



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

General Monthly Meeting MALB Board of Directors Tuesday, July 27, 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
+16468769923,,82507387534#,,,,*856787# US (New York)
+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	Item Description
11:00am	1. Welcome
11:02am	2. Adopt Agenda
11:04am	3. Introductions
11:10am	4. Ratify Minutes – June 22, 2021

Action Items	
Time	Item Description
11:12am	5. Approve Release of MALB Interest in 1090 Peoples St. SW, Atlanta, GA 30310 (Parcel ID# 14 011900050731)

11:22am	6. Approve Release of MALB Reverter Interest in 2355 Marietta Blvd. NW, Atlanta, GA 30318 (Parcel ID# 17 0230 LL1377)
11:32am	7. Approve Expansion of Scope of Work for YourCrescendo

Information Items	
Time	Item Description
11:45am	8. Demolition of 526 James P. Brawley Dr. NW, Atlanta, GA 30318
11:52am	9. Ga Association of Land Bank Authorities (GALBA) – Request for Statewide Allocation from Georgia ARPA Funds
12:05pm	10. Update on Office Relocation
12:10pm	11. Public Comments (Two-minute limit per speaker)
12:15pm	12. New Business

Executive Session	
12:20pm	13. Legal Matters
12:40pm	14. Human Resource Matters

Action Item	
1:00pm	15. Adjourn



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MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, July 27, 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	P	
Kyle Lamont	MALB Board Member	P	
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: Chairperson Janis Ware - Called the meeting to order at 11:00 A.M.

2. Adopt Agenda:

Treasurer Michell Nelson made a motion to:

Adopt Agenda with no changes.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Introductions: Mr. Kyle Lamont, the new MALB Board member appointed by Fulton County, introduced himself to the Board, staff, and attendees.

4. Ratify Minutes:

Board Member Petrina Howard made a motion to:

Ratify minutes as submitted for the meeting on June 22, 2021, with no changes.

Secretary Jane Bradshaw - Burnett seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

5. Approve Release of MALB Interest in 1090 Peoples St. SW, Atlanta, GA 30310 (Parcel ID# 14 011900050731).

Mr. Norman explained that in November of 1999, the MALB extinguished taxes on 88 parcels owned by Southeast Diversified Development, Inc. (SDDI). The parcel located at 1090 Peoples St. SW was included in that action. An Agreement for Sale & Disposition of Land was executed between MALB and SDDI that provided a requirement of completion of the projects within 3 years. A Quit Claim Deed transferred the property to MALB to allow for the extinguishment action. It has been determined that the Quit Claim Deed transferring the property back to SDDI was not executed by MALB. Mr. Norman informed the Board that since the initial transfer, the property has sold several times. A new potential owner, Lakulish Capital, LLC is now preparing to purchase the parcel. To clear title, MALB would need to release all potential residual interest in the property.

Board Member Petrina Howard questioned if MALB has any other property that are in this similar situation.

Mr. Norman stated there are probably more properties that are in the same situation. He explained that we will not know which properties until someone is interested in purchasing the property. MALB has started using Security Deeds for these types of transactions to mitigate this situation from occurring in the future.

Board Member Kyle Lamont questioned Attorney Michael Babcock, serving as Title attorney in the transaction, if the owners are aware that the property is historically protected by Oakland City Historical Preservation?

Attorney Babcock stated yes, that was noted during the title review.

Treasurer Michelle Nelson questioned what the implications would be if the property was not restored to its original form as required by the historic preservation designation.

Board Member Kyle Lamont answered that the building was torn down a few years ago and that developers would have to rely on blueprints for structural accuracy in rebuilding.

Board Member Kyle Lamont made a motion to:

Approve Release of MALB Interest in 1090 Peeples St. SW, Atlanta, GA 30310 (Parcel ID# 14 011900050731).

Secretary Bradshaw-Burnette seconded the motion.
MOTION APPROVED UNANIMOUSLY.

6. Approve Release of MALB Reverter Interest in 2355 Marietta Blvd. NW, Atlanta GA 30318 (ID# 17 0230 LL1377).

Mr. Norman stated that in 1995 MALB extinguished taxes on the property located at 2355 Marietta Blvd NW, Atlanta, GA 30318 on behalf of Bear Recycling, Inc (Bear). An Agreement for Sale & Disposition was executed on June 12,1995, between MALB and Bear that provided a requirement for completion of the project within 3 years. Bear transferred the property to MALB via Quit Claim Deed to allow for tax extinguishment. The current owner of the property, Katz Investments, Inc., has requested that MALB release all remaining interests in the Property that stem from the Agreement between Bear Recycling and MALB. Ms. Radeanna Katz attended the meeting in her capacity as CEO of Katz Investments.

Secretary Jane Bradshaw-Burnette made a motion to:

Approve Release of MALB Reverter Interest in 2355 Marietta Blvd. NW, Atlanta GA 30318 (ID# 17 0230 LL1377).

Board Member Kyle Lamont seconded the motion:
MOTION APPROVED UNANIMOUSLY.

7. Approve Expansion of Scope of Work for YourCrescendo for Recalibration and Implementation.

Mr. Norman reminded the Board that Mr. Reggie Hammond and YourCrescendo was first engaged by MALB on June 6, 2018, to assist the LBA (name at that time) with creating a 5-year Strategic Plan. The Strategic Plan included two recommendations to redo the website and to conduct a brand audit. LBA Staff requested a proposal from YourCrescendo to expand the scope of their engagement to include these two areas under Phase I of the Strategic Articulation Implementation. The expansion was approved by the LBA Board on June 23, 2020. An additional action to expand the scope of work under Phase II included:

Phase II –Execution of Brand Strategy (3 months)

- executing the social media strategy,
- continuing to update and maintain the website (WordPress) with blogs, learning content, etc.
- shift from developing and designing the brand strategy to executing the strategy and bringing more stakeholders into awareness and understanding of the LBA. Included webinar series.

Mr. Norman stated that an additional expansion of the Scope of Work for the Strategic Articulation Implementation is needed and will include:

- 1) Develop balance scorecard to track, measure, and report Financial Performance, Internal Business, Customer Perspective, and Innovation Perspective
- 2) Assess and enhance high importance and impact programming
- 3) Conduct professional development workshops on a continual basis for staff and board members
- 4) Facilitate annual retreat for staff and board members
- 5) Continue Branding on Purpose tasks.

Secretary Jane Bradshaw-Burnette asked what the feedback has been on all the work that YourCrescendo has done so far for MALB.

Mr. Reggie Hammond replied that the recurring webinars have several stake holders that continue to return each month. He stated that YourCrescendo continues to see that the audience is growing.

Vice-Chair Kate Little stated that it would be helpful to have a frequently asked questions section on the MALB's website. She also questioned why MALB is still engaging YourCrescendo with all the resources and bandwidth that MALB has.

Mr. Reggie Hammond clarified that the role YourCrescendo will play is as facilitator. He also stated the website already has a section for Frequently Asked Questions.

Vice-Chair Kate Little made a motion to:

Approve Expansion of Scope of Work for YourCrescendo for Recalibration and Implementation.

Secretary Bradshaw-Burnette seconded the motion.

MOTION APPROVED

BOARD MEMBER KYLE LAMONT ABSTAINED FROM THE VOTE.

Information Items

8. Demolition of 526 James P. Brawley Dr., NW. Atlanta, GA 30318.

Mrs. Terica Bashir informed the Board that the demolition of 526 James P Brawley has been completed by oaksATL with the help of local residents who were hired to assist in the demolition work. She reminded the Board that MALB received this property via donation in 2018 from the Community Restoration Corporation. The property received several code violations from the City of Atlanta APD Code Enforcement Section. To remediate the violations, MALB boarded and reboarded the property several times. It was in the best interest of MALB and the community to have the property demolished.

9. GA Association of Land Bank Authorities (GALBA) – Request for Statewide Allocation from Georgia ARPA Funds.

Mr. Norman stated that the GA Association of Land Bank Authorities (GALBA) plans to request \$25 million of the \$4.65 billion Georgia American Rescue Plan Funds to support land banks and development throughout Georgia. If approved, GALBA will disburse \$250,000 to each Land Bank that is a member of GALBA.

10. Update on Office Relocation.

Mr. Norman reported that the MALB office move is scheduled for August 13th. MALB staff have selected the office carpet, paint, tile, desks, and breakroom cabinets. He also stated that there will be a metallic sign on the accent wall in the reception area with the name and logo of MALB.

Vice Chair Kate Little asked if MALB has a vaccine policy in place.

Secretary Jane Bradshaw-Burnette questioned if there will be a vaccine, mask, and or social distancing policy in place for public meetings.

Mr. Norman replied that he is working with Monique King, consultant with Human Resource Knowledge Systems, on creating a safety protocol and policies in relation to Covid-19. He stated that vaccinations for staff is mandatory and that there will be a hybrid work schedule of 4 days in the office and one remote day.

Attorney David Maher stated that until a new emergency statute is released by the Governor, MALB Board meetings will have to go back to being in-person.

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

12. New Business. NONE

13. Executive Session.

Board Member Kyle Lamont made a motion to:

Adjourn to Executive Session to discuss legal and human resource matters.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Executive Session adjourned.

Legal Matters.

Board Member Kyle Lamont made a motion to:

Amend the By-Laws to remove signature requirements from the Board Chairperson, to allow the Executive Director to sign Deeds and Contracts.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Human Resource Matters.

Board Member Kyle Lamont made a motion to:

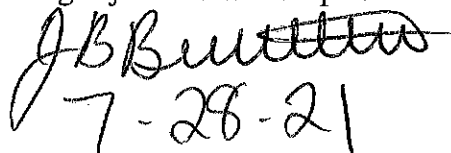
Approve the MALB's Executive Director to execute the contracts for the Vacant Property Manager and Analyst positions.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY

15. Adjourn

Meeting adjourned at 12:55pm.


7-28-21