



MINUTES
GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
 Tuesday, April 22, 2025

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	P	
Steven Parker	MALB Board Member	P	
Petrina Howard	MALB Board Secretary	P	
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)	

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		NP
Malik Bells	Real Estate Data Analyst	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	P (Virtual)	
Atty. Patrick O'Connor	City of Atlanta Law		NP
TBD	Office of Fulton County Attorney		

1. **Call to Order:** Chairperson Janis Ware called the meeting to order at 12:05 P.M.

2. **Adopt Agenda:**

Board Member Joan Arkins made a motion to:

Adopt the Agenda with no changes.

Vice Chairperson Steven Parker seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. **Ratify Minutes:**

Vice Chairperson Steven Parker made a motion to:

Ratify Minutes as submitted for the meeting of March 25, 2025.

Board Member Joan Arkins seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

4. **Approve Sales of Properties Located at 368 Griffin Street NW, Atlanta, GA 30314 (lot) Parcel # 14-0111-0008-045-4; 446 James P. Brawley Drive NW, Atlanta, GA 30318 (lot) Parcel # 14-0111-0005-070-5; and 526 James P. Brawley Drive NW Atlanta, GA 30318 (lot) Parcel # 14-0111-0002-070-8 to Atlanta Land Trust, Inc. Pursuant to Permanent Affordability, Pilot Program.**

Program Director, Terica Bashir informed the Board that the aforementioned properties are the last of the fourteen original properties identified for the Permanent Affordability Pilot Program. The delay in the Atlanta Land Trust acquiring these properties was due to their involvement in the Environmental Protection Agency's (EPA) Westside Lead Remediation Project. She stated that the MALB held onto the properties until the EPA completed its remediation. The MALB received a completion letter for all three properties from the EPA. The development plans for 446 and 526 James P. Brawley are to build a new duplex structure and sell each unit as fee simple with a Zero Lot Line. Program Director Bashir stated that 368 Griffin Street will be constructed and sold as a single-family structure. The ALT committed to selling all three properties at or below 80% AMI.

Vice Chairperson Steven Parker made a motion to:

Approve Sales of Properties Located at 368 Griffin Street NW, Atlanta, GA 30314 (lot) Parcel # 14-0111-0008-045-4; 446 James P. Brawley Drive NW, Atlanta, GA 30318 (lot) Parcel # 14-0111-0005-070-5; and 526 James P. Brawley Drive NW Atlanta, GA 30318 (lot) Parcel # 14-0111-0002-070-8 to Atlanta Land Trust, Inc. Pursuant to Permanent Affordability Pilot Program.

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

MOTION APPROVED UNANIMOUSLY.

5. **Approve Conveyance of 1347 Graymont Dr. SW Atlanta, GA 30310 (Parcel #14-0137 0004-005-2) from City of Atlanta and Transfer to Atlanta Land Trust, Inc.**

Program Director Bashir stated that the City of Atlanta (COA) determined it owned the property located at 1347 Graymont Drive while taking it through the Administrative In Rem process. Prior to this, they were not aware of their ownership. She stated that the COA expressed their desire for the Atlanta Land Trust (ALT) to receive the property as-is. They stated they would not provide funding for demolition. The ALT plans to demolish the existing structure and rebuild a new single-family detached structure.

Mr. Stephen Causby, Director of the Office of Housing and Community Development – City of Atlanta, stated that this property was part of the Urban Homestead Program, which dates to the 1980s. He stated that the property had reverted to City ownership after the

homeowner and program participant passed away. He stated that the COA was then made aware of the code violations on that property. Subsequently, the COA contacted the ALT to see if they would redevelop the property. Once the ALT agreed to the redevelopment, the COA requested to transfer the property to the MALB with a simultaneous transfer to the ALT for the development of permanent affordable housing.

Secretary Petrina Howard made a motion to:

Approve Conveyance of 1347 Graymont Dr. SW Atlanta, GA 30310 (Parcel #14-0137 0004-005-2) to the Atlanta Land Trust.

Treasurer Michelle Nelson seconded the motion.

MOTION APPROVED UNANIMOUSLY.

6. **Approve Sales Contracts for Park Vue Townhomes Located at 1528 Parks Edge Lane, Atlanta, GA 30318; 1534 Parks Edge Lane, Atlanta, GA 20218; 1520 Parks Edge Lane, Atlanta, GA 30318; 1516 Parks Edge Lane, Atlanta, GA 30318; and 1512 Parks Edge Lane, Atlanta, GA 30318**

Executive Director, Christopher Norman informed the Board that the MALB has five Park Vue townhomes under contract. He reminded the Board that these properties were purchased to create affordability in the newly constructed Park Vue subdivision. The homes were purchased using the Housing Opportunity Bond \$6M Line of Credit

Real Estate Data Analyst, Malik Bells reported that the five townhomes are scheduled to close in May. He reported that all potential homebuyers completed their respective due diligence processes. He stated that the Ashton Woods warranty will cover the items requested for repair or upgrade during due diligence.

Board Member Joan Arkins made a motion to.

Approve Sales Contracts for Park Vue Townhomes Located at 1528 Parks Edge Lane, Atlanta, GA 30318; 1534 Parks Edge Lane, Atlanta, GA 20218; 1520 Parks Edge Lane, Atlanta, GA 30318; 1516 Parks Edge Lane, Atlanta, GA 30318; and 1512 Parks Edge Lane, Atlanta, GA 30318.

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

MOTION APPROVED UNANIMOUSLY.

Information Items

7. **Conley Road Project Update**

Executive Director Norman informed the Board that he, Attorney Elizabeth Roberts, Program Director Terica Bashir, and Attorney Tre Dye met with several representatives from CoreVest. They are the lender to the development firm Falcon who is developing the properties on Conley Road. All parties met to discuss the lack of progress and subsequent default of the Development Agreement for the Conley Road Project. He stated that the meeting ended with three actions: 1) Arrange a call with CoreVest (and Charles Florio/Falcon Representative) and City Council Member Antonio Lweis; 2) Schedule a follow up call with the same April meeting attendees for May; 3) Review documents and answer any outstanding questions. Executive Director Norman stated that there is a high level of agreement between both parties to continue with the project until completion.

8. Admin In Rem Demolition Foreclosure Project Phase 3

Executive Director Norman reminded the Board that the MALB and the City of Atlanta entered into an Amendment of an existing Intergovernmental Agreement dealing with the foreclosure of Demo Liens. This Amendment allows MALB to take the lead program management role for the next pool of Demo Lien properties slated for foreclosure proceedings. The COA has provided \$1,001,500 in funding to support the program.

9. Financial Update

Executive Director Norman informed the Board that MALB will start providing income statements and balance sheets to the Board at meetings now that the new accountants have been brought up to speed and have started streamlining processes. He also reported that in addition to the funds from the municipal partners, the MALB will also generate revenue from the Park Vue Townhome sales and from the future sales of the fee simple properties.

10. Public Comments

None.

11. New Business

None.

12. Adjourned meeting at 1:04 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 extending to the right.