



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

General Monthly Meeting MALB Board of Directors Tuesday, October 25, 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=NWdsdkt5WXZ3MDBQOUUpKVDB1VHdoUT09>

Meeting ID: 825 0738 7534

Passcode: 856787

One tap mobile

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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.

Action Items	
Time	Item Description
12:30pm	1. Welcome & Introductions
12:32pm	2. Adopt Agenda
12:34pm	3. Ratify Minutes – August 23, 2022

Action Items	
Time	Item Description
12:36pm	4. Approve Acceptance of 485 West Lake Ave NW Atlanta, GA 30318 (Parcel # 14-0146-0007-022-3), 0 West Lake Ave NW Atlanta, GA 30318 (Parcel # 14-0146-0007-023-1), 0 North Ave NW Atlanta, GA 30318 (Parcel # 14-0146-0007-006-6), 0 North Ave NW Atlanta, GA 30318 (Parcel # 14-0146-0007-007-4) from the City of Atlanta and Conveyance to Grove Park Foundation.
12:46pm	5. Approve Acceptance of 1241 Almont Drive SW, Atl., GA 30310 (Parcel # 14-0138-0006-011-7), 879 (aka 0) White Street SW, Atl., GA 30301 (Parcel # 14-0107-0006-032-0), 1154 Edgefield Drive SW, Atl., GA 30310 (Parcel # 14-0138-0006-073-7) from the City of Atlanta and Conveyance to Atlanta Land Trust, Inc.
12:56pm	6. Approve Acceptance of Current and Future Abatement Properties Procured by the City of Atlanta Pursuant to Intergovernmental Agreement dated October 13, 2020, with MALB (Demo Lien Program) and Extinguishment of Associated Delinquent Taxes

Information Items	
Time	Item Description
1:06pm	7. Update - 730 Dill Avenue, SW Atl., GA 30310 (Parcel # 14-0105-0009-017-0) - Property Management
1:11pm	8. Proposed Board Property Tour – November 2022
1:16pm	9. Reclaiming Vacant Property Conference, Center for Community Progress – Chicago, IL - September 7-9, 2022
1:21pm	10. Land Development Conference – Augusta, GA Land Bank Authority – October 4-7, 2022
1:26pm	11. ED Norman Presentation – Georgia Initiative for Community Housing (GICH) 2022 Fall Retreat, October 27th – University of Georgia Tifton Campus
1:31pm	12. ED Norman - Interview – Atlanta Small Business Network – November 3, 2022
1:35pm	13. Center for Community Progress Cornerstone Webinar – “Leaders of Color in Land Banking” November 17, 2022 – T. Bashir
1:40pm	14. Financial Matters Update
1:45pm	15. Public Comments (Two-minute limit per speaker)

Executive Session	
Time	Item Description
1:50pm	16. Human Resources – Compensation Study Presentation

Action Item	
2:20pm	17. New Business
2:28pm	18. Board Meeting Dates
2:30pm	19. Adjourn



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, October 25, 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	
Calvin Brock	MALB Board Member	P	
Petrina Howard	MALB Board Member	P	
Kyle Lamont	MALB Board Member		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 External General Counsel		NP
Atty. David Maher	MALB External 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. Carlos Vilela	Office of Fulton County Attorney	P	

1. Call for Order: Chairperson Janis Ware - Called the meeting to order at 12:35 P.M.

Welcome & Introductions: Attorney Elizabeth Roberts introduced the new Fulton County Attorney assigned to MALB, Carlos Vilela, to the Board, staff, and attendees.

2. Adopt Agenda:

Secretary Jane Bradshaw-Burnette made a motion to:

Adopt Agenda with no changes.

Vice Chairperson Kate Little seconded the motion.
MOTION WAS APPROVED UNANIMOUSLY.

3. Ratify Minutes:

August 23, 2022, minutes were ratified as submitted.

Action Items:

4. *(Moved from Item 5 to Item 4 to accommodate arrival of guests)* **Approve Acceptance of 1241 Almont Drive SW Atlanta, GA 30310 (Parcel #14-0138-006-011-7), 879 (aka 0) 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) from the City of Atlanta and Conveyance to Atlanta Land Trust, Inc.**

Mrs. Bashir stated that in May 2021, Atlanta City Council approved an ordinance (21-O-0191) by the Community Development/Human Services Committee authorizing Mayor Keisha Lance Bottoms or her designee to execute Quitclaim Deeds conveying the City's interest in three properties to MALB. The Bottoms Administration and MALB had conversations about receiving the City's surplus properties and conveying them to their designee, the Atlanta Land Trust (ALT), to develop permanent affordable housing. The properties consist of two vacant residential lots (White & Edgefield) and one residential lot with an existing structure (Almont). ALT plans to develop permanent affordable housing for either rental or home ownership at each site.

- 1241 Almont Drive SW. – ALT will renovate for a single-family home for owner occupancy at 65% of the AMI
- 879 White St – ALT plans to request a rezoning to allow for a duplex for owner occupancy with two rental accessory dwelling units at 80% AMI
- 1154 Edgefield Dr – ALT will construct either a single-family home or duplex for owner occupancy at 80% AMI

Mrs. Amanda Rhein, Executive Director at ALT, explained that they are hiring a contractor to begin construction for the property located at 1241 Almont once it is conveyed to ALT. She also explained that 879 White would have to go through the rezoning process which would include obtaining community approval.

Chairperson Ware questioned how the decision was made to convey these properties to the ALT.

Mr. Norman replied that the CoA and the ALT were interested in bringing these three surplus properties back to production. The CoA worked with the MALB per the Interlocal Cooperation Agreement to convey their surplus properties to MALB. He stated that the MALB would then convey the surplus properties to ALT subject to the reversionary clause in the deeds that if the affordable properties are not completed in three years, they will return to the CoA.

Board Member Calvin Brock made a motion to:

Approve Acceptance of 1241 Almont Drive SW Atlanta, GA 30310 (Parcel #14-0138-006-011-7), 879 (aka 0) 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) from the City of Atlanta and Conveyance to Atlanta Land Trust, Inc.

Ms. Michelle Nelson seconded the motion
MOTION WAS APPROVED UNANIMOUSLY.

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

Mrs. Bashir stated that in September 2022, Atlanta City Council approved an ordinance (22-O-1678) by Councilmember Dustin Hillis, as substituted by the Community Development/Human Services Committee, authorizing Mayor Andre Dickens or his designee to execute a Quitclaim Deed conveying the City's interest in four properties located at:

- 485 West Lake Ave NW Atlanta, GA 30318
- 0 West Lake Ave NW Atlanta, GA 30318
- 0 North Ave NW Atlanta, GA 30318
- 0 North Ave NW Atlanta, GA 30318

Mrs. Bashir informed the Board that these properties are part of an assemblage for a project known as Hasty Place Walk. The Grove Park Foundation plans to develop 120 affordable units comprised of townhomes, single-family homes, and small multi-family housing. She explained that the targeted markets are low-income (60-80% AMI) and workforce housing (80-100% AMI).

Mr. Freddie Stevens, Director of Housing at the Grove Park Foundation, stated that they are committed to providing affordable housing in the Grove Park neighborhood. Of the 120 units, 62 will be for homeownership units, and 58 will be rental units. The unit affordability breakdown will be 60% low-income, 30% workforce, and 10% market rate. He stated that construction is broken into 4 phases. Phase 1 is already under construction, which started in the second quarter of 2022, and Phase 4 is to be completed in the second quarter of 2024.

Treasurer Michelle Nelson made a motion to:

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

Board Member Petrina Howard seconded the motion.
MOTION WAS APPROVED UNANIMOUSLY.

6. Approve Acceptance of Current and Future Abatement Properties Procured by the City of Atlanta Pursuant to Intergovernmental Agreement dated October 13, 2020, with MALB (Demo Lien Program) and Extinguishment of Associated Delinquent Taxes.

Mr. Norman explained that MALB has entered into an Agreement with the City of Atlanta (CoA) to receive several properties from the City under the Demo Lien Program.

Attorney Elizabeth Roberts explained that the CoA has a portfolio of demolition liens that they have not collected on for years, and the decision was made to proceed with foreclosure on the liens on the properties. She explained that the City designated the MALB to be the recipient of those properties. As the CoA comes into possession of the properties, they will be conveyed directly to MALB. Attorney Roberts explained that even though the properties were demolished, the previous owners still retained ownership, so the lots are just sitting there. The CoOA is now gaining true ownership of those properties, so they can be returned to a productive use. Invest Atlanta will handle all multi-family properties and MALB will handle the single-family parcels. The MALB and Invest Atlanta will ensure that affordable housing is produced on those lots. Attorney Roberts stated that the Board needs to vote on accepting sixteen parcels into MALB and for tax abatement of delinquent taxes from City, School Board, and Fulton County.

Secretary Jane Bradshaw-Burnett made a motion to:

Approve Acceptance of Current and Future Abatement Properties Procured by the City of Atlanta Demo Lien Program Pursuant to Intergovernmental Agreement dated October 13, 2020, with MALB

Board Member Calvin Brock seconded the motion
MOTION WAS APPROVED UNANIMOUSLY.

Treasurer Michelle Nelson made a motion to:

Approve Abatement of Delinquent Taxes of 16 Properties Procured by the City of Atlanta Demo Lien Program Pursuant to Intergovernmental Agreement dated October 13, 2020, with MALB

Vice Chairperson Kate Little seconded the motion.
MOTION WAS APPROVED UNANIMOUSLY.

Information Items

7. Update – 730 Dill Avenue, SW Atlanta, GA 30310 (14-0105-0009-017-0)

Ms. Kimberly White informed the Board that 730 Dill Avenue, Atlanta, GA 30310, was banked by the Atlanta Police Foundation (APF) by way of a donation from the Fulton County District Attorney.

The property was a known drug house in the community. She stated that the property had been fenced and cleaned, and the initial lawn service started on October 18th. 730 Dill has been allocated for Officer Housing with the APF's Secure Neighborhood Initiative.

8. Proposed Board Property Tour.

Mr. Norman informed the Board that he was looking into November or December dates for the MALB Board members' property tour. Chairperson Ware said that the end of the year was hectic for her and likely others and requested the tour be scheduled in January. Mr. Norman obliged. He also stated that Mrs. Terica Bashir had secured a van from the CoA fleet and the only remaining task is to map out the tour route to ensure a spectrum of properties are seen.

9. Reclaiming Vacant Properties Conference, Center for Community Progress – Chicago, IL – September 7-9, 2022.

Mr. Norman informed the Board that the entire MALB staff attended the Reclaiming Vacant Properties Conference (RVP) held in Chicago, IL. The RVP Conference explored strategies to address deteriorated, abandoned and vacant properties in a variety of forums. He stated that these types of platforms could bring people together across sectors around the common challenges and equip them to return home and effect real, on-the-ground change.

10. Land Development Conference–Augusta, GA Land Bank Authority–October 4-7, 2022

Mr. Norman informed the Board that he attended the Land Development Conference in Augusta, GA hosted by the Augusta, GA Land Bank. The conference was primarily geared toward investors and developers and sparking economic growth for the city of Augusta.

11. Presentation – Georgia Initiative for Community Housing (GICH) 2022 Fall Retreat, October 27th – University of Georgia Tifton Campus.

Mr. Norman stated that he would be doing a presentation on Land Banking 101 at the annual GICH in Tifton, Georgia.

12. Interview – Atlanta Small Business Network.

Mr. Norman stated that the Atlanta Small Business Network contacted him to interview him about the Metro Atlanta Land Bank. The interview is scheduled for Nov. 3rd.

**13. Center for Community Progress Cornerstone Webinar – “Leaders of Color in Land Banking”
November 17, 2022 – Terica Black Bashir.**

Mr. Norman stated that the Center for Community Progress selected Terica Black Bashir to participate on their panel that highlights leaders of color in the land banking industry. Three women of color from Georgia, Texas, and Indiana were chosen for the national panel.

14. Financial Matters Update.

Mr. Norman informed the Board that the MALB received the \$100,000 from the COA for maintenance on the demo lien parcels, and MALB is still waiting for the \$400,000 allocated for the legal work of clearing title on the Sheriff/Marshal Deed Program properties. He also made note that the impending sales of the remaining Permanent Affordability Pilot Program properties to the Atlanta Land Trust should bring approximately \$350,000 in revenue.

15. Public Comments (Two minutes per speaker). NONE.

16. Executive Session

Secretary Jane Bradshaw-Burnett made a motion:

Enter Into Executive Session.

Board Member Petrina Howard seconded the motion.
MOTION WAS APPROVED UNANIMOUSLY.

In the Executive Session, personnel matters were discussed.

Board Member Petrina Howard made a motion to:

Exit Executive Session

Treasurer Michelle Nelson Seconded the motion.
MOTION WAS APPROVED UNANIMOUSLY.

17. Adjourn

Chairperson Ware adjourned the meeting at 2:32 p.m.

