

LAND BANK AUTHORITY MINUTES

Time: Wednesday, July 9th, 2025, 12PM - 1PM

Place: Annex 1st Floor Conference Room, 420 10th St.

Call to Order: Steve Anthony, 12:08pm

Board Members Present: Deidre Tilley, Carson Cummings, Steve Anthony, Reynolds Bickerstaff, Michelle Williams

Board Members Absent: Sherrie Aaron, Tomeika Farley

Community Reinvestment Staff: Robert Scott, Aysia Merritt, Kim Mitchell

Guests: 4

1. Approve Minutes from January 8th, February 12th, March 12th, and May 14th, 2025

Motion to approve minutes from January 8th, February 12th, March 12th and May 14th, 2025.

1st: Carson Cummings

2nd: Reynolds Bickerstaff

In favor: All

2. Director's Report

Director Scott shares that he and Ms. Merritt held a meeting with the new Land Bank Authority board member Reynolds Bickerstaff to provide insights into the history and function of the board. He shared that CRD staff will meet with staff from the Tax Commissioner's office in August to discuss moving forward with Land Bank activities. Director Scott asks that board members not leave him voicemail messages to request excused absence. Instead, board members should email the Real Estate Specialist directly. Board members and the CRD Director explain the state of the board to guests in attendance.

3. Curtis St Update

Ms. Merritt states that she has still received no follow-up from Josh Nicholson regarding whether he received additional funding to complete construction. At the time of removing his deed restrictions, the board requested that he come back once he had funding and give a 3-month update.

4. Schedule for Rest of the Year

Currently, the Land Bank Authority's schedule is set with monthly meetings for the rest of the year. Mr. Bickerstaff asks if meetings have been cancelled via email. He adds that he wants to be good stewards of others' time. Director Scott suggests bi-monthly for the rest of the year. Mr. Anthony suggests taking off August and picking back up in September.

Motion to take off August, reconvene in September, and reassess in September.

1st: Steve Anthony

2nd: Michelle Williams

In favor: All

Mr. Cummings asks for an update with the tax commissioner's office. Director Scott shares that the tax commissioner was having capacity issues for some time. Now their office has the staff and the funding. CRD staff will figure out what the tax commissioner wants to do and how quickly he wants to do it. Mr. Bickerstaff adds that all signs indicate that the intentions are there to get back into the process. Director Scott says he and the tax commissioner's office are working on creating pathways to sustainability, regardless of who is the elected official.

Ms. Tilley asks about the September, October, and November meetings. She shares that she will be teaching Mondays, Wednesdays, and Fridays. However, she states that she can meet virtually. Director Scott shares that meeting virtually is technically not an option.

Ms. Tilley asks about former board member Alston Auten. Director Scott shares that Ms. Auten moved to Atlanta. Ms. Tilley asks if the board has a vacancy. Director Scott states no. He adds that they asked the clerk of council to ask councilmembers to select people with knowledge about the Land Bank.

Guests in attendance ask for more information about the function of the Land Bank Authority. Director Scott shares that they set the vision and decide what happens. The staff provides facts and the board makes a decision on who obtains properties. Everyone on the board has a diverse background to add value to decisionmaking.

Mr. Anthony adds that if a citizen finds a property is distressed and their entity wants to buy it, the citizen will present their proposal to the board. The board then petitions to the tax commissioner's office to remove the liens. Ultimately it puts money back into the city's coffers.

Guests ask about the other considerations for receiving a property besides funding. Mr. Anthony says professional experience, the ability to borrow money (financial solvency), and vision. Ms. Williams adds that the timeline is important as well. For example, someone might say they can complete their project within four months vs. eight months. The board asks people to come back when they are finished to present their completed project. Ms. Merritt adds that there are deed restrictions that are released once the project is completed.

One guest asks if there are zoning restrictions and whether the property can be residential or commercial. Mr. Anthony answers that it can be both. Guests inquire about whether properties become eligible based on the amount of back taxes or the amount of years delinquent. Mr. Anthony states that they give people grace. Sometimes delinquent properties are heirs property where the property languishes. He shares that "we are not land grabbers." Ms. Williams shares that a safe starting range for tax delinquency is 3 years. A guest inquires about what happens if the homeowner returns and pays off the delinquent taxes. Mr. Anthony replies that the applicant would get their investment back. A guest asks if they can bring properties for review by the board or whether properties are

selected by the city. Ms. Merritt states that some properties are identified in areas called "opportunity zones," which are listed online.

Call to Adjourn , 12:46pm