



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, September 24, 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		NP
Michelle Nelson	MALB Treasurer	P	
Steven Parker	MALB Board Member	P	
Petrina Howard	MALB Board Secretary		NP
Edith Ladipo	MALB Board Member		NP
Joan Arkins	MALB Board Member	P	
Kenneth "Chris" Haider-Bardill	MALB Board Member	P	

Charles "Chuck" Shultz	Advisory Member - Atlanta Public Schools (APS)	P (Virtual)	
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Staff and Counsel			
Name:	Title:	Attendance:	
		Present	Not Present
Christopher Norman	Executive Director	P	
Elizabeth Roberts	Internal General Counsel/Sr. Program Director		NP
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		NP
Atty. LaToya Nash	MALB External General Counsel	P	
Atty. Tres Dye	MALB Real Estate Counsel	P	
Atty. Michael Ward	City of Atlanta Law		NP
Atty. Patrick O'Connor	Office of Fulton County Attorney		NP

Call to Order: Treasurer Michell Nelson – (Serving as Chair of meeting) Called the meeting to order at 12:03 P.M.

1. Welcome & Introductions:

Board Members and MALB staff introduced themselves.

2. Adopt Agenda:

Board Member Steven Parker made a motion to:

Adopt the Agenda with no changes.

Board Member Joan Arkins 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 August 27, 2024.

Board Member Steven Parker seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

4. **Approve Conveyance of Assemblage at 2031 Alison Court SW, Atlanta, GA 30311 (Parcel ID# 14-0167-0006-001-2; 14-0167-0006-002-0; 14-0167-0006-003-8; 14-0167-0006-004-6; 14-0167-0006-005-3; 14-0167-0006-006-1; 14-0167-0006-007-9; 14-0167-0006-008-7) to Atlanta Police Foundation**

Executive Director Norman reminded the Board that the referenced properties located on Alison Court are part of the Demolition Lien Program with the City of Atlanta. In October 2022, the City of Atlanta and the Metro Atlanta Land Bank entered into an Interlocal Agreement to acquire properties the City foreclosed.

Program Director Terica Bashir stated that after transfer, the parcels would be used to build housing for Atlanta Police and Fire Department recruits. She noted that the MALB worked with the Atlanta Police Foundation (APF) on a similar project that is now called Unity Place for police recruit housing.

Ms. Karen Rogers, Senior Policy Advisor – Mayor’s Office, explained that recruits from the Atlanta Police and Fire Departments will reside in these units. She also stated that they may have housing for 911 operators.

Board Member Steven Parker asked if the Police Foundation works with the recruits to eventually become property owners.

Ms. Rogers replied yes, that APF hosts fundraisers to keep the costs down to provide subsidy for the development projects. She explained that after training, the recruits will be assisted with finding affordable housing options.

Board Member Kenneth "Chris" Haider-Bardill made a motion to:

Approve Conveyance of Assemblage at 2031 Alison Court SW, Atlanta, GA 30311 (Parcel ID# 14-0167-0006-001-2; 14-0167-0006-002-0; 14-0167-0006-003-8; 14-0167-0006-004- 6; 14-0167-0006-005-3; 14-0167-0006-006-1; 14-0167-0006-007-9; 14-0167-0006-008-7) to Atlanta Police Foundation.

Board Member Steven seconded the motion.
MOTION APPROVED UNANIMOUSLY

Information Items

5. **Update- Sale of 1530 Parks Edge Lane, NW Atlanta, GA 30318 (Parcel #170225 LL2455) and 1532 Parks Edge Lane, NW, Atlanta, GA 30318 (Parcel #17 0225 LL2463)**

Executive Director Norman informed the Board that two of the seven Parks Vue townhome properties that the MALB purchased are now under contract to be sold to income-qualified individuals. The two are priced within 80% of the area's median income. He also informed the Board that these two properties have a soft second debt instrument attached to them to allow for discounting from the price that MALB purchased them for. This helps to create additional affordability.

6. **Update – Stewart Center 5-Year Land Banking Depository Agreement**

Program Director Terica Bashir reported that Quest Community Development was originally chosen by the Annie E. Casey Foundation (AECF) as the developer for the 935 Hobson Street SW property. The property had been held by MALB pursuant to a Land Banking Agreement with AECF and was conveyed to Quest. Quest did not complete the affordable housing development as planned.,. AECF instructed Quest to return the property to allow a new developer, Andrew P. Stewart Center (APSC), to complete development of the property. In January 2024, the MALB Board approved a 5-year Land Banking Agreement for the Andrew P. Stewart Center (APSC). The Agreement will allow transfer of the property to APSC after return by Quest. She informed the Board that APSC would like to bank additional property with the MALB, not just the required 935 Hobson Street property. The APSC agreed to the target of 50% AMI for 935 Hobson Street; but, would like to change the language in the agreement to up to 100% AMI for future developments. Staff agreed to the change but wanted to keep the Board apprised of the change to the terms in the Agreement.

7. **Augusta, GA Land Development Conference – October 4-6, 2024**

Executive Director Norman stated that the Augusta, Georgia Land Development Conference will be held October 4-6, 2024 and plans to attend. The conference equips developers, non-profits, investors, and businesses with essential insights for navigating real estate investment and development in the Augusta market.

8. Georgia ACT -2024 Annual Affordable Housing Conference, October 9, 2024

Executive Director Norman informed the Board that the annual Georgia ACT Affordable Housing Conference would be held in Atlanta on October 9, 2024, at the Atlanta Metropolitan State College.

9. Update – 30th Anniversary Celebration, October 24, 2024

Executive Director Norman reminded the Board that the 30th anniversary celebration for MALB will be held at the Zucot Gallery on Thursday, October 24th from 3:00 p.m. to 5:00 p.m.

10. Financial Matters

Executive Director Norman stated he submitted the FY2025 budget request to Fulton County. He informed the Board that the current proposed budget allocation is \$113,223; however, he requested additional funds in the amount of \$186,777, for a total of \$300,000.

11. Public Comments

NONE.

13. New Business

NONE.

14. Executive Session

Board Member Kenneth “Chris” Haider-Bardill made a motion to:

Adjourn to Executive Session.

Board Member Joan Arkins seconded the motion.

MOTION APPROVED UNANIMOUSLY

Real Estate Transaction A was discussed in the Executive Session.

Transaction with Resolution Approved.

Board Member Steven Parker made a motion to: Reconvene meeting out of Executive session.

Board Member Joan Arkins seconded the motion.

MOTION APPROVED UNANIMOUSLY

15. Adjourned Meeting at 1:25 P.M.

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