



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, November 14, 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	
Michelle Nelson	MALB Treasurer	P	
Petrina Howard	MALB Board Secretary	P	
Edith Ladipo	MALB Board Member	P	
Joan Arkins	MALB Board Member	P	
Kenneth “Chris” Haider-Bardill	MALB Board Member	P	
Charles “Chuck” Shultz	Atlanta Public School (APS) Advisor	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		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	
Atty. Tres Dye	MALB Real Estate Counsel		N/P
Atty. Michael Ward	City of Atlanta Law		NP
Atty. Patrick O'Conner	Office of Fulton County Attorney		NP

Call to Order: Vice Chairperson Kate Little - Called the meeting to order at 12:08 P.M.

1. Welcome & Introductions – New Board Member.

Mr. Kenneth “Chris” Haider-Bardill, Fulton County appointee, introduced himself to the Board, Staff, and other attendees.

2. Adopt Agenda:

Board Member Edith Ladipo made a motion to:

Adopt the Agenda with no changes.

Secretary Petrina Howard seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Ratify Minutes:

Treasurer Michelle Nelson made a motion to:

Ratify minutes as submitted for the meeting on October 2, 2023, and October 24, 2023, with no changes.

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

Action Items:

4. **Approve Tax Extinguishment for 12 Parcels at 873 North Eugenia Place, NW Atlanta, GA 30318 (Parcels ID's 14 017600050186, 14 017600050194, 14 017600050210, 14 017600050228, 14 017600050236, 14 017600050244, 14 017600050251, 14 017600050269, 14 017600050285, 14 017600050293, 14 017600050301, 14 017600050327)**

Attorney Elizabeth Roberts, MALB Internal General Counsel, explained the Joint Venture Agreement approved at the October 2, 2023, MALB Board meeting. She stated that the Joint Venture is requesting the extinguishment of the delinquent tax indebtedness, Assessments, and interest due on the property in the amount of \$115,722.72. Consists of City of Atlanta taxes (\$54,076.11), assessments (\$41,024.80) and Fulton County taxes (\$20,621.81). Attorney Roberts stated that once the MALB Board approves the extinguishment of the delinquent taxes, a request will be made before the Atlanta Public School Board (APS) to consent to the extinguishment.

Board Member Joan Arkins asked what entity accumulated the \$115,722.72 in delinquent taxes.

Attorney Roberts explained that each of the 16 units had a prior individual owner.

Mr. Norman, MALB Executive Director, stated that this was an apartment building that was converted into condominiums. The city of Atlanta then demolished the building. Several of the units were then bought and owned by a person convicted of criminal activity. At that time, the U.S. Attorney seized the property from the convicted person and deeded it to the MALB. The remaining units are now part of the Joint Venture.

Secretary Petrina Howard made a motion to:

Approve Tax Extinguishment for 12 Parcels at 873 North Eugenia Place, NW Atlanta, GA 30318 (Parcels ID's 14 017600050186, 14 017600050194, 14 017600050210, 14 017600050228, 14 017600050236, 14 017600050244, 14 017600050251, 14 017600050269, 14 01760005285, 14 017600050293, 14 017600050301, 14 017600050327).

Treasurer Michelle Nelson seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Information Items

6. Update – MALB/Atlanta Public Schools Neighborhood Beautification Project

Ms. Kimberly White, MALB Vacant Property Manager, gave an update on the Neighborhood Beautification Project. She stated that a total of 5 properties were selected by Atlanta Public Schools and MALB to be a part of the pilot project. The properties are in the Vine City, Capital View, and English Avenue neighborhoods. Ms. White stated that the participating schools are M. Agnes Jones Elementary and Washington High School. The funds to support the Project were awarded in the amount of \$20,000 from the Community Foundation of Greater Atlanta.

Treasurer Michelle Nelson questioned how long the MALB will hold these properties.

Mr. Norman stated that the properties are being land banked and can be held for up to five years at a time. He also noted that the project's next phase (phase 2) may include vacant lots.

7. GALBA Annual Summit – Macon, GA December 4-5, 2023

Mr. Norman informed the Board that the Georgia Association of Land Bank Authorities will host its 2023 Summit in Macon, GA from December 4th -to December 5th. He stated that there are currently over 30 land banks active in Georgia. The Summit is for land bank board members and staff and is being held with support from the Center for Community Progress.

8. Review Accounting REP Timeline

Mr. Norman stated that the RFP has passed been released and that ten firms have indicated interest. The submission deadline is Wednesday, November 15th. He said the plan is to review and score the submissions and present the selected accounting firm to the Board at the December meeting.

5. Recognition of Former Director for MALB Board Service

Mr. Norman presented former Board Member and Secretary Attorney Jane Bradshaw-Burnette with a certificate and engraved paperweight to show the organization's appreciation of her service.

Attorney Jane Bradshaw-Burnette thanked the Board for the opportunity to serve and their commitment to the mission of the MALB.

9. Presentation by ED Norman - National League of Cities Conference, Atlanta, GA – November 17, 2023

Mr. Norman informed the Board that on Friday he will be on a panel hosted by the National League of Cities Summit being held in Atlanta this year. The panel will focus on “Local Actions to Preserve Existing Housing Supply.”

10. Financial Matters Update

Mr. Norman stated that the MALB cash on hand remains sufficient for support of daily operations. The MALB is continuing to move forward with efforts to sell the Sheriff/Marshal Deed inventory of parcels as clear title is obtained. He also stated that the staff is in the process of developing a Disposition Policy for the pricing of the Sheriff/Marshal Deed properties to be presented to the Board.

Board Member Edith Ladipo asked if the MALB could generate its funds.

Mr. Norman replied yes, and primarily through developer fees and the sale of properties.

11. Public Comments

Ms. Jackie Marshall, Holistic Humanitarian Foundation, asked if the conference being held in Macon is open to the public.

Mr. Norman replied no; however, he suggested that Ms. Marshall schedule a meeting with one of the staff members to learn more or answer any questions.

12. Adjourn to Executive Session

Vice Chairperson Kate Little made a motion to:

Adjourn to Executive Session

Board Member Joan Arkins seconded the motion.

MOTION APPROVED UNANIMOUSLY

Executive Session

Real Estate transactions were discussed in the executive session. No action was taken.

Adjourn out of Executive Session

Board Member Edith Ladipo made a motion to:



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

General Monthly Meeting MALB Board of Directors Tuesday, November 14, 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. Ratify Minutes – October 2, 2023 and October 24, 2023

Action Items	
Time	Item Description
12:10pm	4. Approve Tax Extinguishment for 12 Parcels at 873 N. Eugenia Pl. NW Atlanta, GA 30318 (Parcel ID's 14 017600050186, 14 017600050194, 14 017600050210, 14 017600050228, 14 017600050236, 14 017600050244, 14 017600050251, 14 017600050269, 14 017600050285, 14 017600050293, 14 017600050301, 14 017600050327)

Information Items	
Time	Item Description
12:25pm	5. Recognition of Former Director for MALB Board Service
12:35pm	6. Update – MALB/Atlanta Public Schools Neighborhood Beautification Project
12:50pm	7. GALBA Annual Summit – Macon, GA Dec. 4-5, 2023
12:55pm	8. Review Accounting RFP Timeline
1:00pm	9. Presentation by ED Norman - National League of Cities Conference, Atlanta, GA - Nov. 17, 2023
1:05pm	10. Financial Matters Update
1:10pm	11. Public Comments (Two-minute limit per speaker)

Executive Session	
1:15pm	12. Real Estate Transaction

Action Item	
1:40pm	13. New Business
1:45pm	14. Adjourn

Adjourn out of Executive Session.

Secretary Petrina Howard seconded the motion.
MOTION APPROVED UNANIMOUSLY.

13. New Business

None

14. Adjourned Meeting at 1:00 P.M.

A handwritten signature in blue ink that reads "Petrina Howard". The signature is written in a cursive style with a large initial "P" and a long horizontal stroke.