asked Mr. Capps to present his request before the Board. Mr. Capps presented documents related to the history of 401 N. Jackson Street. His presentation was to capture support from the Land Bank to help save a structure built over 140 years ago and quite possibly the oldest building in Albany. The request currently is to find partnerships interested in helping preserve the structure (secure it from the elements). Mr. Capps does not seek financial support

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currently. He seeks to have the Land Bank consider accepting the structure and property by donation and conveying it to the established 401 N Jackson, Corp.

After much discussion with Mr. Capps, the Board respectfully asked for time to consider the request, visit the site, and possibly decide at the next meeting.

DISCUSSION: Reclaiming Vacant Properties Conference

Paul Forgey gave an update on the upcoming conference on Reclaiming Vacant Properties hosted by the Center for Community Progress. This well-presented conference provides land banking resources from around the Nation. Angel Gray asked the Board to send their intent on attending no later than May 31st. Registration opens in June 2024. The conference will be held October 9-11, 2024, in St. Louis, Missouri.

NEXT MEETING: June 13, 2024 @ 5:00 PM

ADJOURNMENT: 6:26 PM

Respectfully submitted,

M. Angel Gray
Deputy Director Planning & Development
Programs Manager Albany/Dougherty Land Bank

The May 9, 2024, Land Bank Board of Directors meeting minutes were unanimously approved. Jim Pace Motioned to approve the minutes as submitted. Scott Erickson seconded the motion.

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Member: Bill Geer

Vice Chair: Larry Thomas
Member: Scott Erickson

Member: Erick Williams
Member: Jim McBride

Member: Jim Pace