

AGENDA

Time: Thursday, September 21st, 2023, 12:00PM-12:30PM

Place: Engineering Conference Room, CCG Annex Building, 420 10th St, 2nd FL

Call to Order: 12:04pm

Board Members Present in person: Lance Hemmings (Chair), Steve Anthony, Michelle Williams, Sherrie Aaron, (Vice Chair) Deidre Tilley

Board Members Absent:

1. Discussion about changing board membership

Board Chair stated that three land bank board members needed to be replaced. He named two individuals with legal expertise who have expressed an interest in joining the board. Board member Aaron stated that she may have an additional recommendation for the board.

2. Property Updates

Proposal #1: 1512 24th Street

Applicant(s): Vaspar, LLC and Lori Hill

Bid: \$2,500

Plan: Applicant states, "I intend on building a single-family home on this land to rent to a military family who is stationed in Columbus, GA. Rent will be fair and only 30% of the family median income."

Timeline: 3 months

Financing: Hard money loan

Capacity: Applicant states, "I'm a home and land investor."

Staff stated that there were a couple of bids for \$1,000 but this bid came in at full price (\$2,500). Board members requested clarity on whether the structure would be built in three months. Staff agreed to follow up with the applicant. Vice chair suggested that construction may begin within 3 months. Board member inquired if the applicant would provide plans for the construction. Staff offered to make this a contingency of purchase. However, the board chair suggested that acquiring the plans was less of an issue because new construction plans would be reviewed by the planning department.

Motion to accept bid for 1512 24th Street for \$2,500.

1st: Michelle Williams

2nd: Sherrie Aaron

Proposal #2: 3006 10th Street

Applicant(s): Charles and Gloria Rodgers

Bid: \$5,000

Plan: The property will be an extension of the home next to the property. The property will be rented to families in the area.

Timeline: 6 months for the property to be completed.

Financing: Bank finance

Capacity: Applicant states, "I have done over 10 projects in Columbus over the past 4 years. Also shows that the tenants are satisfied with their homes."

The Board Chair provided background on the location and history of the lot. He noted that the lot was donated to the City by Albany State University. Board Chair added that this is a wider lot, so construction will not be onerous. Staff provided additional history a previous attempt to sell the property. Staff confirmed that the land bank marketed the property for Albany State. The Vice Chair asked for clarification as to whether the applicant would be extending a home on an adjacent lot. Staff shared that the applicant does own the adjacent property and rents out the home. The home is used as a community gathering space. Staff shared that the applicant may keep the lot in question as a vacant space. However, she added that she could get clarification and add to security deed.

Board member Aaron inquired whether the applicant had financing. Staff will follow up with applicant for additional clarification. Staff stated that side lots are usually combined with the original parcel, and that the security deed would show that the parcels would be combined. Staff will follow up with applicant for clarification on applicant's intent to combine lots or keep lots separate. Board Chair requested to vote on the sale and get clarification afterward on the activity and how the applicant would secure financing.

Motion to accept bid for 3006 10th Street for \$5,000, with the condition of further staff clarification about planned activities and proof of finance.

1st: Diedre Tilley

2nd: Sherrie Aaron

Call to Adjourn: 12:16pm