



**MINUTES**  
**GENERAL MONTHLY MEETING**  
**MALB BOARD OF DIRECTORS**  
 Tuesday, July 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 Board Treasurer		NP
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	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	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	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 12:02 P.M.

2. **Adopt Agenda:**

Secretary Petrina Howard made a motion to:

*Adopt the Agenda with no changes.*

Board Member Joan Arkins seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

3. **Ratify Minutes:**

Secretary Petrina Howard made a motion to:

*Ratify Minutes as submitted for the meeting of May 27, 2025.*

Board Member Joan Arkins seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**Action Items:**

**4. Approve 2022 Financial Audit**

Ms. Melissa Preston, of Preston CPA, presented the 2022 Financial Audit to the Board. She provided general review of the audit process and observations. She reported that they issued an unqualified ("Clean") opinion. Also noted that financial statements present fairly in all material respects.

No grant or legal compliance issues were found, and no substantial concerns or risks were noted. A copy of the audited statements were provided to each member of the Board.

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

*Approve 2022 Financial Audit.*

Board Member Joan Arkins seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**5. Approve Issuance of RFP for Property Management Services**

Kimberly White, Vacant Property Manager, explained that the current property management contracts are set to expire on December 31, 2025. MALB is requesting approval to issue a Request for Qualifications (RFQ) from prospective maintenance vendors for a 2-year contract with an option of an additional 2 years.

Mr. Christopher Norman, Executive Director, stated that MALB anticipates providing notification of the awards at the Board meeting on October 28, 2025. He also noted that the responsibility for the final review and sign off of the RFQ would be assigned to Attorney Elizabeth Roberts, Internal General Counsel.

Vice Chairperson Steven Parker made a motion to:

*Approve Issuance of RFQ for Property Management Services.*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**Information Items**

**6. Conley Road Project Update**

Executive Director Christopher Norman reported that MALB staff has been in communication with Falcon's financial lender - CoreVest, CoreVest's attorneys, and MALB real estate attorneys to obtain an update on the project. CoreVest informed all parties that they have decided to move forward with foreclosing on the site. He stated that the foreclosure procedure is scheduled for August 5<sup>th</sup>.

Attorney Elizabeth Roberts informed the Board that if CoreVest forecloses on the property, the redevelopment of the property will continue. CoreVest has indicated that they will include MALB in their conversation with any potential developers.

**7. Sylvan Hills II Groundbreaking Event – July 15, 2025**

Executive Director Christopher Norman stated that the Sylvan Hills II project was a part of MALB's Land Banking Depository Program. The property was held for almost 13 years. ANDP purchased the property and had plans to redevelop quickly but the real crisis and recession of 2009 occurred. Because of the recession, ANDP had the property demolished. The cleared property was divided into two portions. Phase I was developed into a senior living facility with 184 units. The second portion, or Phase II, is for the Sylvan Hills II project. It will feature 133 affordable units. Executive Director Norman was able to speak at the event and appear in photos on behalf of MALB.

**8. Update – Park Vue Townhomes: 1528 Parks Edge Lane, Atlanta, GA 30318; 1534 Parks Edge Lane, Atlanta, GA 30318; 1520 Parks Edge Lane, Atlanta, GA 30318; 1516 Parks Edge Lane, Atlanta, GA 30318; and 1512 Parks Edge Lane, Atlanta, GA 30318**

Malik Bells, Real Estate Data Analyst, reported that one of the townhomes that was under contract has now closed. MALB was able to get a 66% AMI buyer into one of the 80% units. He stated that there are still four remaining units on the market to be sold. The units are actively being marketed on social media platforms such as Facebook and LinkedIn, as well as, listed on the MLS. Mr. Bells stated that he has been contacting agents directly as well.

Executive Director Norman informed the Board that MALB received the holding costs and the program fees from the sale of the unit.

**9. Presentation – Community Development Human Services, Atlanta City Council – July 15, 2025**

Executive Director Norman stated that he presented to the Community Development Human Services Committee of the Atlanta City Council. He provided an overview/update on MALB's activities over the last 15 months. This included projects, funding sources, and other relevant information.

**10. FY2024 Annual Report**

Program Director Terica Bashir provided an overview of the draft 2024 Annual Report, which is expected to be ready for distribution/publication in September. The report will include the history of MALB, headline indicator data, funding sources, programmatic updates, the 2024 vacant property management report, project highlights, and a summary of 2024 non-property activities.

**11. Economic Impact Study Update**

Executive Director Norman stated that Nigel Griswold, Consultant, has completed reviewing the internal revenue and expenditures and their multiplier impact. The next step is to quantify the economic impact of the 300-plus properties that have been disposed by MALB via various programs over the past 15 years.

**12. Financial Update**

Executive Director Norman gave the Board a financial update on the revenue that MALB is anticipating receiving for the remainder of FY2025, totaling approximately \$720,600.

**13. Public Comments**

NONE.

**14. Adjourned to Executive Session**

Board Member Joan Akins made a motion to:

*Adjourn to Executive Session*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**Executive Session**

Human Resources Item was discussed. No action was taken.

Board Member Joan Akins made a motion to:

*Adjourn out of Executive Session*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

15. New Business

NONE.

16. Adjourn

Adjourned meeting at 1:45 p.m.

A handwritten signature in blue ink, reading "Peter Howard". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.