

General Monthly Meeting LBA Board of Directors Thursday, July 23, 2020

NOTE: THIS WILL BE A ZOOM CONFERENCE CALL AND NOT IN-PERSON

<https://us02web.zoom.us/j/87806512315?pwd=NktXODd3cHZqc0VNdElQdHhMRW5SUT09>

Meeting ID: 878 0651 2315
Password: 506224

One tap mobile
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+13017158592,,87806512315#,,1#,506224# US (Germantown)

Start Time: 9:30 a.m.

AGENDA

Mission: The mission of the Fulton County/City of Atlanta Land Bank Authority is to facilitate the transformation of the City and County into a vibrant community by:

- Returning non-revenue generating, non-tax producing, or blighted property to an effective utilization status in order to provide market and affordable housing, public space, new industry and jobs for the citizens of the City and County.
- Extinguishing past due tax liens from property foreclosed upon by Fulton County and the City of Atlanta in their tax collection capacities.

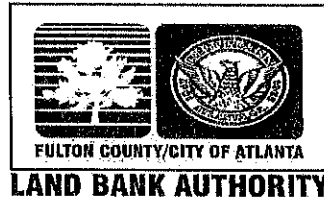
Time	Item Description
9:30am	1. Welcome
9:32am	2. Adopt Agenda
9:35am	3. Introductions
9:40am	4. Ratify Minutes – June 23, 2020

Action Items	
Time	Item Description

9:45am	5. Approve Final Form of Office Lease Amendment for 6-Month Extension with 6-Month Renewal Option
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Information Items	
Time	Item Description
9:55am	6. LBA Policy Revision/Update Project
10:10am	7. Update re Surplus Property Sales
10:15am	8. Update re Funding from City of Atlanta General Fund
10:20am	9. Public Comments (Two-minute limit per speaker)

Action Item	
10:30am	10. Adjourn



MINUTES
GENERAL MONTHLY MEETING
LBA BOARD OF DIRECTORS
Thursday, July 23, 2020

Type of Meeting: Regular Monthly Meeting

Location: Zoom Conference Call

Board of Directors			
Name:	Title:	Attendance:	
		Present	Not Present
Janis Ware	LBA Board Chairperson	P	
Kate Little	LBA Board Vice-Chairperson	P	
Atty. Jane Bradshaw-Burnette	LBA Board Secretary	P	
Michelle Nelson	LBA Board Treasurer	P	
Jason Hudgins	LBA Board Member	P	
Vacant	LBA Board Member		N/A
Vacant	LBA Board Member		N/A
Herb Joseph	Atlanta Public Schools Advisor		NP

Staff and Counsel			
Name:	Title:	Attendance:	
		Present	Not Present
Christopher Norman	Executive Director	P	
Rhonda Corporal	Office Manager	P	
Elizabeth Roberts	Sr. Program Director		NP
Terica B. Bashir	Program Director	P	
Jade Wiles	Asset Manager	P	
Pamela Preston	Management Analyst		Furloughed
Atty. Rodney Strong	LBA General Counsel		NP
Atty. David Maher	LBA General Counsel	P	
Atty. Tres Dye	LBA Real Estate Counsel	P	

Atty. Jonathan Futrell	City of Atlanta Law Department	P	
Atty. Reginald McClendon	City of Atlanta Law Department		NP

1. **Call to Order:** Mrs. Janis Ware - Chairperson called the meeting to order at 9:34 A.M.

2. **Adopt Agenda:**

Vice-Chair Kate Little made a motion to:

Adopt Agenda with no changes.

Board Member Jason Hudgins seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. **Introductions:**

None.

4. **Ratify Minutes:**

Boardmember Jason Hudgins made a motion:

Ratify minutes as submitted for the meeting in June 2020, with no changes.

Vice-Chair Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

5. Approve Final Form of Office Lease Amendment for a 6-Month Extension with a 6-Month Renewal Option.

Mr. Norman stated that the final document has been reviewed by LBA counsel and Executive Director and accepted by the building's management company, Vantage Realty Partners, and ownership entity - One Park Tower Holdings, LLC. The amended office lease will be for an extended period of 6-months with a 6-month renewal option. The cost is \$19 per square foot, which is lower than the building's current rate.

Secretary Jane Bradshaw-Burnette made a motion to:

Approve Final Form of Office Lease Amendment for a 6-month Extension with a 6-Month Renewal Option.

Boardmember Jason Hudgins seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Informational Items:

6. LBA Policy Revision/Update Project.

Mrs. Bashir stated that the LBA is working with Sara Toering of the Center for Community Progress on updating the LBA's policies regarding acquisition, maintenance, and disposition. In doing so, the LBA will increase the flexibility of the LBA and gain greater clarity in its mission and operations.

Mr. Norman stated that the Revision Project policy project will not require Board approval; however, the Board will have an opportunity to review, provide input, and approve the final product.

Vice-Chair Kate Little volunteered to be the LBA's point person to represent the LBA Board members.

7. Update re: Surplus Property Sales.

Mrs. Bashir gave an update of the LBA's surplus property sales:

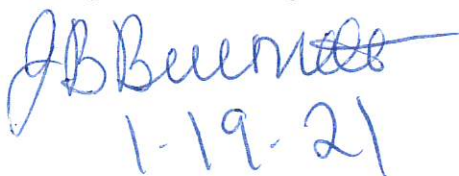
- 1070 Lucile Avenue - had a scheduled closing date of 7/15/20. The potential buyer requested an extension.
- 862 Hubbard Street - the agent is drafting reduction price paperwork.
- 2468 Main Street – property has two offers and LBA is negotiating price.
- 295 Oak Drive – the price was reduced on 7/21/2020.
- 3163 Browns Mill Road – attorney reviewing offer.
- 501 Cairo Street – closing scheduled for 7/29/2020.

8. Update re: Funding from City of Atlanta General Funds.

Mr. Norman informed the Board that the invoice was submitted to the City of Atlanta to receive a General Funds allocation for the LBA from FY2021 City of Atlanta Budget. The funds will be delivered via ACH into the LBA's account in the next week or two.

9. Adjourn

Adjourned Meeting at 9:59 am.


1-19-21

9:40am	5. Approve Quit Claim Deed of LBA Interest in 0 Westminster Circle, Atlanta, GA 30327 (Parcel ID #17 -0182-0003-019-1) to Mr. Thomas and Elizabeth Sims
9:55am	6. Approve Use of Metro Atlanta Land Bank as DBA (Doing Business As) for Branding Project

Information Items	
Time	Item Description
10:15am	7. Update re Surplus Property Sales
10:25am	8. LBA Policy Revision Project Update
10:32am	9. Conley Road Project Update
10:45am	10. LBA Equity Fund Project
10:50am	11. LBA Financial Update
11:00am	12. Public Comments (Two-minute limit per speaker)

Executive Session	
11:05am	13. Personnel Matters

Action Item	
11:30am	14. Adjourn