



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, December 13, 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		N/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		N/P
Kyle Lamont	MALB Board Member	P	
Calvin Brock	MALB Board Member		N/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		N/P
Kimberly White	Vacant Property Manager	P	
Rhonda Corporal	Office Manager	P	
Atty. Rodney Strong	MALB External General Counsel		N/P
Atty. David Maher	MALB External General Counsel	P (Virtual)	
Atty. Tres Dye	MALB Real Estate Counsel		N/P
Atty. Jonathan Futrell	City of Atlanta Law Department		N/P
Atty. Michael Ward	City of Atlanta Law		NP
Atty. Patrick O'Conner	Office of Fulton County Attorney	P (Virtual)	

1. Call to Order: Vice-Chairperson Kate Little - Called the meeting to order at 12:32 P.M.

2. Adopt Agenda:

Secretary Jane Bradshaw-Burnette made a motion to:

Adopt Agenda with no changes.

Board Member Kyle Lamont seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Approve Minutes:

Treasurer Michelle Nelson made a motion to:

Approve minutes as submitted for the meeting on November 12, 2022, with no changes.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

4. *Approve 5-Year Land Banking Depository Agreement with Westside Future Fund.*

Attorney Elizabeth Roberts explained that the Westside Future Fund (WFF) has secured 188-single-family properties to support a 249 single-family unit project. One of WFF's areas of impact is the creation of mixed-income communities with a focus on ensuring that legacy residents are not displaced within English Avenue, Vine City, and Ashview Heights. She stated that the WFF is requesting to enter into a Land Banking Depository Agreement with MALB for up to 5 years. WFF is requesting to bank approximately 74 parcels consisting of vacant lots, single-family, and multifamily structures. Attorney Roberts stated that WFF plans to fulfill the affordability requirements of the Land Banking Depository Program with a mixed-income approach. WFF will work closely with Atlanta Housing to secure HomeFlex vouchers as available.

Mr. Norman informed the Board that WFF will maintain their own properties and report to Ms. Kimberly White, the MALB Vacant Property Manager, with the same frequency as MALB services other portfolios.

Treasurer Michelle Nelson made a motion to:

Approve 5-Year Land Banking Depository Agreement with Westside Future Fund.

Board Member Kyle Lamont seconded the motion.

MOTION APPROVED UNANIMOUSLY.

5. *Approve Conveyance of 485 West Lake Ave NW Atlanta, GA 30318 (Parcel # 14-0146-0007-022-3), 0 West Lake Ave Atlanta, GA 30318, (Parcel # 14-0146-0007-023-1), 0 North Ave NW Atlanta, GA (Parcel # 14-0146-0007-006-6), 0 North Ave NW Atlanta, GA 30318 (Parcel # 14-0146-0007-007-4) to Grove Park Foundation after Recorded Deed Receipt.*

Attorney Elizabeth Roberts reminded the Board that this request came before the MALB during the October 25, 2022, meeting. As the property comes to the MALB from the City, this conveyance deed is for the property to be immediately transferred to Grove Park as requested by the City.

Board Member Lamont expressed concern that the Grove Park Foundation will not keep its commitment to affordable homes once the properties are conveyed to them.

Mr. Norman replied it is stipulated in the deed by way of a reverter clause, that the property will be return to the City if Grove Park fails to erect affordable housing units.

Secretary Jane Bradshaw-Burnette made a motion to:

Approve Conveyance of 485 West Lake Ave NW Atlanta, GA 30318 (Parcel # 14-0146-0007-022-3), 0 West Lake Ave Atlanta, GA 30318, (Parcel # 14-0146-0007-023-1), 0 North Ave NW Atlanta, GA (Parcel # 14-0146-0007-006-6), 0 North Ave NW Atlanta, GA 30318 (Parcel # 14-0146-0007-007-4) to Grove Park Foundation after Recorded Deed Receipt.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED

Board Member Kyle Lamont abstained from the vote.

6. **Approve Conveyance Deed of 1241 Almont Drive SW., Atlanta GA 20219 (Parcel # 14-0138-0006-011-7), 879 (aka) White Street SW, Atlanta, GA 30310 (Parcel # 14-0107-0006-032-0), 1154 Edgefield Drive SW, Atlanta, GA 30310 (Parcel # 14-0138-0006-073-7) to Atlanta Land Trust.**

Attorney Elizabeth Roberts explained that the City of Atlanta requested the Atlanta Land Trust be the recipient of these properties and the request was approved at the MALB October 5, 2022, Board meeting. She stated that this request is similar to the above (item #5) as to where the properties will be deeded to MALB and simultaneously deeded to the Atlanta Land Trust to build permanently affordable housing.

Treasurer Michelle Nelson made a motion to:

Approve Conveyance of 1241 Almont Drive SW., Atlanta GA 20219 (Parcel# 14-0138-0006-011-7), 879 (aka) White Street SW, Atlanta, GA 30310 (Parcel # 14-0107-0006-032-0), 1154 Edgefield Drive SW, Atlanta, GA 30310 (Parcel # 14-0138-0006-073-7) to Atlanta Land Trust after Recorded Deed Receipt.

Secretary Jane Bradshaw-Burnette seconded the motion.

MOTION APPROVED UNANIMOUSLY.

7. **Approve FY2023 MALB Budget.**

Mr. Norman presented the FY2023 MALB budget to the Board. He detailed the assumptions for revenue and expenses. He stated that this budget and the Sheriff/Marshal Deed project will allow MALB to move forward to establish a reserve.

Board Member Kyle Lamont made a motion to:

Approve FY2023 MALB Budget.

Treasurer Michelle Nelson seconded the motion.
MOTION APPROVED UNANIMOUSLY

Information Items

8. Renewal – Directors and Officers Insurance.

Mr. Norman informed the Board that the Directors and Officers, Workers' Compensation, and Business Liability insurance policies are now all up for renewal. The premiums have increased by a modest incremental amount.

Secretary Jane Bradshaw-Burnett questioned how Workers' Compensation liability insurance is impacted when employees are working from home on some days.

Mr. Norman stated that he would ask HRKS and the insurance agent how this type of situation should be handled if it were to arise.

9. Financial Matters Update.

Mr. Norman stated that he had not received the monthly update from the MALB bookkeeper at this time and will update next month.

10. Public Comments.

None.

11. New Business.

Board Member Kyle Lamont suggested that moving forward the MALB should create a policy to use minority banks for the reserve.

Attorney David Maher stated that the MALB has the authority to look into using minority banks.

12. FY2023 Board Meeting Dates.

Mr. Norman presented the Board with the 2023 meeting dates.

Board Member Kyle Lamont suggested that a start time of 30-minutes earlier or Noon would work better for him.

13. Adjourn.

Adjourned Meeting at 2:25 P.M.

J. B. [Signature]

1-24-23