

General Monthly Meeting LBA Board of Directors Thursday, September 24, 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. End Time: 11:00am

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
9:34am	3. Introductions
9:36am	4. Ratify Minutes – August 27, 2020

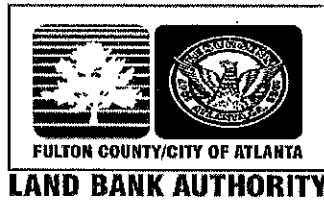
Action Items

Time	Item Description
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9:40am	5. Approve Sale of 380 Oliver Street, NW Atlanta, GA 30314 (Parcel ID# 14 011100070281) to Westside Future Fund
10:00am	6. Approve Intergovernmental Agreement with City of Atlanta for Abatement Properties Project
10:20am	7. Discuss and Approve New Fulton County / City of Atlanta Land Bank Authority, Inc. Logo
10:30am	8. Approve 6-Month Extension of LBA Office Lease

Information Items	
Time	Item Description
10:35am	9. Update re Surplus Property Sales
10:40am	10. LBA Policy Revision Project Update
10:47am	11. LBA Financial Update
10:55am	12. Public Comments (Two-minute limit per speaker)

Action Item	
11:00am	13. Adjourn



MINUTES

**GENERAL MONTHLY MEETING
LBA BOARD OF DIRECTORS
Thursday, September 24, 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	
Vacant	LBA Board Member		N/A
Vacant	LBA Board Member		N/A
Vacant	LBA Board Member		N/A
Herb Joseph	Atlanta Public Schools Advisor	P	

Staff and Counsel			
Name:	Title:	Attendance:	
		Present	Not Present
Christopher Norman	Executive Director	P	
Rhonda Corporal	Office Manager	P	
Terica B. Bashir	Program Director	P	
Elizabeth Roberts	Sr. Program Director		N/A
Jade Wiles	Asset Manager	NP	
Pamela Preston	Management Analyst		Furloughed
Atty. Rodney Strong	LBA General Counsel	P	
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:** Chairperson Janis Ware - Called the meeting to order at 9:33 A.M.

2. **Adopt Agenda:**

Treasurer Michelle Nelson made a motion to:

Adopt Agenda with no changes.

Vice-Chair Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. **Introductions:**

Ms. Terri Lee, Chief Housing Officer, City of Atlanta
 Attorney Pat Dixon Jr., Outside Counsel, City of Atlanta
 Attorney Michael Ward, City of Atlanta

4. **Ratify Minutes:**

Treasurer Michelle Nelson made a motion:

Ratify minutes as submitted for the meeting on August 27, 2020, with no changes.

Vice Chair Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

5. Approve Sale of 390 Oliver Street, NW Atlanta, GA 30314 (Parcel ID#14m01110007028) to Westside Future Fund.

Mr. Norman stated that the property located at 390 Oliver Street, NW was known as Proctor Village. The plans for this property are to build single-family homes, townhomes, multi-family units and light commercial development. He stated that the LBA extinguished over \$35,000 in delinquent taxes to assist with the project. The 380 Oliver Street property was retained by the LBA due to administrative oversight. In 2019 after reviewing our records, the LBA determined that English Avenue Community Development Corporation had defaulted on its obligations to deliver the Proctor Village project.

The Westside Future Fund, Inc. (WFF) and the Atlanta Police Foundation (APF) have been collaborating to identify lots in the English Avenue/Vine City area for housing for police

officers. This property is located near the greenspace at the Kathryn Johnston Memorial Park. Predevelopment activities have already begun on several properties in this block, WWF's goal is to start development by Fall 2020. They will be working with Habitat Atlanta, and OaksATL. WWF has agreed to pay the proposed purchase price of \$60,000.

Treasurer Michelle Nelson made a motion made a motion to:

Approve Sale of 390 Oliver Street, NW Atlanta, GA 30314 (Parcel ID#14-01110007028) to Westside Future Fund

Vice Chair Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY.

6. Approve Intergovernmental Agreement with City of Atlanta for the Abatement Properties Project.

Mr. Norman stated that the City of Atlanta (COA) routinely abated nuisances on property by using demolition. The cost of that demolition, and any other abatement of Code violations, is turned into a lien against the property. The demolition process has created a portfolio of properties throughout the city with liens. The City of Atlanta has now decided to foreclose on these liens. Once they are foreclosed, the property will be owned by the COA. The City would like to convey these properties to the LBA and/or Invest Atlanta as part of its One Atlanta Housing Affordability Action Plan as well as to improve the health and safety of its residents. To proceed, there will need to be some type of contractual agreement between all parties. Mr. Norman explained the role of the LBA would be to bank properties for future development of affordable units, green space, or another preapproved use. He stated that there is an ongoing conversation regarding the LBA potentially being a development partner, as was done with the NSP Program. This would be at the discretion of the COA.

Ms. Terri Lee, Chief Housing Officer for the City of Atlanta, stated that the COA has been working on this initiative for the past several years. The COA tried to work with the Fulton County Tax Commissioner with regard to the foreclosure process but was unsuccessful. Ms. Lee said that the goal is to bring the properties back to a productive use and on the tax roll.

Chairperson Janis Ware questioned how many properties are coming into the LBA or is this an agreement. Chairperson Ware also asked if the properties are sold, who will recoup the monies from the demolition liens?

Mr. Norman stated that there is not a set number of properties and the LBA will be entering into an agreement.

Ms. Lee stated that the COA will try to receive a repayment of the liens which would then be deposited into the COA's General Fund.

Secretary Jane Bradshaw-Burnette asked if both residential and commercial properties will be included in this agreement?

Ms. Lee replied commercial, residential, and industrial are included. Any property that has had a code enforcement lien on it is a candidate for this project.

Vice Chair Kate Little made motion to:

Approve Intergovernmental Agreement with City of Atlanta for the Abatement Properties Project.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

7. Discuss and Approve New Metro Atlanta Land Bank Logo.

Mr. Reggie Hammond, of Your Crescendo, stated that the objective of the Metro Atlanta Land Bank logo is to communicate innovation, forward thinking, and the impact the LBA has had on the communities it serves. Three colors have been selected to represent the three aspects of the LBA's vibrant vision for the future. He explained that blue represents the exciting prospect of the affordable housing. Orange represents the stability and strength of vibrant communities and Green represents the growth of economic opportunities. Included in the Board package are the top five logos that were previously selected by the Board, staff, and other stakeholders via an online poll. During the meeting, a live poll was conducted via a link in the chat box. The Board voted on a logo from the Top 5 presented.

Mr. Hammond stated that the new logo the Board selected did not receive less than 3 stars from any Board member.

Treasurer Michelle Nelson made a motion to:

Approve the New MetroAtlanta Land Bank Logo.

Vice Chair Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY

8. Approve 6-month Extension of the LBA Office Lease.

Mr. Norman reminded the Board that the LBA office lease was renewed on July 1, 2020 for a six-month period. The LBA must give written notice of its intentions to either extend or terminate the Lease to the Landlord at least ninety (90) days prior to the expiration of the Extended Term. Mr. Norman stated that the adoption of the 6-month extension was planned with the initial renewal.

Treasurer Michelle Nelson made a motion made a motion to:

Approve 6-month Extension of the LBA Office Lease.

Vice Chair Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Information Items

9. Update re: Surplus Property Sales

Mrs. Terica Bashir reported to the Board that the LBA has sold 3 of the 6 surplus properties:

- 1070 Lucile Avenue SE - closed July 2020
- 295 Oak Drive SE – closed September 2020
- 3163 Browns Mill Road SE – closed August 2020
- 862 Hubbard Street SW – on hold due to title issues
- 2468 Main Street NW- scheduled to close tomorrow, September 25, 2020
- 501 Cairo Street NW – sent closing documents to closing attorney last week.

Vice Chair Kate Little questioned if the buyers are corporations or Atlanta residents?

Mrs. Bashir replied that all buyers have been local, though a couple were corporations.

10. LBA Policy Revision Project Update.

Mr. Norman stated that the LBA is working with Mrs. Sara Toering of the Center for Community Progress to come up with a set of comprehensive policies for the LBA. He mentioned that in this policy the LBA will have the discretion to decline the applications from applicants whose residence, or principal place of business, is not within 50 miles of downtown Atlanta. Mr. Norman asked the Board to review the document and provide any comments to himself or Mrs. Bashir to relay to Sara.

Mrs. Bashir stated that Vice Chair Kate Little and the LBA's counsel have reviewed the document and provided feedback for Sara to include in the next round of revisions.

11. LBA Financial Update.

Mr. Norman presented the LBA's July Financial Update to the Board. The expense portion has remained relatively stable; however, the revenue portion has fluctuated with the proceeds from recent sales. He stated that the purchase of laptop computers due to COVID and also a new desktop was purchased for the Office Manager caused a slight increase in expenses.

12. Public Comments (Two-minutes limit per speaker) NONE

13. Adjourn

Adjourned Meeting at 10:17am.

JB Burnett
1-19-21