



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

General Monthly Meeting MALB Board of Directors Tuesday, October 2, 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

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Start Time: 3:00 p.m. Target End Time: 4:30pm

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
3:00pm	1. Welcome & Introductions – New Board Member
3:05pm	2. Adopt Agenda
3:07pm	3. Ratify Minutes – August 29, 2023

Action Items	
Time	Item Description
3:10pm	4. Approve Joint Venture Agreement between MALB and North Eugenia Revitalization, LLC for Development of 873 N. Eugenia Pl. NW, Atlanta, GA 30318
3:30pm	5. Approve Release of Request for Proposals for Accounting Services for MALB

Information Items	
Time	Item Description
3:45pm	6. Proposed Partnership with Atlanta Public Schools
4:05pm	7. Creation of Fulton County Wide Community Land Trust
4:15pm	8. Update MALB Board of Directors Appointments
4:20pm	9. Financial Matters Update
4:25pm	10. Public Comments (Two-minute limit per speaker)

Action Item	
4:30pm	11. New Business
4:35pm	12. Adjourn



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Monday, October 2, 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	
Petrina Howard	MALB Board Secretary	P	
Michelle Nelson	MALB Board Treasurer	P	
Edith Ladipo	MALB Board Member	P	
Vacant-Nomination Pending	MALB Board Member		N/A
Vacant-Nomination Pending	MALB Board Member		N/A
Charles "Chuck" Shultz	Advisory Member – Atlanta Public Schools		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 (Virtual)	
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 3:10 P.M.

1. Welcome and Introductions

Mrs. Edith Ladipo, the new Fulton County appointee, introduced herself to the Board and attendees.

2. Adopt Agenda:

Treasurer Michelle Nelson made a motion to:

Adopt Agenda with no changes.

Board Member Petrina Howard seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Approve Minutes:

Vice Chairperson Kate Little made a motion to:

Approve minutes as submitted for the meeting on August 29, 2023, with no changes.

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

Action Items

4. Approve Joint Venture Agreement between MALB and North Eugenia Revitalization, LLC (NER) for Development of 873 N. Eugenia Pl., Atlanta, GA 30318

Mr. Norman reminded the Board that the Agreement with the North Revitalization, LLC for the development of 873 N. Eugenia Pl. NW, Atlanta, GA 30318 was tabled at last month's Board meeting. Several Board members expressed concern regarding the ownership of the two affordable units that the MALB is contributing if the construction was not completed in a timely matter. Mr. Norman walked the Board through the Agreement where the clauses that addressed their concerns were highlighted in yellow in the body of the draft Agreement.

Board Member Edith Ladipo asked what is the time frame for the completion of this project? She also asked about the extinguishment of the delinquent taxes.

Mr. Norman replied that the agreement is for 3 years with a 2-year extension, if needed. The taxes extinguished were delinquent from the original/previous owner.

Attorney Elizabeth Roberts explained that the MALB has the right to extinguish the delinquent taxes by state law.

Vice Chairperson Katie Little made a motion to:

Approve Joint Venture Agreement between MALB and North Eugenia Revitalization, LLC for Development of 873 N. Eugenia Pl., Atlanta, GA 30318.

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

Chairperson Janis Ware asked when the project is scheduled to begin.

Mr. Ryan Ramsey, of NER, stated they are waiting for the City of Atlanta to approve their submitted permits. Some permits take 3 months and others may take up to 12 months. Mr. Ramsey stated that once permits were received, it could take 6 months for horizontal construction and 12 months for vertical construction.

5. Approve Release of Request for Proposals (RFP) for Accounting Services for MALB

Mr. Norman stated that it has been over 8 years since the MALB released a Request for Proposals (RFP) for accounting services. The new vendor will provide comprehensive accounting services to the MALB. He stated that these services will include the following:

Project #1 - Assist the Auditor with the Completion of Financial Audits for FY2020, FY2021, and FY2022.

Project #2 – Review property-specific transactions.

Project #3 – Set up Bill.com Account Interface or Equivalent,

Project #4 – Assist with Reinstatement of Federal 501(c)(3) Tax-Exempt Status,

Project #5 – File Federal Tax Returns.

Mr. Norman stated that in addition to the above-mentioned projects, the selected vendor will also provide customary accounting services. He explained that the proposed engagement period will be for an initial period of two years with the option of a one-year extension. The RFP will be published on the City of Atlanta and Fulton County procurement websites along with the MALB's website and social media outlets.

Chairperson Janis Ware questioned how long the 501(c)(3) has been in inactive status and if that affects the MALB's ability to operate.

Mr. Norman replied that it has been inactive for several years. The 501(c)(3) status has not been reinstated and taxes have not been filed because of funding shortages. These shortages prevented the organization from completing audits which is part of the required documents within the reinstatement application. He explained that the MALB can operate since it is incorporated as a tax-exempt non-profit organization in the State of Georgia.

Vice Chairperson Kate Little asked if there are any penalties from the IRS for not filing the taxes. Mr. Normans stated there there may be late filing fees. Vice-chair Little also asked if are there any state or local laws that would allow additional points be awarded to minorities and women vendors responding to the RFP, like the City's process.

Mr. Norman stated that because the MALB did not complete a needs-based study acknowledging a gender or racial deficiency in the field that would allow for additional points, the MALB cannot do so. The City completed a study but the MALB cannot adhere nor operate under the findings, guidelines, and/or recommendations of the City of Atlanta or Fulton County's comprehensive studies.

Attorney David Maher reiterated that the MALB cannot adopt/use the study that the City of Atlanta and Fulton County have. The study was prepared for them and MALB is not legally able to use their study.

Treasurer Michelle Nelson made a motion to.

Approve Release of Request for Proposals for Accounting Services for MALB.

Board Member Petrina Howard seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Information Items

6. Proposed Partnership with Atlanta Public Schools System

Mr. Norman informed the Board that the Atlanta Public Schools System (APS) is interested in partnering with the MALB to develop four of their surplus properties. The properties are located on 1) Welch St, 2) Martin St., 3) Terry Street, and 4) Forrest Circle. APS is interested in converting the parcels into permanently affordable housing using a land trust model. Mr. Norman also shared with the Board that that The GUILD, a community-based organization working in the Peoplestown Neighborhood, recently created a community land trust. They are working on permanently affordable housing solutions for residents in that neighborhood.

7. Creation of Fulton County Wide Community Land Trust

Mr. Norman stated that Fulton County is interested in creating a county-wide community land trust. They have asked the MALB to assist with creating the community land trust.

8. Update MALB Board of Directors Appointment

Mr. Norman reminded the Board that the terms of the three Fulton County appointees have expired. He stated that Mrs. Edith Ladipo was nominated by Chairperson Robb Pitts and approved by the Fulton County Board of Commissioners. There are still two additional appointments pending from Fulton County. He also stated that Kate Little's term has expired; she has voluntarily continued to serve until the City of Atlanta finds her replacement. This continuation is allowable by the City of Atlanta but Fulton County does not allow it.

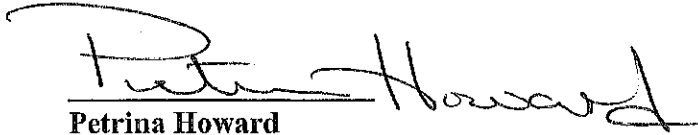
9. Financial Matters Update.

Mr. Norman stated that MALB remains in good financial standing. The planned sale of the Sheriff/Marshal deed properties will allow the MALB to continue to build up its reserves. He stated that there were a few line items that were misallocated, and he would follow up with the accountants regarding those corrections.

10. Public Comments NONE

11. New Business NONE

12. Adjourned 3:10 p.m.

A handwritten signature in cursive script, reading "Petrina Howard". The signature is written in black ink and is positioned above a horizontal line.

Petrina Howard
MALB Secretary