



**MINUTES**  
**GENERAL MONTHLY MEETING**  
**MALB BOARD OF DIRECTORS**  
 Tuesday, August 26, 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		NP
Michelle Nelson	MALB Board Treasurer	P	
Steven Parker	MALB Board Vice Chairperson	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		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	
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		NP
Atty. Tres Dye	MALB Real Estate Counsel		NP
Atty. Patrick O'Connor	City of Atlanta Law		NP
TBD	Office of Fulton County Attorney		

1. **Call to Order:** Vice Chairperson Steven Parker called the meeting to order at 12:08 P.M.
2. **Adopt Agenda:** Agenda was adopted with changes:

*Move Information Item #8 – Update - 873 North Eugenia Place Atlanta, GA – North Eugenia Revitalization LLC Joint Venture to an Action Item.*

*Move to Executive Session after Action Items.*

Secretary Petrina Howard made a motion to:

*Adopt the Agenda with the stated changes.*

Michelle Nelson seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

3. **Ratify Minutes:**

Treasurer Michelle Nelson made a motion to:

*Ratify Minutes as submitted for the meeting on July 22, 2025.*

Board Member Joan Arkins seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**Action Items:**

4. **Approve Acceptance of 1586 South Gordon St. SW, Atlanta, GA 30310 (Parcel # 14-014900423), 0 Pulliam St., Atlanta, GA 30315 (Parcel # 14-007400030439), and 2040 Main St. NW, Atlanta, GA 30318 (Parcel # 17-02520004021) from City of Atlanta and Conveyance from MALB to Atlanta Land Trust, Inc.**

Executive Director Christopher Norman reported that the Community Development/Human Services Committee and Mayor Dickens requested that the Atlanta City Council consider an ordinance allowing the following: to convey via Quit Claim Deed the City's interest in the identified properties for the consideration of One Dollar and Zero cents to the Fulton County/City of Atlanta Land Bank Authority, Inc. d/b/a Metro Atlanta Land Bank to promote permanent affordable housing using municipal owned property.

Attorney Elizabeth Roberts stated that the properties to be conveyed consist of two vacant residential lots and one commercial lot. Using the community land trust model of a 99-year ground lease, the Atlanta Land Trust plans to develop permanently affordable housing for either rental or home ownership on each site. She stated that the lots are currently unimproved and not generating revenue. With the shortage of affordable housing, the City believes that the parcels comprising the properties are candidates for single-family or multifamily affordable housing development.

Board Member Joan Akins made a motion to:

*Approve Acceptance of 1586 South Gordon St. SW, Atlanta, GA 30310 (Parcel # 14-014900423), 0 Pulliam St., Atlanta, GA 30315 (Parcel # 14-007400030439), and 2040 Main St. NW, Atlanta, GA 30318 (Parcel # 17-02520004021) from City of Atlanta and Conveyance from MALB to Atlanta Land Trust, Inc.*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

5. **Approve Right of Entry for City of Atlanta – Department of Watershed Management for Ajax Dr. NW, Atlanta, GA (Parcel # 17-0246000050565)**

Attorney Elizabeth Roberts explained that the City of Atlanta's Department of Watershed Management (DWM), in partnership with the U.S. Army Corps of Engineers, is implementing the Proctor Creek Aquatic Ecosystem Restoration Project. DWM requested execution of the Right of Entry (ROE) Agreement on the property owned by the Metro Atlanta Land Bank located at Ajax Dr. NW. The ROE would grant the City and its contractors temporary access to the property. Attorney Roberts stated that the Agreement ensures that all work will be conducted at the City's expense and that the property will be restored to a clean and safe condition upon completion. She also stated that the ROE does not convey ownership of long-term rights to the property.

Secretary Petrina Howard made a motion to:

*Approve Right of Entry for City of Atlanta – Department of Watershed Management for Ajax Dr. NW, Atlanta, GA (Parcel # 17-0246000050565).*

Treasurer Michelle Nelson seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**6. Approve Issuance of Request for Qualifications for Real Estate Services**

Vacant Property Manager Kimberly White stated that the MALB is inviting proposals from qualified agents to be considered for inclusion in the Qualified Agent Pool. The focus of this Request for Qualifications (RFQ) is to identify agents to provide real estate services for the MALB. Ms. White explained that once an agent qualifies, they will remain in the Qualified Agent Pool for a period of two years.

Secretary Howard asked how many agents the MALB is looking to have in the pool.

Ms. White replied that there are four agents currently in the pool and that the MALB is looking to add additional agents with no limit to the number.

Board Member Joan Akins suggested adding a question asking what area of real estate the agents specialize in (land, residential, commercial, etc.).

Treasurer Michelle Nelson asked how often a new RFP would be issued and suggested that the period be changed from two to three years.

Treasurer Michelle Nelson made a motion to:

*Approve Issuance of Request for Qualifications for Real Estate Services for a Period of Three Years with the Agent Specifying Their Specialty Area(s)*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**7. Approve Amendment to the Joint Venture Agreement for 873 North Eugenia Pl. Atlanta, GA with North Eugenia Revitalization LLC Joint Venture.**

Executive Director Christopher Norman reminded the Board that the MALB is participating in a joint venture arrangement for the development of a multi-family project located on North Eugenia Place.

Attorney Roberts explained that the MALB is requesting approval of an amendment to the Joint Venture Agreement. It was initially anticipated that the development would be for 10 units; however based on the response received from City Planning, the unit count will be revised to 16. This means that the MALB will receive three completed units to be sold as affordable housing. The remaining 13 units will be market-rate units. The Metro Atlanta Land Bank will receive 20% of the profits from one market-rate unit. Attorney Roberts also informed the Board that the MALB will need to extend the deadline in the Agreement to 2028 to allow for additional development time due to the delay in required approvals from the COA.

Treasurer Nelson asked what the anticipated market-rate is for the units?

Mr. Ryan Ramsey, a representative with the joint venture partner, NER, LLC, responded that if the development were listed today, the selling price would be around \$375,000 a unit.

Board Member Joan Akins made a motion to:

***Approve Amendment to the Joint Venture Agreement for 873 North Eugenia Pl. Atlanta, GA with North Eugenia Revitalization LLC Joint Venture.***

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**8. Adjourned to Executive Session**

Treasurer Michelle Nelson made a motion to:

***Adjourn to Executive Session***

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**EXECUTIVE SESSION**

Legal and Human Resources Matters were discussed in the Executive Session.

Human Resources matter was unanimously approved.

Treasurer Michelle Nelson made a motion to:

*Adjourn out of Executive Session.*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**Information Items**

**9. Update – Sale of 1150 Hunter Hills Pl. NW Atlanta, GA 30314 (Parcel #14-0116000010019)**

Executive Director Christopher Norman reminded the Board that the property located at 1150 Hunter Hills Pl. was approved to be sold at a previous Board meeting.

Malik Bells, Real Estate Data Analyst, told the Board that two of MALB's surplus properties have been marketed for sale. The Hunter Hills Pl. property was sold for \$72,000 by a Board approved agent. He stated that the Coleman St. property is still on the market.

**10. Barge Road Request for Qualifications (0 Barge Road, Atlanta, GA 30331, Parcel # 14-02510001337)**

Executive Director Christopher Norman reminded the Board that the Barge Road property was the first property MALB purchased with the \$6M Line of Credit from Invest Atlanta's Housing Opportunity Bond. The property is almost 11 acres. Atlanta Urban Development Corporation (AUD) is working with the Metro Atlanta Land Bank to jointly initiate a Request For Qualifications for developers. AUD will serve as the primary point of contact. The RFQ was issued on August 5<sup>th</sup> and submissions are due on October 10<sup>th</sup>.

**11. Update – Economic Impact Study**

Executive Director Christopher Norman explained that all internal revenue expenditures have been reviewed for the 15-year Economic Impact Study. He shared that Nigel, along with MALB staff, have been tracking the acquisition, development, and disposition of every parcel the MALB has touched since 2010. The MALB staff reached out to every

development partner requesting data on all critical cost elements. The study remains on track for completion at end of the year.

**12. Update - Conley Road Project**

Executive Christopher Norman updated the Board that the developers have filed for bankruptcy, and the lenders are moving forward with foreclosure action on the project.

**13. Update – Annual Report**

Program Director Terica Bashir informed the Board that she sent the corrections and edits that were discussed at the last MALB Board meeting to YourCrescendo, Consultant, for changes. She stated that she would email a draft copy to the Board for a more thorough review and to solicit their feedback. The final copy should be completed by the September meeting.

**14. Center for Community Progress National Land Bank Summit – Detroit, MI, Sept. 8-9, 2025**

Executive Director Christopher Norman informed the Board that the entire staff will be attending the National Land Bank Summit in Detroit, MI, from September 8<sup>th</sup>-9<sup>th</sup>. The Summit provides insights into best practices, innovative programming, and knowledge sharing with leaders in the field of land banking from land banks across the country.

Vice Chairperson Steven Parker asked the Executive Director to recommend any conferences or summits that the Board should attend.

**15. GALBA Summit – Atlanta, GA, October 28-29, 2025**

Executive Director Christopher Norman stated the Georgia Association of Land Bank Authorities Inc. 2025 Summit will be at the Georgia Municipal Association building. All MALB staff will attend the summit. He stated the Board is welcome to attend and due to the Summit the MALB Board meeting scheduled for October 28<sup>th</sup> will be moved to October 21<sup>st</sup>.

**11. Financial Update**

Executive Director Norman gave the Board a financial update and explained that the MALB is waiting for the deposit of the allocations from the City of Atlanta. He also stated that the MALB will receive revenue from the future sale of property and land previously discussed and approved to be sold by the Board.

**13. Public Comments**

NONE.

**14. New Business**

Executive Director Norman informed the Board that Mrs. Ladipo has informed him that she will not complete her term as a Board member. ED Norman has contacted Fulton County Chairman Pitt's office to inform them and request a replacement appointee from Fulton County.

**15. Adjourn**

**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 initial "P" and a long horizontal stroke.