**Valdosta / Lowndes County Land Bank Authority**

**Meeting Minutes**

**January 15, 2025**

**Historic Courthouse**

**Members**: James Miller, Joyce Evans, Jack Oliver, Carla Walker

Others Present: Billy Steinberg, Rachel Thrasher, Eric Thomas

The meeting was called to order at 11:06 a.m. Mr. Miller led the Invocation.

**November Meeting Minutes Approval:** After reading the November meeting minutes by Mr. Thomas, Ms. Evans made a motion for approval of the minutes, Mr. Oliver seconded, and the motion carried.

**Policies/Procedures:** There was discussion about any potential changes that may need to be made to the LBA Policies and Procedures. Mr. Steinberg stated that no major changes were needed. Mr. Miller informed those in attendance about a template guide by the Center for Community Progress, which is a resource guide for Georgia Land Banks. Then Ms. Walker stated that Mr. Steinburg had already provided the Board with the P/P for review, allowing for feedback and revisions. Mr. Steinburg did in fact include those changes. Therefore, Ms. Walker questioned whether it was necessary to exam the template or go forward with what Mr. Steinberg had produced. She asked Mr. Miller if there was anything specific that he wanted to add. He responded that nothing else was needed at this time. The group agreed the matter was settled. So, Ms. Walker made a motion to accept the P/P presented by Mr. Steinberg, Ms. Evans seconded, and the motion was approved.

**822/830 Brookwood Closing:** Mr. Steinberg stated that the buyer’s attorney reached out to him and said buyer was not going to close because the LBA could not give the buyer a Warranty Deed. Mr. Steinberg explained to the Board that the LBA could only provide the buyer with a Quitclaim Deed.

**LBA Budget Items:** Mr. Thomas presented a template for the budget that Mr. Miller emailed him. Mr. Thomas used the template to show and discuss the expenditures and income for the 2024 year. The LBA will use the year 2024 information to establish the budget for 2025 fiscal year.

**Property Donation**: Mr. Thomaspresented a property that the owner would like to donate to the LBA. The dwelling is located at 1009 Hillside Dr. and was damaged by the storm. Mr. Thomas stated that he did not know the extent of the damage and would need to contact contractors to get estimates. Ms. Walker asked whether LBA was seeking estimates to repair the damage in order to sell the home or if the cost of damage repair would determine if the property would be a “sell as is.” Mr. Thomas indicated whichever option was most profitable for the LBA.

**Proposal:** (106 Martin Luther King Jr. Dr and Forrest Wood Dr). The proposal for both is for the asking price. The proposal was tabled due to another offer on 106 Martin Luther King Jr. Dr, which is exceedingly more than the price asked. The Board suggested going back to the initial buyer to see if they would want to increase their bid.

**Financial Software:** (techsoup.org) Mr. Thomas stated that he needs information from the LBA 501c to move forward. Mr. Thomas stated that he cannot find where the LBA has previously filed a 501c. Mr. Miller stated that he has also investigated the matter without success, but he has one more source to check. If the LBA has not filed a 501c, the LBA will need to look at other options for software.

**Open Discussion:** Regarding old business and board minutes**,** Ms. Walker suggested instead of stating “much discussion” in relation to a topic, minutes should be more concise. This will facilitate a better understanding of the meeting for those referring back to the minutes. Mr. Miller stated the “discussion” was mainly conversation going on about different subjects at the same time. Mr. Thomas received the 2024 Survey of the Government finances that were past due. Mr. Miller stated that he and Mr. Thomas will look into the situation.

**Adjournment:** 12:19p.m.