



# ALBANY DOUGHERTY LAND BANK

## 26<sup>th</sup> Annual Housing Conference

May 12, 2026

EST. 2017



Larry Thomas; Chair  
Vice Chair; Scott Erickson  
Thelma Johnson  
Erick Williams  
Jim Pace  
Jim McBride  
William "Bill" Geer

Executive Director, Paul Forgey  
Programs Manager, Angel Gray



# Land Banking 101

- What is a Land Bank?
- Georgia Land Bank ACT
- Starting a Land Bank
- Responsibilities of a Land Bank

# What is a Land Bank?

A public entity created by State Law with unique powers

- Ability to acquire tax delinquent property and extinguish back taxes and other liens
- Serve as a conduit for transfers of public property
- Operates with significantly more flexibility than a local government



# GEORGIA LAND BANK ACT

## 48-4-101

### **The General Assembly finds and declares that:**

- (1)** Georgia's communities are important to the social and economic vitality of this state. Whether urban, suburban, or rural, many communities are struggling to cope with dilapidated, abandoned, and tax delinquent properties;
- (2)** Citizens of Georgia are affected adversely by dilapidated, abandoned, and tax delinquent properties, including properties that have been abandoned due to mortgage foreclosure;
- (3)** Dilapidated, abandoned, and tax delinquent properties impose significant costs on neighborhoods and communities by lowering property values, increasing fire and police protection costs, decreasing tax revenues, and undermining community cohesion;
- (4)** There is an overriding public need to confront the problems caused by dilapidated, abandoned, and tax delinquent properties, and to return properties which are in nonrevenue-generating, nontax-producing status to an effective utilization status in order to provide affordable housing, new industry, and jobs for the citizens of this state through the creation of new tools that enable communities to turn abandoned spaces into vibrant places; and
- (5)** Land banks are one of the tools that can be utilized by communities to facilitate the return of dilapidated, abandoned, and tax delinquent properties to productive use.

# STARTING A LAND BANK

- Requires the county plus at least one city within county pass Intergovernmental Agreement (IGA)
- IGA outlines board responsibilities – Board adopts by-laws and policy & procedure
- IGA lists land bank powers – Acquire property through tax sales, donation, market-purchase – Contract, invest, borrow money
- School board can also participate



OUR PRIMARY PURPOSE IS TO  
RETURN TAX DELINQUENT,  
UNDERUTILIZED, OR  
ABANDONED PROPERTIES TO  
PRODUCTIVE USE.

ESTABLISHED BY THE 2017  
INTERGOVERNMENTAL  
AGREEMENT BETWEEN THE CITY,  
COUNTY, AND LAND BANK.

# THE IGA PROVIDES A HIERARCHICAL RANKING THE CRITERIA FOR CONVEYANCE:

## DEVELOPMENT

1. Development of affordable housing, focusing on blighted, underutilized, abandoned, and tax delinquent properties in a progressive effort to remove substandard housing and re-establish tax-generating property;
2. Development of retail, commercial, and industrial activities for the retention and creation of jobs;

## LAND USE

3. The use for purely Public Spaces, providing places for family recreation, and the improvement of citizen participation in civic events;
4. Use for side lot program, allowing underutilized vacant properties to be conveyed to adjacent property owner(s) of occupied residential or commercial property; purposed to stabilize neighborhoods and protect property values;

## PRESERVATION

5. Use for restoration of historic lands and properties in an effort to promote and revive the enriched value of the community's diverse culture.

**369 APPLICATIONS**  
**329 LAND BANK PROPERTIES CONVEYED:**  
**49 NUISANCE ABATEMENT LIENS CLEARED:**  
**61 PARCELS PAID DELINQUENT TAXES:**  
**RESULTING IN APPROXIMATELY \$125,360 IN**  
**PAID TAXES.**

2017-2020:  
**155 Conveyed**

2021-2023:  
**139 Conveyed**

2024-2025:  
**35 Conveyed**

# LAND BANK PROMOTES HOMEOWNERSHIP

- 612 LINCOLN AVENUE
- CONVEYED 2020



- 515 S. MADISON
- CONVEYED 2020



# LAND BANK PROMOTES HOMEOWNERSHIP

- 3719 RADIAL AVENUE
- CONVEYED 2019
- CITY/COUNTY  
EMPLOYEE PROGRAM



# LAND BANK PROMOTES BLIGHT REMOVAL & SINGLE-FAMILY DEVELOPMENTS

- 207 KALMON
- CONVEYED 2019



# LAND BANK PROMOTES BLIGHT REMOVAL & SINGLE-FAMILY DEVELOPMENTS

- CEDAR LAKES SUBDIVISION
- CONVEYED 2022
- 60-70 SINGLE-FAMILY HOMES

- PARTNERSHIP WITH HABITAT FOR HUMANITY
- 4 HOUSES BUILT



# LAND BANK DISASTER RECOVERY ASSISTANCE

- RADIUM SPRINGS AREA HIT BY 2017 TORNADO



**8 PROPERTIES  
PURCHASED  
COUNTY HAS  
INVESTED 6+  
MILLION IN  
INFRASTRUCTURE  
AND TRAILS**





# QUESTIONS?

Paul Forgey, AICP, CFM  
Executive Director, Albany  
Dougherty Land Bank  
229-302-1848