Official MinutesDecember 12, 2024

Minutes approved January 9, 2025, by unanimous vote:

Bill Geer motioned to accept the minutes as provided. Jim McBride seconded the motion. All approved.

**CALL TO ORDER:** Chair Thomas called the meeting to order at 5:01 PM. The following Board Members were present: Scott Erickson, Thelma Johnson, Jim Pace, Jim McBride, Erick Williams, and Bill Geer. Paul Forgey, Attorney Michael Custer, and Angel Gray also attended. Citizens were in attendance: Dr. Carter, an applicant, and Dr. Green, who was there to observe.

**APPROVAL OF MINUTES:** Minutes of Special Called Meeting November 14, 2024. Chair Thomas called for the Board to review and offer their motion. Bill Geer made the motion to approve the minutes as submitted. Jim McBride seconded the motion. Minutes of November 14, 2024, unanimously approved.

**OLD BUSINESS**:
**Action Items:**

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

*The Board and Attorney Custer reviewed the revised draft of the HIP MOU. During the discussion, edits were suggested. Once the board and Mrs. Custer agreed to make edits. Chair Thomas asked for a motion. Erick Williams made the motion to approve the draft MOU with the edits. Jim McBride seconded the motion. The motion was unanimously approved.***NEW BUSINESS:**

***Application for Judicial Tax Abatement***

*1601 Newton Road: Paul Forgey presented the property for discussion. An applicant wishes to acquire the property; however, there are concerns about environmental issues. The property was once a gas station, and the potential for underground tanks may be of concern. After much discussion, the board agreed to postpone this application until further information on the property and its environmental status can be gathered.
405 Lincoln and 407 Lincoln:* *Paul Forgey presented the properties for discussion. An applicant wishes to acquire the two properties for single-family homes. After the discussion, Chair Thomas called for a motion. Jim McBride motioned to approve the application and allow Paul Forgey to proceed with the Judicial Tax Abatement process. Jim Pace seconded the motion. The motion was unanimously approved.*

*612 N. Slappey: Paul Forgey presented the properties for discussion. An applicant wishes to acquire the two properties for commercial use. After the discussion, Chair Thomas called for a motion. Bill Geer motioned to approve the application and allow Paul Forgey to proceed with the Judicial Tax Abatement process. Erick Williams seconded the motion. The motion was unanimously approved.*

*Paul Forgey presented 2344 and 2346 Harvey Road. The owner has asked the Land Bank to consider purchasing the lots. After much discussion, the board decided the properties would not be a viable investment.*

**DISCUSSION:** The Board was presented with an appreciation gift for the Holidays.

**NEXT MEETING:** January 9, 2025

**ADJOURNMENT: Chair Thomas called the meeting adjourned at 5:53 PM.**