



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, August 27, 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	
Michelle Nelson	MALB Treasurer		NP
Petrina Howard	MALB Board Secretary	P	
Steven Parker	MALB Board Member	P	
Edith Ladipo	MALB Board Member	P	
Joan Arkins	MALB Board Member	P	
Kenneth "Chris" Haider-Bardill	MALB Board Member	P	
Charles "Chuck" Shultz	Advisory Member - Atlanta Public Schools (APS)		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	
Atty. Tres Dye	MALB Real Estate Counsel		NP
Atty. Michael Ward	City of Atlanta Law		NP
Atty. Patrick O'Connor	Office of Fulton County Attorney		NP

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

1. Welcome & Introductions:
Board Members and MALB staff introduced themselves. Executive Director Norman also welcomed the newest Board member, City of Atlanta Appointee, Mr. Steven Parker.

2. Adopt Agenda:
Secretary Petrina Howard made a motion to:

Adopt the Agenda with no changes.

Board Member Kenneth "Chris" Haider-Bardill seconded the motion.
MOTION APPROVED UNANIMOUSLY.

3. Ratify Minutes:
Board Member Kenneth "Chris" Haider-Bardill made a motion to:

Ratify minutes as submitted for the meeting of July 23, 2024.

Steven Parker seconded the motion.
MOTION APPROVED UNANIMOUSLY

Action Items:

4. **Approve Resolution for Sale of 1512 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2372), 1516 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2398), 1520 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2414) 1528 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2448) 1530 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2455) 1532 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2463), and 1534 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2471) to Various Qualified Buyers Pursuant to MOU with Ashton Atlanta Residential, LLC and Atlanta Land Trust, Inc.**

Executive Director Christopher Norman reminded the Board that the above properties were purchased by MALB with the Housing Opportunity Bond funds from the Line of Credit with Invest Atlanta. As mentioned at the last Board meeting, MALB is now moving to the second phase of post-purchase, which is a sale to income qualified individuals that meet the Area's Median Income targets of 80% and 100%. The approximate sales price at 80% is \$250,000. He explained that the item before the Board at this time, is the additional authorization for the individual sales to homeowners

Board Member Joan Arkins questioned whether MALB is being asked to pre-authorize the sale of the units so that the buyer will not have to wait 30 days. She also questioned why two title searches were completed on the units.

Attorney Elizabeth Roberts explained that the second title search fees represent the work done by Atty. Tres Dye to assist with preparing the documents for the soft second to be created for each new sale to a qualified buyer.

Board Member Joan Arkins made a motion to:

Approve Resolution for Sale of 1512 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2372), 1516 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2398), 1520 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2414) 1528 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2448) 1530 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2455) 1532 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2463), and 1534 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel ID# 17 0225 LL2471) to Various Qualified Buyers Pursuant to MOU with Ashton Atlanta Residential, LLC and Atlanta Land Trust, Inc.

Board Member Steven Parker seconded the motion.

MOTION APPROVED UNANIMOUSLY

5. **Approve Reissuance of 340 Holly Street, NW Atlanta, GA 30318 (Parcel ID# 14 – 0146-0013-034-0) Request for Proposals**

Executive Director Norman informed the Board that only one response to the RFP for 340 Holly St. was received, and the quality of the response was not sufficient. He stated that in the interim of reviewing the submission and this Board meeting, conversations with the City of Atlanta revealed that they may want to pursue an alternate direction on this property. He stated that MALB would move to suspend and close the Request for Proposals for this property.

Tabled (Item presented for informational purposes).

6. **Approve Extinguishment of Taxes for 340 Holly Street, NW, Atlanta, GA 30318 (Parcel ID# 14-0146-0013-034-0)**

Atty Elizabeth Roberts stated the previous owner did not pay property taxes while it was in their possession. The outstanding delinquent taxes need to be extinguished. MALB is requesting extinguishment of the total amount of \$59,297.88.. The property is currently in possession of the City of Atlanta and will need to be transferred to MALB.

Executive Director Norman explained that MALB Staff is requesting approval for tax extinguishment pending the property's transfer back to MALB. Once the title is cleared and the taxes are extinguished, MALB will be in position to issue another Request for Proposals for development.

Board Member Steven Parker made a motion to:

Approve Extinguishment of Taxes for 340 Holly Street, NW, Atlanta, GA 30318 (Parcel ID# 14-0146-0013-034-0.)

Secretary Petrina Howard seconded the motion.

MOTION APPROVED UNANIMOUSLY

Information Items

7. **Update – Fee Simple Property Sales**

Executive Director Norman reminded the Board that they approved the Fee Simple Property Pricing Policy in March 2024. Staff constructed an application to request to purchase any available fee simple properties. Once the application is complete, staff

and/or an evaluation committee will evaluate the applications on a rolling basis. All Fee Simple property transactions will be Board approved.

Program Director Terica Bashir stated that she is working with Your Crescendo on creating marketing materials for our website and social media.

8. **MALB Contract Paralegal**

Executive Director Norman introduced Mr. Malik Bells to the Board and attendees as a contracted Paralegal. He stated that Mr. Bells has been working with the MALB for the past three weeks, helping with paralegal work related to the increased acquisitions/closings taking place as well as various other assignments.

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

Executive Director Norman reminded the Board that he visited Augusta to participate in a Work Session held by the City Council. The various participants discuss land bank programs and operations during the Land Bank Work Session.

10. **Reclaiming Vacant Properties Conference**

Mr. Norman informed the Board that the entire MALB staff will attend the 2024 Reclaiming Vacant Properties Conference to be held in St Louis, MO, from October 9th to 11th.

11. **Update – 30th Anniversary Celebration**

Mr. Norman informed the Board that MALB's 30th operational anniversary celebration will be held in October. The date and time will be announced at our next meeting.

12. **Executive Session**

Board Member Joan Arkins made a motion to

Adjourn to Executive Session

Board Member Steven Parker seconded the motion.

MOTION APPROVED UNANIMOUSLY

Real Estate Transaction A was discussed in the Executive Session. **Transaction with Resolution Approved.**

Motion to reconvene meeting out of Executive Session.

APPROVED UNANIMOUSLY

13. **Public Comments**

NONE.

13. **New Business**

NONE.

14. **Adjourned Meeting at 1:06 P.M.**

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