



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
 Tuesday, July 23, 2024

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		NP
Charles "Chuck" Shultz	Advisory Member - Atlanta Public Schools (APS)	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	P	
Kimberly White	Vacant Property Manager	P	
Rhonda Corporal	Office Manager	P	
Atty. Rodney Strong	MALB External General Counsel	P	
Atty. David Maher	MALB External General Counsel	P (Virtual)	
Atty. Tres Dye	MALB Real Estate Counsel	P (Virtual)	
Atty. Michael Ward	City of Atlanta Law		NP
Atty. Patrick O'Connor	Office of Fulton County Attorney		NP
Atty. LaToya Nash	MALB External General Counsel	P (Virtual)	

Call to Order: Chairperson Janis Ware - Called the meeting to order at 12:04 P.M.

Welcome & Introductions:

1.

Board Members and MALB staff introduced themselves.

2. Adopt Agenda:

Vice Chairperson Kate Little made a motion to:

Adopt the Agenda with no changes.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. Ratify Minutes:

Board Member Joan Arkins made a motion to:

Ratify minutes as submitted for the meeting of June 25, 2024.

Secretary Petrina Howard seconded the motion.

MOTION APPROVED

Vice Chairperson Kate Little **ABSTAINED**.

Action Items:

4. Approve Execution of Agreement regarding Park Vue Loan Advances to Purchase Seven Properties at Park Vue with Housing Opportunity Bond Revolving Credit Funds

Mr. Christopher Norman reminded the Board that at the September Board Meeting they approved the use of Housing Opportunity Bond Revolving Credit funds from Invest Atlanta to acquire property at the September meeting. He stated that the City of Atlanta Council required 21 units of the Park Vue development project to be affordable. The City identified the Atlanta Land Trust (ALT) as the marketing agent for the units and entity to ensure permanent affordability. ALT's role is to market the properties to eligible buyers and close the transactions under the community land trust model. There is a limited time for ALT to sell properties at the affordable price. MALB has the option to purchase before the period expires. Mr. Norman stated that the MALB is exercising the option and will purchase the following properties on July 24th: 1) 1528 Park Edge Lane 2) 1530 Parks Edge Lane 3) 1532 Parks Edge Lane and 4) 1534 Parks Edge Lane.

Attorney Elizabeth Roberts suggested approving the purchase of the first four properties and the agreement regarding the Housing Opportunity Bond loan agreement in two separate motions.

Vice Chairperson Little questioned if the Land Trust had a similar agreement with Invest Atlanta and the City of Atlanta.

Mr. Norman stated they do have an agreement.

Vice Chairperson Kate Little made a motion to:

Approve Execution of Agreement regarding Park Vue Loan Advances to Purchase Seven Properties at Park Vue with Housing Opportunity Bond Revolving Credit Funds.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY

Secretary Petrina Howard made a motion to

Approve the Purchase of 1528 Park Edge Lane; 1530 Parks Edge Lane; 1532 Parks Edge Lane; and 1534 Parks Edge Lane.

Vice Chairperson Kate Little seconded the motion.

MOTION APPROVED

5. Approve Execution of Purchase and Sale Agreements for 1512, 1516 & 1520 Park Edge Lane, Atlanta, GA 30318- Ashton Woods | Park Vue Project

Attorney Elizabeth Roberts informed the Board that purchasing the properties located at 1512, 1516, and 1520 Parks Edge Lane would fall under the Agreement with Invest Atlanta regarding Park Vue Loan Advances to purchase seven properties at Park Vue with the \$6M Housing Opportunity Bond Revolving Credit that was just approved.

Treasurer Michelle Nelson made a motion to

Approve Execution of Purchase and Sale of Agreements for 1512, 1516, & 1520 Park Edge Lane, Atlanta, GA 20218- Ashton Woods | Park Vue Project.

Board Member Joan Arkins seconded the motion.

MOTION APPROVED UNANIMOUSLY

6. Approve Master Agreement - Acquisition Services with Atlanta Housing

Attorney Elizabeth Roberts explained that the MALB is being asked to acquire several properties with title issues on behalf of Atlanta Housing (AH) via a Master Agreement. The Agreement supports the City of Atlanta and Atlanta Housing (AH) strategy for creating affordable housing, removing residential and commercial blight, and developing neighborhood housing. The initial area is focused on the Bowen Choice Neighborhood development. She added that there would be a \$1,000 transaction fee per tax parcel. AH will be responsible for all actual expenses related to the property acquisition.

Treasurer Michelle Nelson made a motion to

Approve Master Agreement for Acquisition Services with Atlanta Housing

Vice Chairperson Kate Little seconded the motion.

MOTION APPROVED UNANIMOUSLY

Information Items

7. Update – 340 Holly Street, NW Atlanta, GA 30318 (Parcel ID# 14-0146-0013-034-0) Request for Proposals

Mr. Christopher Norman reminded the Board that only one proposal was submitted in response for the MALB's Request for Proposals. He recommended presenting the staff's recommendation post the Evaluation Committee's feedback on the submission at the August Board meeting.

Chairperson Kate Little stated that Atlanta Housing completed a survey of developers in reference to RFP processes and the results suggested additional time for RFP responses to be submitted would increase the submission count.

8. 5-Year Strategic Plan Update/Board Retreat

Mr. Christopher Norman reminded the Board that the Staff & Board Retreat will be held on August 5th at 9:00 a.m. at the SIGNIA Hotel.

9. Estate of Thomas West/Marathon Holding Portfolio Purchase

Attorney Elizabeth Roberts gave an update on the Thomas and Dan West/Marathon Holding portfolio purchase. She stated that the portfolio purchase is for \$215,000. In addition to the full portfolio, they will also include a Quit Claim Deed for all remnant parcels in which they have an interest in Fulton County.

10. MALB Contract Paralegal

Attorney Elizabeth Roberts introduced Linea Cramer to the Board. She will help with the numerous property acquisitions that MALB is leading for the City of Atlanta and Atlanta Housing.

11. Augusta, GA Land Bank Work Session – August 8, 2024

Mr. Christopher Norman said he will attend the Augusta Land Bank Work Session to present on land banks and land banking practices.

12. Reclaiming Vacant Property Conference | Center for Community Progress – October 9-11, 2024 – St Louis, MO

Mr. Christopher Norman informed the Board that the Center for Community Progress' annual Reclaiming Vacant Property conference will be held in St. Louis, MO, from October 9th to 11th. He stated that the entire staff and board members could attend.

13. Financial Matters

Mr. Christopher Norman informed the Board that the MALB was allocated \$300,000 from the City of Atlanta General Fund budget and will receive an additional \$200,000 for operational funds from another source.

14. Public Comments

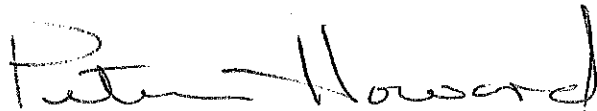
NONE.

15. No Executive Session

16. New Business

NONE.

17. Adjourned Meeting at 1:11 P.M.

A handwritten signature in black ink that reads "Peter Howard". The signature is written in a cursive style with a large initial "P" and a long horizontal stroke extending to the right.