



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

## General Monthly Meeting MALB Board of Directors Tuesday, October 24, 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: 12:00pm Noon 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 – New Board Member
12:05pm	2. Adopt Agenda
12:07pm	3. Recognition of Former Directors for MALB Board Service
12:20pm	4. Ratify Minutes – October 2, 2023

<b>Action Items</b>	
<b>Time</b>	<b>Item Description</b>
12:22pm	5. Approve Acceptance from City of Atlanta of Shirley Place, NW 30314 (Parcel ID# 14 0179-0006-063-8) for Development of Permanently Affordable Housing
12:35pm	6. Approve MALB Support of City of Atlanta Submission to HUD for PRO Housing Grant
12:45pm	7. Approve 2019 Financial Audit

<b>Information Items</b>	
<b>Time</b>	<b>Item Description</b>
1:10pm	8. Update - Permanent Affordability Pilot with Atlanta Land Trust
1:15pm	9. Update - Proposed Partnership with Atlanta Public Schools
1:20pm	10. GALBA Annual Summit – Macon, GA Dec. 4-5, 2023
1:25pm	11. National Land Bank Summit – Cleveland, OH Oct. 16-17, 2023
1:32pm	12. Review Accounting RFP Timeline
1:37pm	13. Update - MALB Board of Directors Appointments
1:43pm	14. Financial Matters Update
1:50pm	15. Public Comments (Two-minute limit per speaker)

<b>Action Item</b>	
1:55pm	16. New Business
2:00pm	17. Adjourn



**MINUTES**  
**GENERAL MONTHLY MEETING**  
**MALB BOARD OF DIRECTORS**  
 Tuesday, Oct 24, 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.

<b>Board of Directors</b>			
Name:	Title:	Attendance:	
		Present	Not Present
Janis Ware	MALB Board Chairperson	P	
Kate Little	MALB Board Vice-Chairperson	P	
Michelle Nelson	MALB Board Treasurer		NP
Petrina Howard	MALB Board Secretary	P	
Edith Ladipo	MALB Board Member	P	
Joan Arkins	MALB Board Member	P	
Fulton County Appointee Pending	MALB Board Member	N/A	
Charles “Chuck” Shultz	Advisory Member – Atlanta Public Schools	P (Virtual)	

<b>Staff and Counsel</b>			
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		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 12:13 P.M.

**1. Welcome and Introductions**

New Board Member Joan Arkins introduced herself to Board Members, staff, and other attendees.

**2. Adopt Agenda:**

Vice Chairperson Kate Little made a motion to:  
*Adopt Agenda with no changes.*

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

**3. Recognition of Former Board Directors for MALB Board Service**

Mr. Norman presented former Board Member Calvin Brock with a certificate and a gift to show appreciation to him for serving on the MALB Board.

Mr. Calvin Brock stated that it was a pleasure serving on the MALB and being a part of the different projects that have been completed during his time of service.

**4. Approve Minutes:**

Mr. Norman announced that the minutes for the October 2, 2023, Board meeting will be presented at next month's meeting.

**Action Items**

**5. Approve Acceptance from City of Atlanta of 0 Shirley Place, NW 30314 (Parcel ID# 14-0179-0006-063-8) for Development of Permanently Affordable Housing**

Mr. Norman explained that the City of Atlanta (COA) is proposing the activation of two parcels from the COA's public land portfolio to support affordable housing. The parcels are on Verbena St. in the Dixie Hills neighborhood. The transaction involves the partial or full land swap of the COA parks-owned parcel 14 0170-0006059 for LDG Development ("LDG") owned parcel 14 0179-0006-056-2 and the provision of the City-owned parcel 14-0179-0006-063-8 to MALB for the development of affordable housing. He stated that the conveyances will allow LDG to complete an assemblage to create affordable housing units. The Atlanta City Council has already approved the transaction.

Mr. Matt Bedsole, Director of the City of Atlanta's Housing Innovation Lab, explained that if MALB approved the transaction, the COA would move forward with the property swap. He stated that the property is not useful or needed by the City and is declared surplus. And that the City has a vested interest in increasing the supply of affordable housing. He stated that the property would be used as affordable long-term or permanent housing. Mr. Bedsole stated that LDG has years of development experience, however not in the City of Atlanta. He also stated that COA will close when the funds are awarded.

Chairperson Janis Ware requested to see photos of what the project will look like.

Board Member Joan Arkins questioned if the affordability will be for 15 or 20 years.

Mr. Bedsole replied that a tax credit project is typically 15 years. He also stated that the term of affordability could be longer since LDG is not a market-rate developer but are in the business of building affordable homes.

Board Member Petrina Howard made a motion to:

***Approve Acceptance from City of Atlanta of 0 Shirley Place, NW 30314 (Parcel ID# 14-0179-0006-063-8) for Development of Permanently Affordable Housing.***

Vice Chairperson Kate Little seconded the motion.

**MOTION APPROVED UNANIMOUSLY**

## 6. Approve MALB Support of City of Atlanta Submission to HUD for PRO Housing Grant

Mr. Norman informed the Board that the City of Atlanta (COA) is preparing to submit to HUD a response to the Notice of Funding Opportunity (NOFO) for \$10,000,000 per grant. This grant is under the Pathways to Removing Obstacles to Housing (PRO Housing). The COA is in the process of completing the grant application and requested that the MALB consider being included in the grant action plan if the COA is awarded a grant. The PRO Housing initiative supports communities who are actively taking steps to remove barriers to affordable housing, such as:

- Barriers caused by outdated zoning, land use policies, or regulations
- Inefficient procedures
- Lack of neighborhood amenities
- Deteriorating or inadequate infrastructure
- Gaps in available resources for development
- Challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment pressure, or expiration of affordability requirements.

Mr. Norman stated that the MALB's role will be to help facilitate the disposition of the Sheriff/Marshal Deed properties, single-family lots, demo and code lien properties, and single-family properties that the COA will be foreclosing on.

Chairperson Janis Ware asked if the MALB can buy Sheriff/Marshal Deed property.

Mr. Norman replied that while the MALB can compete in a competitive bidding process, the organization does not get priority bidding or right of first refusal as land banks in other counties and cities do so it could get quite expensive. Board Chairperson Ware expressed an interest in having the MALB request funding to pursue tax foreclosures within our acquisition strategy. She suggested inviting the Tax Commissioner and others to align strategies with funding.

Board Member Edith Ladipo expressed concern that the City of Atlanta would be changing the zoning in certain neighborhoods.

Chairperson Ware stated the organization can support the good work that the grant sets out to do and advised Board Member Ladipo to speak with the City directly about her concerns as they are the regulator and creator of the zoning laws. Board Member Kate Little stated that it is a good thing that HUD is acknowledging the fact that exclusionary zoning has been an obstacle to building affordable housing and that this grant is a way to provide funding to allow for expanded use of properties for homeowners who wish to do so.

Vice Chairperson Kate Little made a motion to:

*Approve MALB Support of City of Atlanta Submission to HUD for PRO Housing Grant.*

Board Member Petrina Howard seconded the motion.  
*Board Member Edith Ladipo abstained.*

**MOTION APPROVED**

**Amended agenda for Executive Session**

Board Member Joan Arkins made a motion to

*Amend agenda and enter Executive Session*

Vice Chairperson Kate Little seconded the motion.

**MOTION APPROVED UNANIMOUSLY**

*Executive Session*

*Real Estate transactions were discussed in the Executive Session. No action required.*

**Adjourn from Executive Session.**

Vice Chairperson Kate Little made a motion to:

*Adjourn from Executive Session*

Board Member Joan Arkins seconded the motion.  
**MOTION APPROVED UNANIMOUSLY**

**7. Approve 2019 Financial Audit**

Mr. Norman explained that a draft copy of the 2019FY audit is being presented for approval.

Ms. Melissa Preston, of Preston CPA, explained to the Board that the 2019FY audit is in draft form because she is still awaiting answers from the MALB's accountants. She presented the results of the FY 2019 audit and answered questions.

The audit provided an unqualified opinion with no findings.

Ms. Preston additionally suggested that the MALB maintain 3 months of operating expenses in reserves for sustainability purposes.

Board Member Joan Arkins made a motion to:

*Approve 2019 Financial Audit.*

Board Member Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY**

**8. Update-Permanent Affordability Pilot with Atlanta Land Trust**

Mrs. Bashir informed the Board that all available properties under the Permanent Affordability Pilot Program have been sold to the Atlanta Land Trust (ALT). There were 14 properties set aside for the program. ALT has purchased 11 and the remaining 3 are a part of the EPA's Westside Lead Remediation Project. Once those properties are cleaned and cleared, the MALB will potentially sell them to the ALT.

**9. Proposed Partnership with Atlanta Public Schools**

Tabled until next meeting.

**10. GALBA Annual Summit – Macon, GA Dec. 6-7, 2023**

Mr. Norman informed the Board that the Georgia Association of Land Bank Authorities Summit will be held December 6-7 in Macon, GA. He stated that the Summit is open to staff and Board Members and to let him know if anyone is interested in attending. He shared that there are now over 30 land banks in Georgia.

**11. National Land Bank Summit – Cleveland, OH Oct. 16-17, 2023**

Mr. Norman provided a brief overview of the conference that was attended by himself, Terica Bashir and Elizabeth Roberts from MALB.

**12. Review Accounting RFP Timeline.**

Mr. Norman stated that the RFP for accounting services for the MALB has been released and the Pre-Proposal conference will be held tomorrow.

**13. Update – MALB Board of Directors Appointments.**

Mr. Norman stated that MALB is awaiting one additional appointment from Fulton County at this time. Once the appointment is official, the MALB will move forward with a presentation from a potential new municipality to join the MALB. The MALB staff felt it



prudent to have a full Board with representation from both the County and the City for this action.

**14. Financial Matters Update.**

Mr. Norman stated that the MALB's goal is to have \$500,000 by the end of the year from the sale of Sheriff/Marshall Deed properties to set up a reserve account.

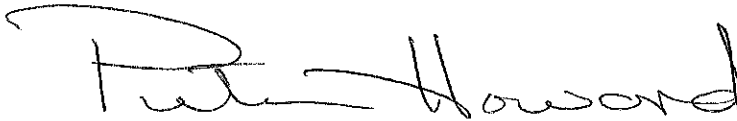
**15. Public Comments**

NONE

**16. New Business**

Attorney David Maher informed the Board that he will be scheduling a Board orientation for all MALB Board members.

**Adjourned Meeting at 2:00 p.m.**

A handwritten signature in black ink that reads "Peter Howard". The signature is written in a cursive style with a large, sweeping initial "P".