



**METRO ATLANTA
LAND BANK** | Affordable Housing
Vibrant Communities
Economic Opportunities

General Monthly Meeting MALB Board of Directors Tuesday, June 22, 2021

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

<https://us02web.zoom.us/j/82507387534?pwd=NWdsdkt5WXZ3MDBQOUpKVDB1VHdoUT09>

Meeting ID: 825 0738 7534
Passcode: 856787

One tap mobile
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+13017158592,,82507387534#,,,,*856787# US (Washington DC)

Start Time: 11:00 a.m. Target End Time: 1:00pm

AGENDA

Mission: The mission of the Metro Atlanta Land Bank 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	Pages	Item Description
11:00am	N/A	1. Welcome
11:02am	1-2	2. Adopt Agenda
11:04am	N/A	3. Introductions
11:08am	3-10	4. Ratify Minutes – May 25, 2021

Action Items

Time	Pages	Item Description
11:10am	11-15	5. Approve Side Lot Program Pricing Policy

Information Items		
Time	Pages	Item Description
11:25am	16-20	6. Strategic Articulation Update
11:50am	21-27	7. EPA Testing and Remediation Project
12:00pm	28-54	8. Presentation to Community Development/Human Services Committee – Atlanta City Council, June 15, 2021
12:05pm	55-56	9. GALBA – Presentation to City of Manchester/Meriwether County re Land Bank Formation, June 17, 2021
12:10pm	57-58	10. Update on Office Relocation
12:20pm	59-60	11. MALB Financial Update
12:25pm	N/A	12. Public Comments (Two-minute limit per speaker)
12:30pm	N/A	13. New Business

Action Item		
12:35pm	N/A	14. Adjourn



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MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, June 23, 2021

Type of Meeting: Regular Monthly Meeting

Location: Zoom Conference Call

Board of Directors			
Name:	Title:	Attendance:	
		Present	Not Present
Janis Ware	MALB Board Chairperson	P	
Kate Little	MALB Board Vice-Chairperson	P	
Atty. Jane Bradshaw-Burnette	MALB Board Secretary	P	
Michelle Nelson	MALB Board Treasurer	P	
Petrina Howard	MALB Board Member		NP
Vacant	MALB Board Member		N/A
Vacant	MALB 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	
Terica B. Bashir	Program Director	P	
Rhonda Corporal	Office Manager	P	
Atty. Rodney Strong	MALB General Counsel		NP
Atty. David Maher	MALB General Counsel	P	
Atty. Tres Dye	MALB Real Estate Counsel	P	
Atty. Jonathan Futrell	City of Atlanta Law Department	P	

Atty. Patrick O'Conner	Fulton County Law Department	P	
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1. Call to Order: Vice Chair Kate Little- Called the meeting to order at 11:15 A.M.

2. Adopt Agenda:

Treasurer Michelle Nelson made a motion to adopt the agenda.

Adopt Agenda with no changes.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Welcome: Vice Chair Kate Little welcomed Board Members and attendees to the meeting.

4. Introductions: Members of the MALB Board, staff, and attendees introduced themselves.

5. Ratify Minutes: Treasurer Michelle Nelson made a motion to:

Ratify minutes as submitted for the meeting on May 25, 2021, with no changes.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

6. Approve Side Lot Program Pricing Policy.

Mr. Norman stated that the Board of Directors approved the MALB Policies and Procedures for the acquisition and disposition of real property at the October 2020 Board meeting. He explained that while the Side Lot Program was included, a pricing policy was not developed. Periodically, the MALB acquires individual parcels of property that are adjacent to owner occupied property. Mr. Norman stated that it may be advantageous to sell that property to individuals who are owner occupants of the adjacent, contiguous property. This scenario is referred to as a Side Lot. The MALB Side Lot Disposition Pricing Policy states that the eligible parcels of property must be vacant, unimproved (no physical structures), physically close to adjacent owner-occupied residential property, and consist of no more than one lot capable of development. Mr. Norman explained that the proposed Pricing Policy takes into consideration if the applicant is an owner occupant or developer of the adjacent, if property is a contiguous lot, and if the end use of the property has an affordability component. The proposed Pricing Policy is as follows:

Pricing:

- Owner Occupant Consolidation – The Side Lot will be sold at 10% of the market value plus transaction fees (includes cost of appraisal). Applicant must enter into an agreement with the MALB that the lot transferred will be consolidated with the legal description of their contiguous lot and not subdivided or partition the lots for a five-year period following the date of transfer.
- Affordable Housing – **1)** If the applicant and owner of the contiguous lot is an owner occupant and the intent is to develop affordable housing, the Side Lot will be sold at 30% of the market value plus transaction fees (included cost of appraisal). **2)** If the applicant and owner is a for-profit corporate entity and/or developer and the intent is to develop affordable housing, the Side Lot will be sold at 40% of the market value plus transaction fees (includes cost of appraisal). **3)** If the applicant and owner of the contiguous lot is a nonprofit entity and/or developer and the intent is to develop affordable housing, the Side Lot will be sold at 30% of the market value plus transaction fees (includes cost of appraisal).

If the purchaser does not produce a product that meets the affordable housing requirement, a penalty will apply as follows:

- Owner Occupant and Non-profit: Penalty of 70% of the Market Value (based of time of initial purchase).
- For-profit: Penalty of 60% of the Market Value (based of time of initial purchase).

If the contiguous landowner is not interested, then the MALB may pursue alternative pricing approaches with another potential owner.

Mr. Norman also explained that if the property is land locked and physical access is restricted to passing through the surrounding properties, then the MALB will restrict the sale or transfer to one of the neighboring owners.

Secretary Jane Bradshaw-Burnette made a motion to:

Approve Side Lot Program Pricing Policy.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Information Items:

7. Strategic Articulation Update.

Mr. Norman provided an in-depth overview and status of all Year 1 items identified in the Strategic Articulation Plan. A matrix with the updates to the Strategic Articulation Plan Update as of 6/14/2021 was included in the Board Orientation Books and used for the review presentation.

Vice Chair Kate Little stated that the COA Planning Department hosts an NPU University and suggested that MALB give a presentation.

8. EPA Testing and Remediation.

Mr. Norman informed the Board that the U.S. Environmental Protection Agency (EPA) is conducting sampling and cleanup activities in Atlanta's Westside to address lead contamination in residential soil. The study area on the Westside has been expanded to include 1,010 additional properties, bringing the total approximate number of properties in the study area to 2,097. Mr. Norman stated that EPA is requesting permission to enter MALB's properties to conduct inspection, testing, and remediation of soil.

Any affected properties that are being held by the MALB under a Land Banking Depository Agreement will be cleared for EPA access by the appropriate client agency.

9. Presentation to Community Development/Human Services Committee-Atlanta City Council, June 15, 2021.

Mr. Norman informed the Board of his recent presentation to the Atlanta City Council's Community Development/Human Services Committee (CDHS). He covered various topics related to recent and planned activities of the MALB. The presentation was included in the Board Book for review.

10. GALBA – Presentation to City of Manchester/Meriwether County re Land Bank Formation, June 17, 2021.

Mr. Norman stated that he gave an overview on Land Banking 101 to the Mayor, City Council, and other officials for the City of Manchester and Meriwether County as a representative of the Georgia Association of Land Bank Authorities (GALBA).

11. Update of Office Relocation

Mr. Norman informed the Board that the lease for the new office space located at 229 Peachtree St. has been signed and the security deposit paid. The MALB will not pay out of pocket for the construction/upgrades.

Vice Chair Kate Little asked if the MALB will be going to hybrid in office/virtual working?

Mr. Norman replied that he is working with our HRKS representative on a potential policy to consider working 4 days and having 1 designated floating virtual day.

Chairperson Janis Ware stated because the MALB staff have individual offices it may not be hard to incorporate a hybrid working model.

Attorney David Maher explained that based on the Public Health Emergency given by the Governor expiring June 29, 2021, the upcoming MALB Board of Directors meetings will need to resume in-person.

12. MALB Financial Update.

Mr. Norman stated that the annual allocation from the Fulton County General Fund has been received and deposited into the MALB account. The COA has approved the requested \$300,000.00 for the FY22 General Fund budget. He also informed the Board that MALB is now a line item in the COA's General Fund budget.

13. Permanent Affordability Program Pilot

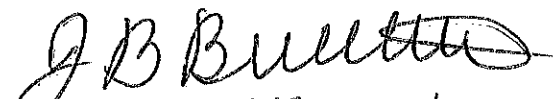
Mrs. Terica B. Bashir gave an update regarding the Atlanta Land Trust (ALT) acquiring five additional properties under the Permanent Affordability Pilot Program. ALT's acquisition funding partner, GROWTH by NRC, chose not to move forward with their agreement. Atlanta Land Trust still plans to move forward with buying the properties once a new funding source is secured.

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

15. New Business. NONE

16. Adjourn

Adjourned Meeting at 12:31 pm.


6-23-21