



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

General Monthly Meeting MALB Board of Directors Tuesday, February 22, 2022

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

<https://us02web.zoom.us/j/82507387534?pwd=NWdsdkt5WXZ3MDBQOUUpKVDB1VHdoUT09>

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	Item Description
11:00am	1. Welcome & Introductions
11:02am	2. Adopt Agenda
11:06am	3. Ratify Minutes – January 25, 2022

Action Items

Time	Item Description
11:08am	4. Approve Conveyance of 40 Thayer Avenue, Atlanta, GA 30315 (Parcel # 14-0056-0009-082-3) and 39 Thayer Avenue, Atlanta, GA 30315 (Parcel # 14-0056-0009-025-2) to FCS Urban Ministries, Inc.

Information Items	
Time	Item Description
11:28am	5. Unity Housing Project – Atlanta Police Foundation
11:35am	6. Demo Lien Project Update
11:45am	7. Engagement of Consultant – Sheriff/Marshal Deed Update Project
11:55am	8. Update re GA Association of Land Bank Authorities (GALBA) – Request for Statewide Allocation from Georgia ARPA Funds
12:00pm	9. Center for Community Progress - Cornerstone Webinar – February 24, 2022
12:05pm	10. Atlanta City Council – Community Development Human Services Committee – Annual Update Presentation, March 15, 2022
12:10pm	11. Financial Update
12:15pm	12. Public Comments (Two-minute limit per speaker)
12:20pm	13. New Business

Executive Session	
12:25pm	14. Litigation
	15. Real Estate Transaction

Action Item	
1:00pm	16. Adjourn



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, February 22, 2022

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	
Calvin Brock	MALB Board Member	P	

Staff and Counsel			
Name:	Title:	Attendance:	
		Present	Not Present
Christopher Norman	Executive Director	P	
Elizabeth Roberts	Internal General Counsel/Sr. Program Director	P	
Terica B. Bashir	Program Director	P	
Kimberly White	Vacant Property Manager	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. Michael Ward	City of Atlanta Law		NP
Atty. Patrick O'Conner	Fulton County Law Department	P	

1. Call to Order: Chairperson Janis Ware - Called the meeting to order at 11:02 A.M.

2. Adopt Agenda:

Treasurer Michelle Nelson made a motion to:

Adopt Agenda with no changes.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Ratify Minutes:

Secretary Jane Bradshaw-Burnette made a motion to:

Ratify minutes as submitted for the meeting on January 25, 2022, with no changes.

Board Member Petrina Howard seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

4. **Approve Conveyance of 40 Thayer Avenue, Atlanta, GA 30315 (Parcel #14-0056-0009-082-3) and 39 Thayer Avenue, Atlanta, GA 30315 (Parcel # 14-0056-0009-025-2 to FCS Urban Ministries, Inc.**

The properties were presented separately. First property presented was 40 Thayer Avenue.

Mrs. Terica Bashir stated that this parcel is part of the Sheriff/Marshal Deed Program. The MALB holds the lien interest of the properties in this program which were conveyed by the City of Atlanta and Fulton County between 1998 and 2001. FCS Urban Ministries, Inc. (FCS) is requesting to purchase the lien interest on the property located at 40 Thayer Avenue from the Sheriff/Marshal Deed inventory. The property is located in the Historic South Atlanta neighborhood. Mrs. Bashir informed the Board that FCS plans to construct a 2-bedroom, 1,000SF single-family house with street parking. They plan to sell the house for owner occupancy at an AMI of 120% or lower. Mrs. Bashir stated that the project should be completed in 12 months with construction beginning March 2022. Per the guidelines of this program, MALB will sell the lien interest of this property at 40% of the appraised value which totals \$14,000.

Board Member Kyle Lamont made a motion to:

Approve Conveyance of 40 Thayer Avenue, Atlanta, GA 30315 (Parcel #14-0056-0009-082-3) to FCS Urban Ministries, Inc. for \$14,000.

Secretary Bradshaw-Burnette seconded motion.

MOTION APPROVED UNANIMOUSLY.

Mrs. Bashir stated that the vacant lot located at 39 Thayer Avenue is also a part of the Sheriff/Marshal Deed Program. FCS Urban Ministries, Inc. (FCS) is requesting to purchase the lien interest on this property as well. The property is in the Historic South Atlanta neighborhood. Mrs. Bashir informed the Board that FCS plans to construct a 3-bedroom single-family house of approximately 1,250 SF on this lot. FCS anticipates that the project will be completed in 12 months with construction beginning March 2020. They will sell the home for owner-occupancy with an AMI of 120% or lower. Per the guidelines of this program, MALB will sell the lien interest of this property at 40% of the appraised value which totals \$24,000.

Board Member Kyle Lamont questioned what led to the significant appraisal difference between the two properties?

Mrs. Bashir replied that it was because of the difference in the size of the lots. The vacant lot at 40 Thayer Avenue is relatively smaller than other lots in the neighborhood (50x75 vs 50x150) and sits substantially above the street grade elevation.

Secretary Bradshaw-Burnette made a motion to:

Approve Conveyance of 39 Thayer Avenue, Atlanta, GA 30315 (Parcel # 14-0056-0009-025-2 to FCS Urban Ministries, Inc. for \$24,000.

Board Member Kyle Lamont seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Information Items

5. Unity Housing Project – Atlanta Police Foundation

Mr. Norman informed the Board that Unity Place is part of the Atlanta Police Foundation's Secure Neighborhoods Initiative and is the first-ever housing complex for police recruits in the nation. The property is located at 744 North Avenue, in the English Avenue neighborhood. He explained that the MALB was a pivotal part of the project in that the land was banked with the MALB under the Land Banking Agreement with Invest Atlanta since 2009. MALB was able to secure and maintain the property for this long duration until it was ready for development.

6. Demo Lien Project

Mr. Norman stated that the City of Atlanta conveyed eight demolished apartment complexes to the MALB as part of the Demo Lien Foreclosure Project. He stated two properties have been earmarked for the Atlanta Police Foundation (APF) to be used as an @ Promise Center. Currently, APF is conducting site visits.

7. Engagement of Consultant – Sheriff/Marshal Deed Updates Project.

Mr. Norman explained that the engagement of a contractor will replace the Analyst position for the MALB. The contractor, Natalie Jackson, will be doing the Sheriff/Marshal Deed Audit. The audit will consist of the following:

- Create master excel spreadsheet of all Sheriff/Marshal Deeds MALB received
- Create transactional registry that identifies counterparties that received lien interests conveyed via Quit Claim Deeds
- Audit current inventory against master excel spreadsheet to confirm actual status and MALB ownership position
- Coordinate with Executive Director, Senior Program Director, Program Director, and Vacant Property Manager to review all properties and determine basic information for all eProperty entries.
- Assist Senior Program Director, Program Director, and Vacant Property Manager with creating a workplan to update all property entries in eProperty
- Coordinate completion of the update of all properties in eProperty and assist with creating audit/information maintenance strategy

8. Update re: GA Association of Land Bank Authorities (GALBA) – Request for Statewide Allocation from Georgia ARPA Funds

Mr. Norman reminded the Board that GALBA completed an application requesting State funds through the American Rescue Plan Act (ARPA) in the amount of \$8 million. He informed the Board that the application is still under review by the State Committee. At this time, there have not been any updates on whether the application has been approved or denied.

9. Center for Community Progress – Community Webinar – February 24, 2022

Mr. Norman stated that the Center for Community Progress, which is the national organization that deals with vacant property and is a longtime supporter of land banks, will be hosting a webinar. He informed the Board that he will be one of the webinar speakers. The topic will be Land Banks and Community Land Trusts: Partnering to Provide Equitable Housing Opportunities for Generations to Come.

10. Atlanta City Council – Community Development Human Services Committee – Annual Update Presentation, March 15, 2022.

Mr. Norman stated that when Councilman Matt Westmoreland was the Chair of the Community Development Human Services Committee, he had agencies doing quarterly updates. Mr. Norman stated that since the City’s Administration changed, there is a new chair for this committee. The committee has moved back to asking agencies to provide annual updates and the MALB is on the agenda for the March 15th meeting. Mr. Norman stated that he will be presenting a general update of what has transpired with the Land Bank since his last update to the committee, plus background on the Land Bank since there are so many new council members. He also plans to give an update of future transactions as well as program and policy updates.

11. Financial Update.

Mr. Norman stated that the MALB has not received the January financial statement from the bookkeeper. He informed the Board that the MALB is still financially solid and the allocation of funding from the County in the amount of \$113,000 is on the way. Mr. Norman reminded the Board of the transactional revenue coming from Atlanta Land Trust and FCS Ministries. MALB will be requesting more funding than the usual allocation from the City of Atlanta in the upcoming budget cycle.

12. New Business

Mr. Norman reminded the Board that the MALB’s 30-year anniversary was last October. He stated that Mr. Reggie Hammond, of Your Crescendo, is working on pulling historical milestones to post on MALB social media accounts. MALB is the fourth oldest land bank in the United States.

Mr. Norman also stated that this quarter, MALB will be working with the municipalities of East Point, City of South Fulton, and College Park on becoming members of the Metro Atlanta Land Bank.

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

14. New Business. NONE

Board Member Kyle Lamont made a motion to adjourn to Executive Session

Sectary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY

Adjourned to Executive Session

Executive Session

Litigation Discussed - No Action was taken

Real Estate Transaction Discussed- No Action was taken

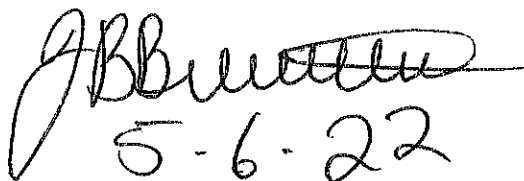
Secretary Jane Bradshaw-Burnette made a motion to resume General Meeting.

Board Member Calvin Brock seconded the motion.

MOTION APPROVED UNANIMOUSLY

Resumed General Meeting

16. Adjourned at 12:30pm


5-6-22