



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

General Monthly Meeting MALB Board of Directors Tuesday, August 23, 2022

NOTE: THIS MEETING WILL BE IN PERSON

Marquis II Conference Room
(Located via doors on north side of hotel entrance roundabout/drop off)
(Marriott Marquis Complex)
285 Peachtree Center Ave. NE
Atlanta, GA 30303

A ZOOM BROADCAST IS AVAILABLE TO THE PUBLIC

<https://us02web.zoom.us/j/82507387534?pwd=NWdsdk5WXZ3MDBQOUpKVDB1VHdoUT09>

Meeting ID: 825 0738 7534

Passcode: 856787

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Start Time: 12:30 p.m. Target End Time: 2:30pm

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
12:30pm	1. Welcome & Introductions
12:32pm	2. Adopt Agenda
12:34pm	3. Ratify Minutes – May 24, 2022, and June 28, 2022

Action Items	
Time	Item Description
12:40pm	4. Approve Conveyance of 730 Dill Ave., Atlanta, GA 30310 (Parcel ID# 14-0105-0009-017-0) to Atlanta Police Foundation and Execution of Amendment to Secure Neighborhood Initiative Memorandum of Understanding
12:50pm	5. Ratify Purchase of 902 N. Eugenia Pl., Atlanta, GA 30318 (Parcel ID# 14 -0176-0002-023-9), 974 N. Eugenia Pl., Atlanta, GA 30318 (Parcel ID# 17 -0226-0007-051-8), and 970 N. Eugenia Pl., Atlanta, GA 30318 (Parcel ID# 17 -0226-0007-050-0) by Atlanta Land Trust pursuant to Permanent Affordability Pilot Program Memorandum of Understanding
1:00pm	6. Approve Extension of Memorandum of Understanding with Atlanta Land Trust for the Permanent Affordability Pilot Program
1:10pm	7. Approve Selection of Records Management Company for Scanning and Archiving Onsite Documents
1:17pm	8. Approve Donation Program

Information Items	
Time	Item Description
1:25pm	9. Center for Community Progress / Grounded Solutions - Catalytic Land Cohort Visit – August 3-5, 2022
1:32pm	10. Demo Lien Project – Funding and Action Plan Update
1:40pm	11. Fence Installation for 623 Joseph E. Boone Blvd. NW, Atlanta, GA 30314 (Parcel ID# 14-0111-0009-1550)
1:45pm	12. Strike Force Task Force Update
1:52pm	13. Potential Vacant Property Art Project Pilot with Atlanta Public Schools
2:00pm	14. Proposed Board Property Tour
2:05pm	15. Member Expansion Update
2:10pm	16. Financial Matters Update
2:15pm	17. Office Update
2:20pm	18. Public Comments (Two-minute limit per speaker)
2:25pm	19. New Business

Action Item	
2:30pm	20. Adjourn



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
 Tuesday, August 23, 2022

Type of Meeting: Regular Monthly Meeting

Location: Marquis II Conference Room, Marriott Marquis Complex. 285 Peachtree Center Ave. NE, Atlanta, GA 30303. Zoom Conference Call access was also provided.

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 (Virtual)	
Kyle Lamont	MALB Board Member	N/P	
Calvin Brock	MALB Board Member	N/P	

Staff and Counsel			
Name:	Title:	Attendance:	
		Present	Not Present
Christopher Norman	Executive Director	P	

changes.

Vice-Chairperson Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

4. Approve Conveyance of 730 Dill Ave. SW, Atlanta, GA 30310 (Parcel ID# 14-0105-0009-017-0) to Atlanta Police Foundation and Execution of Amendment to Secure Neighborhood Initiative Memorandum of Understanding

Attorney Elizabeth Roberts explained that the Metro Atlanta Land Bank officially accepted forfeited property located at 730 Dill Avenue SW, Atlanta, GA 30310 ("Property") from the Fulton County District Attorney ("DA"). She stated that MALB staff discussed the possibility of receiving the Property and potentially working with the Atlanta Police Foundation ("APF") to convert it into officer housing with the DA under the Secure Neighborhood Initiative. Attorney Roberts stated that MALB worked with the Fulton County Tax Commissioner's Office and the Office of the Fulton County Attorney to clear the property and facilitate its conveyance to MALB, and to then potentially convey to the Atlanta Police Foundation (APF) to construct housing for an officer.

Attorney Roberts explained that a 2014 Memorandum of Understanding ("2014 MOU") with the Atlanta Police Foundation, City of Atlanta - Department of Planning and Community Development, Office of Housing ("COA"), and the Fulton County/City of Atlanta Land Bank Authority ("MALB") commits the parties to strategically developing and channeling resources toward increasing police visibility by granting APD officers an opportunity to purchase a single-family home in an Atlanta neighborhood.

Attorney Roberts informed the Board that it was necessary to draft an amendment to the 2014 MOU to outline the roles and responsibilities of the APF and MALB specific to the redevelopment of 730 Dill Avenue. Attorney Roberts stated that MALB will continue to hold the property under the existing Land Banking Depository Agreement with APF. Attorney Roberts stated that APF would have three years from the amendment execution date to complete construction; also, MALB and APF have 30 days to request to in writing the termination of the agreement if needed.

Ms. Karen Rogers, Director of Community Development for APF, stated that this property would be the third police housing project they have done in partnership with MALB since 2014. She explained that the property located at 730 Dill Ave was known for illegal drug activity and that the Fulton County District Attorney executed a forfeiture on the property.

Ms. Carrie Cala, Director of Real Estate for APF, explained that after accessing the property, APF can determine if the property will need to be demolished or renovated. That decision

Ms. Amanda Rhein, Executive Director of the Atlanta Land Trust, stated that the plan is to renovate the three properties and sell them to families in the Grove Park neighborhood.

Mr. Norman explained that although the Board approved the sale of the previously identified fourteen (14) properties to the Atlanta Land Trust under the Permanent Affordability Pilot Program, there have been a few uncertainties. He stated that it was unclear if the properties mentioned above needed to be brought back before the Board to be ratified. After reviewing with MALB internal counsel, each property needs to be ratified individually at the time of purchase.

Vice-Chairperson Kate Little made a motion to:

Rarify Purchase of 902 N. Eugenia Pl., Atlanta, GA 30318 Parcel ID# 14-0176-0002-023-9), 970 N Eugenia Pl., Atlanta, GA 30318 (Parcel ID# 17-0226-0007-050-0), and 974 N Eugenia Pl., Atlanta, GA 30318 (Parcel ID# 17-0226-0007-051-8), by Atlanta Land Trust pursuant to Permanent Affordability Pilot Program Memorandum of Understanding.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

6. Approve the Extension of the Memorandum of Understanding with Atlanta Land Trust for the Permanent Affordability Pilot Program

Mrs. Bashir informed the Board that the Atlanta Land Trust (ALT) is requesting an extension of the Memorandum of Understanding (MOU) for the Permanent Affordability Pilot Program. The Board approved the original MOU on April 23, 2020, for ALT to purchase the initial fourteen (14) properties. The Atlanta Land Trust's funding partner for the acquisition of the properties did not follow through with the deal which resulted in a delay of the acquisition of the properties. ALT has since identified acquisition funding and will have one year from the date of execution of the extension to acquire, the 14 properties.

Vice-Chairperson Kate Little made a motion to:

Approve Extension of the Memorandum of Understanding with Atlanta Land Trust for the Permanent Affordability Pilot Program.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Chairperson Janis Ware asked if other organizations are aware of and participating in the Pilot Program.

Vice-Chairperson Kate Little made a motion to:

Approve Donation Program.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Information Items

9. Center for Community Progress / Grounded Solutions – Catalytic Land Cohort Visit – August 3-5, 2022

Mr. Norman stated that several members of the Catalytic Land Cohort met in Atlanta from August 3rd - 5th. The Cohort is designed to examine bringing scale to the creation of CLT homes while also achieving racial equity. He explained that the Cohort is a 36-month national initiative to convert public properties into assets for permanently affordable housing.

A national report will be done in November of this year.

10. Demo Lien Project – Funding and Action Plan Update

Mr. Norman reported that MALB will receive several multi-family and single-family vacant lots as part of the Demo Lien Project with the City of Atlanta and Invest Atlanta. The Atlanta City Council is set to approve MALB to receive \$100,000 for the maintenance of these lots. Once the funding is received, maintenance and insurance of the lots will commence.

11. Fence Installation for 623 Joseph E. Boone Blvd. NW, Atlanta, GA 30314

Ms. Kimberly White informed the Board that MALB received numerous code enforcement violations and complaints due to trash, debris, trespassing, and graffiti issues at the property located at 623 Joseph E. Boone. This property is owned by Invest Atlanta and being held by MALB under a Land Banking Depository Agreement. The decision was made by MALB staff to have a fence re-installed in the hopes of alleviating the above issues associated with illegal dumping. She explained that Invest Atlanta has approved the estimated cost obtained from maintenance vendor, Synergy Real Estate. The fence will be installed shortly.

12. Strike Force Task Force Update

Mr. Norman stated that MALB is a member of Mayor Dickens' *Affordable Housing Strike Force*. MALB is slated to receive \$400,000 from the Affordable Housing Trust Fund to clear the titles of the properties in the MALB Sheriff / Marshall Deed inventory. Once properties

16. Financial Matters Update.

Mr. Norman stated that MALB received \$300,000 from the City of Atlanta General Fund for operational expenses. Atlanta City Council also initially approved \$100,000 for maintenance expenses on Demo Lien Project properties and \$400,000 for legal and administrative fees associated with clearing title of the Sheriff / Marshall Deed properties. The final approval is expected on Sept. 6th during full Council Meeting. MALB also received \$127,934.42 from the three Land Trust transactions.

Secretary Jane Burnette-Bradshaw asked if salaries come from the \$100,000 or \$400,000 funds or only from the \$300,000 budgeted amount. Mr. Norman replied that salaries are drawn from the \$300,000 operational budget. The \$100,000 will be used for maintenance only and the \$400,000 will be used for legal and administrative fees.

17. Office Update.

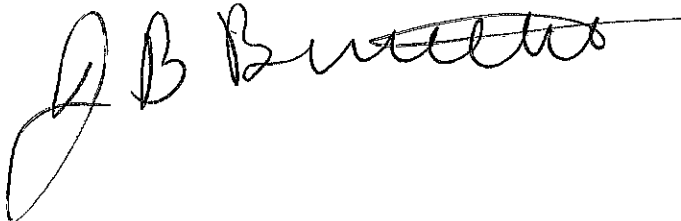
Mr. Norman showed the Board pictures of the new office furniture, mission/vision statement posters, and the tele-meeting set up in the Conference Room.

18. Public Comments. NONE

19. New Business. NONE

20. Adjourn

Adjourned Meeting at 2:25 P.M.

A handwritten signature in black ink, appearing to read "J B Burnette". The signature is written in a cursive style with a long horizontal flourish extending to the right.