



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

General Monthly Meeting MALB Board of Directors Tuesday, May 25, 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

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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	N/A	2. Adopt Agenda
11:04am	N/A	3. Introductions
11:08am	3-8	4. Ratify Minutes – April 27, 2021

Action Items

Time	Pages	Item Description
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11:10am	9-19	5. Approve Permanent Utility Easements for Georgia Power for 2020 Alison Court, Atlanta, GA 30311 (Parcel ID# 14 -0167-0004-015-4) and 2031 Alison Court, Atlanta, GA 30311 (Parcel ID# 14 -0167-0006-003-8)
11:30am	10-35	6. Approve Purchase Pricing for 5 Properties for Atlanta Land Trust, Inc. for Permanent Affordability Pilot Program
11:45am	36-49	7. Approve Tax Extinguishment for Various Properties for Demolition Lien Foreclosure (Abatement Property) Project
12:05pm	50-71	8. Approve Side Lot Program Pricing Policy
12:20pm	72-75	9. Approve ePropertyPlus 12-month Subscription Renewal

Information Items

Time	Pages	Item Description
12:25am	N/A	10. Update on Office Relocation
12:30pm	N/A	11. Update re Permanent Affordability Pilot with Atlanta Land Trust
12:40pm	76-77	12. Lunch and Learn Webinar Series
12:45pm	78-79	13. MALB Financial Update
12:50pm	N/A	14. Public Comments (Two-minute limit per speaker)
12:56pm	N/A	15. New Business

Action Item

1:00pm	16. Adjourn
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MINUTES

**GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS**

Tuesday, May 25, 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	
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		NP
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. Reginald McClendon	City of Atlanta Law Department		NP
Atty. Patrick O'Connor	Office of Fulton County Attorney	P	

1. Call to Order: Chairperson Janis Ware - Called the meeting to order at 11:05 A.M.

2. Adopt Agenda:

Treasurer Michelle Nelson made a motion to adopt the agenda.

Adopt Agenda with no changes.

Vice-Chair Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Welcome:

Chairperson Janis Ware welcomed Board Members and attendees to the meeting.

4. Ratify Minutes:

Board Member Petrina Howard made a motion to:

Ratify minutes as submitted for the meeting on April 27, 2021, with no changes.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

5. **Approve Permanent Utility Easements for Georgia Power for 2020 Alison Court, Atlanta, GA 30311 (Parcel ID# 14-0167-0004-015-4), and 2031 Alison Court, Atlanta, GA 30311 (Parcel ID# 14-0167-0004-003-8).**

Mr. Christopher Norman explained that MALB received title to 2020 and 2031 Alison Court in September and November of 2020 as part the Demolition Lien Foreclosure Project. The parcels are part of the former Alison Courts apartment complex demolished by the city of Atlanta. This request will allow for Georgia Power to proceed with their planned upgrades.

Mr. Eric Bailey, a representative from Georgia Power, stated that infrastructure work is being completed in the area of Alison Court and may encroach on MALB's property. Georgia Power is not requesting the underlying land but for an easement in the stated areas.

Chairperson Janis Ware asked if the Alison Court properties are in the MALB inventory. She questioned if the lots are buildable.

Mr. Norman stated that the properties are in the MALB inventory via Invest Atlanta and also that the existing light poles were already on the property. He explained that the lots appear to be buildable and Invest Atlanta will send out an RFP for the development of these multi-family units.

Vice-Chair Kate Little made a motion to:

Approve Permanent Utility Easements for Georgia Power for 2020 Alison Court, Atlanta, GA 30311 (Parcel ID# 14-0167-0004-015-4), and 2031 Alison Court, Atlanta, GA 30311 (Parcel ID# 14-0167-0004-003-8).

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

6. Approve Purchase Pricing for 5 Properties for Atlanta Land Trust, Inc. for Permanent Affordability Pilot Program.

Mrs. Terica Bashir explained that the properties listed below are five of the remaining 13 properties identified for the Permanent Affordability Program and its subsequent Pilot Program:

Parcel ID	Address	ALT Purchase Price	Scope	Income Target
14 -0176-0002-023-9	902 North Eugenia Place	\$20,561.00	Renovation	80% AMI
14 -0111-0008-045-4	368 Griffin Street NW	\$50,401.00	Renovation	80% AMI
17 -0226-0007-051-8	974 North Eugenia Place	\$28,651.00	Renovation	80% AMI
17 -0226-0007-050-0	970 North Eugenia Place	\$25,531.00	Renovation	80% AMI
14 -0087-0003-039-2	937 Ira Street SW	\$12,444.00	New Construction	80% AMI

Mrs. Bashir explained that the properties are in the Grove Park, Pittsburgh, and English Avenue neighborhoods. Atlanta Land Trust will develop the properties to sell to a low-to-moderate income individual or family who will occupy the Land Trust home as their Principal Residence and abide by the affordability restrictions outlined in their 99-year ground lease.

Mrs. Amanda Rhein, Executive Director of the Atlanta Land Trust, provided additional detail on the development of the 5 properties. She stated that ALT will work with

GROWTH by NCRC who will provide all financing for the acquisition and construction of the properties and oversee construction. Mrs. Rhein also gave an update on 900 North Eugenia, the first property MALB sold to ALT under the Pilot Program. It is listed at \$100,000. At this price point, the home would be affordable to a family of four well below 60% AMI. Mrs. Rhein stated there are 2 potential buyers that are expected to put in contracts in the next couple of weeks.

Board Member Petrina Howard made a motion to:

Approve Purchase Pricing for 5 Properties for Atlanta Land Trust, Inc. for Permanent Affordability Pilot Program.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED.

7. Approve Tax Extinguishment for Various Properties for Demolition Lien Foreclosure (Abatement Property) Project.

Mr. Christopher Norman reminded the Board that in October 2020 the MALB executed an Intergovernmental Agreement with the City of Atlanta to assist with the execution of the Demolition Lien Foreclosure Program. The Agreement explicitly stated that some of the properties would also have delinquent property taxes and would require the MALB to proceed with tax extinguishment. Mr. Norman stated the approximate amount of the delinquent taxes is \$732,336.75.

Treasurer Michelle Nelson asked if MALB is financially responsible for any of the maintenance of these properties.

Mr. Norman answered that the City is paying for all holding cost for these properties.

Secretary Jane Bradshaw-Burnette questioned if the previous owners that accumulated the taxes would be allowed to purchase the new properties once they are redeveloped.

Mr. Norman stated that MALB is not involved in the decision making on who will be able to purchase the redeveloped multi-family properties.

Attorney Michael Ward, City of Atlanta Law Department, explained that the MALB is to abate the properties of delinquent taxes.

Chairperson Janis Ware asked how long have the properties been vacant.

Attorney Ward stated that all properties have long been vacated and have been demolished by the City.

Treasurer Michelle Nelson questioned if once the properties are developed for affordable housing will the taxes reflect the fair market value price.

Mr. Norman explained that there is a sales restriction of the properties. The law allows the Tax Assessor to take into consideration the restricted resale of the property to determine the assessment.

Secretary Jane Bradshaw-Burnette made a motion to:

Approve Tax Extinguishment for Various Properties for Demolition Lien Foreclosure (Abatement Property) Project.

Board Member Petrina Howard seconded the motion.

MOTION APPROVED UNANIMOUSLY.

8. Approve Side Lot Program.

Mr. Christopher Norman stated that in October, the MALB Board approved the Policies and Procedures: Acquisition and Disposition of Real Property. The document included references to a Side Lot Disposition Program.

Mrs. Terica Bashir explained that under the program eligibility requirements, parcels must be vacant, unimproved, physically close to adjacent owner-occupied residential property, and shall consist of no more that one lot of capable development. The transferee must enter into an agreement with the MALB that the lot will be consolidated with the legal description of their contiguous lot and not to subdivide or partition the lots for a five-year period following the date of transfer. Mrs. Bashir stated that the suggested pricing will be:

- If the applicant and owner of the contiguous lot is an owner occupant, sell at 10%.
- If the applicant and owner of the contiguous lot is a corporate entity and/or developer, the proposed end use of the property will guide the pricing.
 - If the property will be developed into affordable housing, sell at 30% of market value for (for-profit entities and 20% for non-profits.
 - A 20% penalty will apply if the purchaser does not follow through on affordability. The appropriate deeds, liens and/or covenants will be used to ensure compliance.
 - If the property will be developed into market housing, sell at 50% of the market value.
- If the contiguous landowner is not interested, then the MALB may pursue alternative pricing approaches with the potential owners.

Treasurer Michelle Nelson expressed concerns that the penalty of 20% may be too low, and that the 50% pricing for market housing should go up to 100% for a for-profit.

Chairperson Janis Ware suggested that the vote be tabled until the June Board meeting to reflect the above-mentioned changes.

TABLED

9. Approve ePropertyPlus 12-month Subscription Renewal.

Mr. Christopher Norman stated ePropertyPlus, the MALB property management system, is up for the annual renewal. The first ePropertyPlus contract was approved in June 2013. The subscription has been renewed six times. It is now time for an additional 12-month renewal. The rate is 5% higher than last year. He stated that the subscription also includes a new feature of up to eight hours of Professional Services, which can be applied towards User Training.

Chairperson Janis Ware suggested that MALB look into if eProperty offers/will offer a reduced rate if MALB commits to a multi-year renewal term.

Treasurer Michelle Nelson made a motion to:

Approve ePropertyPlus 12-month Subscription Renewal.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Information Items

10. Update of Office Relocation

Mr. Christopher Norman informed the Board that all of the outstanding issues for the lease document have been worked out. The new timeline for the move will be August 1st.

Secretary Jane Bradshaw-Burnette questioned when in person meetings would resume and what the parameters will be. She also asked who would be allowed to attend the MALB meetings.

Mr. Norman replied that more in person meetings will likely start to resume in July. He stated that MALB will follow the City of Atlanta and Fulton County government guidelines.

11. Update on Permanent Affordability Pilot with Atlanta Land Trust.

Mr. Norman explained that an update was covered in action item #6.

12. Update on Lunch & Learn Webinar Series.

Mr. Norman stated that the recent Lunch & Learn focused on “Doing Business with the MALB”. The presentation outlined how to become a vendor with MALB). He also reminded the Board that past webinars are on the MALB website and on YouTube.

13. MALB Financial Update.

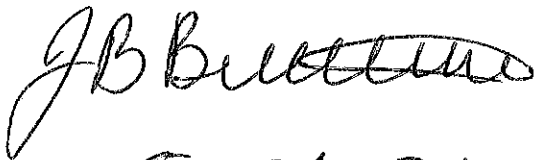
Mr. Christopher Norman stated that the MALB is currently still in a very good position with revenue. Fulton County Government 2021 funds have been deposited into the MALB bank account. The request for \$300,000 in the new General Fund budget has been submitted to the City of Atlanta.

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

15. New Business. NONE

16. Adjourn

Adjourned Meeting at 12:18 pm.



5-26-21