



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

General Monthly Meeting MALB Board of Directors Tuesday, January 25, 2022

NOTE: THIS WILL 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

+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 & Introductions
11:02am	2. Adopt Agenda
11:06am	3. Ratify Minutes – November 15, 2021

Action Items

Time	Item Description
11:08am	4. Approve Engagement of Vendor for Demolition of 872 Beutell Rd. NW Atlanta, GA 30314 (Parcel ID# 14-0112-0008-042-0)

11:28am	5. Approve Selection of Members of Qualified Vendor Pool for Asset Maintenance Services from Request from Qualifications
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Information Items

Time	Item Description
11:50am	6. Vacant Property Manager Update
12:00pm	7. MALB Insurance – Directors & Officers / General Corporate / Workers Comp
12:05pm	8. Update – Permanent Affordability Project with Atlanta Land Trust
12:10pm	9. Update re GA Association of Land Bank Authorities (GALBA) – Request for Statewide Allocation from Georgia ARPA Funds
12:15pm	10. Financial Update
12:20pm	11. Public Comments (Two-minute limit per speaker)
12:30pm	12. New Business

Action Item

12:35pm	13. Adjourn
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MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, January 25, 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		NP
Kyle Lamont	MALB Board Member		NP
Calvin Brock	MALB Board Member	P	
Herb Joseph	Atlanta Public Schools Advisor		NP

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	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		NP
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 11:01 A.M.

2. Adopt Agenda:

Secretary Jane Bradshaw-Burnette made a motion to:

Adopt Agenda with no changes.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Ratify Minutes:

Vice-Chairperson Kate Little made a motion to:

Ratify minutes as submitted for the meeting on November 15, 2021, with no changes.

Treasurer Michell Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

4. **Approve Engagement of Vendor for Demolition of 872 Beutell Rd. NW Atlanta, GA 30314 (Parcel ID# 14-0112-0008-042-0).**

Ms. Kimberly White stated 872 Beutell Road is a residential property held by MALB via a Land Banking Agreement with Invest Atlanta. Invest Atlanta requested the property be demolished due to safety concerns. She explained that the MALB requested quotes from current vendors, as well as, from outside sources. A total of four quotes were received. MALB staff recommends that one of the current vendors, oaksATL, be approved to complete the demolition on the Beutell Road property based on comparison of the bids.

Vice-Chairperson, Kate Little, asked if rehabbing the property is an option or does Invest Atlanta have the final decision on what will happen to the property.

Mr. Norman stated that occasionally Invest Atlanta will ask MALB for recommendations on whether a structure should be rehabbed or demolished but Invest Atlanta has the final decision-making power as the underlying property owner.

Secretary Bradshaw-Burnette made a motion to:

Approve Engagement of oaksATL as Vendor for Demolition of 872 Beutell Rd. NW Atlanta, GA 30314 (Parcel ID# 14-0112-0008-042-0).

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

5. Approve Selection of Members of Qualified Vendor Pool for Asset Maintenance Services from Request from Qualifications

Ms. White reminded the Board that the RFQ for Asset Maintenance Services was issued in November 2021. There was a total of six proposals received; however, one missed the deadline and was therefore disqualified. She explained that a minimum average score of 70 out of 100 points is required for recommendation for inclusion in the pool of qualified vendors. The recommended members for the pool of vendors are:

- Executive Realty Solutions
- oaksATL Community Development
- Synergy Real Estate Development and Brokerage
- City Green Services Landscape Management
- R&R Grading and Demolition, Inc. (Demolition only)

Ms. White stated one of the current vendors did not qualify for continuation into this pool. She stated that the contractual terms will be a 2-year agreement with the option for a 2-year extension.

Secretary Bradshaw-Burnette made a motion to:

Approve Selection of Members of Qualified Vendor Pool for Asset Maintenance Services from Request from Qualifications.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Information Items

6. Vacant Property Manager Update

Ms. Kimberly White provided an overview of recent activity, portfolio details, and other issues related to maintenance of the MALB portfolio. She stated that the MALB has a total of 154 properties in inventory for the month of November (see detailed property count below):

- MALB - 130 (includes demo lien properties)
- Atlanta Neighborhood Development Partnership - 5
- Atlanta Land Trust - 3
- Invest Atlanta -16

Ms. White explained that the total maintenance dollars expended for the month of November was \$8,106.00 which includes MALB's portion of \$2,961.00.

7. MALB Insurance – Directors & Officers / General Corporate/Workers Comp

Mr. Norman informed the Board that the MALB's D&O, General Corporate and Workers Comp policies have been renewed with little to no premium increase.

8. Update – Permanent Affordability Project with Atlanta Land Trust

Mr. Norman reminded the Board that in 2020 the MALB entered a partnership with the Atlanta Land Trust for the purchase of 14 MALB properties under the Permanent Affordability Pilot Program. He explained that the Atlanta Land Trust is working through obtaining their funding at this time.

Mrs. Terica Bashir further explained that the Atlanta Land Trust's funding opportunity with GROWTH will not be moving forward. The National Housing Trust has committed to fund the Atlanta Land Trust's scattered-site single family projects, which includes the 13 remaining MALB properties. Mrs. Bashir informed the Board that the Atlanta Land Trust will be hiring a contractor to project manage the scattered-site single family portfolio. Two prospective candidates have been identified. Once the contractor has been brought on and funding secured, they will move forward with purchasing the remaining properties.

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

Mr. Norman notified the Board that GALBA submitted an application requesting State funds through the American Rescue Plan Act (ARPA) in the amount of \$8 million. If approved, the funds will be disbursed to GALBA members in two phases. The application is still under review by the State Committee.

10. Financial Update.

Mr. Norman gave the Board an update of the MALB's financial status. He stated that the finances of MALB are still in good shape and that the allocation from Fulton County has been requested.

11. 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.

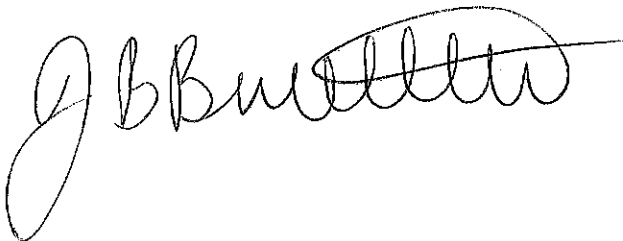
Mr. Norman also stated that this quarter, MALB will be working with the municipalities of East Point, City of South Fulton, and College Park on becoming members of the Metro Atlanta Land Bank.

12. Public Comments (Two-minutes limit per speaker).

Councilman Byron Amos stated that he is familiar with MALB and has worked with the organization through the NPU system and the APS Board. He stated that there have been several projects in his District (3) that have successfully been completed by the MALB and that he looks forward to continuing the relationship in his new role.

13. Adjourn

Adjourned Meeting at 11:52 pm.

A handwritten signature in black ink, appearing to read "J. B. Amos". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke extending to the right.