



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

General Monthly Meeting MALB Board of Directors Tuesday, July 25, 2023

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

+16468769923,,82507387534#,,,,*856787# US (New York)

Start Time: 12:00 p.m. Target End Time: 2:00pm

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
12:00pm	1. Welcome & Introductions
12:02pm	2. Adopt Agenda
12:04pm	3. Ratify Minutes – June 27, 2023

Action Items	
Time	Item Description
12:06pm	4. Approve Sale of 1255 Epworth Street SW Atlanta, GA 30310 (Parcel # 14 0137-0002-069-0), 885 North Eugenia Place NW Atlanta, GA 30318 (Parcel #14 0176-0005-004-6), and 1141 White Oak Avenue SW Atlanta, GA 30310 (Parcel #14 0119-0003-036-0) to Atlanta Land Trust, Inc. Pursuant to Permanent Affordability Pilot
12:25pm	5. Approve Demolition Bid for R&R Grading & Demolition LLC for 368 Griffin Street, Atlanta, GA 30314 (Parcel #14 0111-0008-045-4)
12:30pm	6. Approve Demolition Bid for R&R Grading & Demolition LLC for 538 Mary Street, Atlanta, GA 30314 (Parcel #14 0087-0001-086-5)
12:35pm	7. Approve Demolition Bid for R&R Grading & Demolition LLC for 619 Griffin Street, Atlanta, GA 30314 (Parcel # 14 0111-0008-049-5)
12:40pm	8. Approve FY2019 Financial Audit presented by Preston CPA
1:05pm	9. Approve Line of Credit Documents - Housing Opportunity Bond Invest Atlanta/URFA - Public Agency Acquisition

Information Items	
Time	Item Description
1:20pm	10. Financial Matters Update
1:25pm	11. Public Comments (Two-minute limit per speaker)

Executive Session	
1:30pm	12. Real Estate Transaction A
	13. Real Estate Transaction B

Action Item	
1:55pm	14. New Business
2:00pm	15. Adjourn



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, July 25, 2023

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		NP
Michelle Nelson	MALB Board Treasurer		NP
Petrina Howard	MALB Board Member	P	
Kyle Lamont	MALB Board Member	P	
Calvin Brock	MALB Board Member		NP
Charles “Chuck” Shultz	Advisory Member – Atlanta Public Schools	P (Virtual)	

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		NP
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		NP
Atty. Michael Ward	City of Atlanta Law		NP
Atty. Patrick O'Conner	Office of Fulton County Attorney		NP

Call to Order: Chairperson Janis Ware - Called the meeting to order at 12:15 P.M.

1. Welcome and Introductions

Board Members and staff introduced themselves.

2. Adopt Agenda:

Board Member Kyle Lamont made a motion to:

Adopt Agenda with no changes.

Board Member Petrina Howard seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Approve Minutes:

Board Member Petrina Howard made a motion to:

Approve minutes as submitted for the meeting on June 27, 2023, with no changes.

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

Action Items

4. **Approve Sale of 1255 Epworth Street SW Atlanta, GA 30312 (Parcel #14 0137-0002-069-0), 885 North Eugenia Place NW Atlanta, GA 30318 (Parcel #14 0176-0005-004-6), and 1141 Oak Avenue SE Atlanta, GA 30310 (Parcel 14 0119-0003-036-0) to Atlanta Land Trust, Inc. Pursuant to Permanent Affordability Pilot**

Mr. Norman reminded the Board that MALB created and approved the Permanent Affordability Pilot (Pilot) along with its accompanying Pricing Policy for the purpose of developing permanent affordable housing. The Atlanta Land Trust (ALT) was the neighborhood entity selected for the Pilot program. He stated that the MALB and ALT entered a Memorandum of Understanding intending to provide clarity on the definition of permanently affordable as well as outline the roles and responsibilities of each organization within the Pilot. The MALB Board approved the Pricing Policy, which states properties will be conveyed to the neighborhood nonprofit for a total consideration not exceeding 35% of Fair Market Value. The remaining properties and purchase prices are:

- *1255 Epworth Street* *\$45,293.46*
- *885 North Eugenia Pl* *\$59,852.39*
- *1141 White Oak Ave* *\$29,073.90*

Grace Roth, of the Atlanta Land Trust, stated that the development plan for the property located at 1255 Epworth Street is to renovate the existing structure as a 3bd/2ba and sell to a homeowner at 65% of the AMI. The remaining two properties, 885 North Eugenia Pl and 1141 White Oak Ave will have be new constructions of at least a single-family home. ALT is looking into the possibility of developing multiple units on both parcels to be sold at 80% of the AMI.

Board Member Kyle Lamont asked if the ALT has any time restrictions for developing these properties.

Mr. Norman replied that the MALB does not have a time limit for development on the aforementioned properties.

Board Member Petrina Howard made a motion to:

Approve Sale of 1255 Epworth Street SW Atlanta, GA 30312 (Parcel #14 0137-0002-069-0), 885 North Eugenia Place NW Atlanta, GA 30318 (Parcel #14 0176-0005-004-6), and 1141 Oak Avenue SE Atlanta, GA 30310 (Parcel 14 0119-0003-036-0) to Atlanta Land Trust, Inc.

Pursuant to Permanent Affordability Pilot for the stated purchase prices.

Board Member Kyle Lamont seconded the motion.

MOTION APPROVED UNANIMOUSLY

5. Approve Demolition Bid for R&R Grading & Demolition LLC for 368 Griffin Street, Atlanta, GA 30314 (Parcel #14 0111-0008-045-4)

Ms. Kimberly White explained that MALB owns the property located at 368 Griffin St., Atlanta, GA 30314. The property is part of the Permanent Affordability Pilot program (PAP); however, the sale of this property is on hold pending the EPA's completion of lead remediation. MALB only received the following two bids:

1) R&R Grading & Demolition, LLC	\$37,800.00
2) Executive Realty Service	\$36,700.00

The bid from Executive Realty Service was received after the submission deadline and not eligible for consideration. It was included for information only. Based on the review, staff recommended that R&R Grading and Demolition, LLC be selected to complete the demolition. Ms. White stated that even though their quote was slightly higher, they submitted their bid proposal before the deadline.

Board Member Kyle Lamont made a motion to:

Approve Demolition Bid for R&R Grading & Demolition LLC for 368 Griffin Street, Atlanta, GA 30314 (Parcel #14 0111-0008-045-4).

Vice Chairperson Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY

6. Approve Demolition Bid for R&R Grading & Demolition LLC for 538 Mary Street, Atlanta, GA 30314 (Parcel #14 0087-0001-086-5).

Ms. Kimberly White stated that the property located at 538 Mary Street is owned by the MALB under the Neighborhood Stabilization Program (NSP). It was transferred under a Land Banking Agreement with the Partnership for the Preservation of Pittsburgh (PPOP). MALB retained the rights to this property when PPOP dissolved. Ms. White informed the Board that the City of Atlanta agreed to fund the demolition of the property with NSP funds. MALB is recommending demolition due to deterioration and liability risk in the community. Ms. White explained that MALB only received the following two bids:

1) R&R Grading & Demolition, LLC	\$22,720.00
2) Executive Realty Service	\$23,700.00

The bid from Executive Realty Service was received after the submission deadline and not eligible for consideration. It was included for information only. Ms. White stated that the cost of the demolition and fencing will be billed directly to the City of Atlanta.

Board Member Petrina Howard made a motion to:

Approve Demolition Bid for R&R Grading & Demolition LLC for 538 Mary Street, Atlanta, GA 30314 (Parcel #14 0087-0001-086-5).

Board Member Kyle Lamont seconded the motion.

MOTION APPROVED UNANIMOUSLY.

7. Approve Demolition Bid for R&R Grading & Demolition LLC for 619 Griffin Street, Atlanta, GA 30314 (Parcel #14 0112-0008-049-5)

Ms. Kimberly White stated that the property, located at 619 Griffin St., Atlanta, GA 30314, is being banked with the MALB on behalf of Invest Atlanta. The current maintenance vendor for this property recommended the structure be demolished. They sent several photos of the property with excessive dumping, multiple break-ins, and fire damage. Ms. White informed the Board that Invest Atlanta approved the demolition of the property. Costs related to this demolition will be billed directly to Invest Atlanta.

Grace Roth, of Atlanta Land Trust, stated that 619 Griffin Street was awarded to ALT by Invest Atlanta in 2019 for redevelopment. She informed the Board that she was not aware that Invest Atlanta approved to have the property demolished.

Board Member Kyle Lamont expressed concern that a developer is willing to rehab and that a property is being requested to be demolished.

Board Member Kyle Lamont made a motion to:

Approve Demolition Bid for R&R Grading & Demolition LLC for 619 Griffin Street, Atlanta, GA 30314 (Parcel #14 0112-0008-049-5).

With the following conditions: The potential developer discuss with Invest Atlanta to determine if the property can be rehabbed instead of demolished. MALB staff will return to the Board with an update in 30 days.

Vice Chairperson Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY

8. Approve FY2019 Financial Audit presented by Preston CPA

Item tabled until Audit report is ready for presentation.

9. Approve Line of Credit Documents – Housing Opportunity Bond - Invest Atlanta / URFA – Public Agency Acquisition.

Mr. Norman reminded the Board that the MALB has been approved for a \$6,000,000 line of credit for acquisitions. The MALB is currently in the process of reviewing the documents. Mr. Norman stated that his recommendation is for Attorney Elizabeth Roberts, Chairperson Janis Ware, and himself to review the documents.

Board Member Kyle Lamont made a motion to:

Grant the authority for the MALB's Executive Director, In-House General Counsel, and Chairperson to review and execute the Line of Credit Documents – Housing Opportunity Bond - Invest Atlanta / URFA – Public Agency Acquisition.

Vice Chairperson Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY

10. Financial Matters Update.

Mr. Norman informed the Board that the MALB is in the process of receiving the \$300,000 allocation from the City of Atlanta. Receipt is expected by the end of the month. He stated that the properties sold to the Atlanta Land Trust and the future sales of the Sheriff Marshal Deed inventory would bring in additional funding for the organization.

Vice-Chairperson Kate Little asked if the funds could be used to preserve properties or are only to be used as a reserve.

Mr. Norman replied that the funds will be unrestricted and used to support operations, but could also be used for property preservation or development.

11. Public Comments

NONE

12. Adjourn to Executive Session

Board Member Kyle Lamont made a motion:

Adjourn to Executive Session



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

Executive Session

Real Estate transactions were discussed in the Executive Session.

Board Member Kyle Lamont made a motion to:

Adjourn out of Executive Session

Board Member Petrina Howard seconded the motion.
MOTION APPROVED UNANIMOUSLY

Adjourn out of Executive Session

Real Estate Transaction A

Board Member Kyle Lamont made a motion to:

Approve Real Estate Transaction A

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

13. Real Estate Transaction B

Board Member Kyle Lamont made a motion to:

Approve Real Estate Transaction B

Board Member Petrina Howard seconded the motion.
MOTION APPROVED UNANIMOUSLY

14. New Business

None

15. Adjourn.



Adjourned Meeting at 1:19 P.M.