



**METRO ATLANTA
LAND BANK** | Affordable Housing
Vibrant Communities
Economic Opportunities

MINUTES

GENERAL MONTHLY MEETING MALB BOARD OF DIRECTORS Tuesday, September 23, 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	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		NP
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		NP
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		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 12:10 P.M.

2. **Adopt Agenda:** Agenda was adopted without changes:

Vice Chairperson Steven Parker made a motion to:

Adopt the Agenda without any changes.

Secretary Petrina Howard seconded the motion.

MOTION APPROVED UNANIMOUSLY.

3. **Ratify Minutes:**

Treasurer Michelle Nelson made a motion to:

Ratify Minutes as submitted for the meeting on August 26, 2025.

Vice Chairperson Steven Parker seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Action Items:

4. Approve Acceptance of Abandoned Right of Way of Portion of St. John's Circle SW North of St John's Ave from City of Atlanta and Conveyance from MALB to Atlanta Neighborhood Development Partnership, Inc.

Executive Director Christopher Norman reminded the Board that Atlanta Neighborhood Development Partnership, Inc. (ANDP) entered into a Land Banking Agreement in April 2021. ANDP owns and has banked the properties located at 355 & 365 St. John Ave. (formerly 0 St. John Ave.) and 1944 St. John Circle. ANDP is requesting that the City of Atlanta abandon a public right-of-way at the intersection of St. John Avenue between Pryor Road, SW, and east of the dead end on St. John Avenue, SW. ED Norman stated that this abandonment will allow for an uninterrupted site for development. The site plan involves building 54 total housing units, consisting of newly constructed, detached single-family homes, as well as 2- and 3-bedroom attached townhomes. The targeted Area Median Income (AMI) range for all 54 units is between 80% and 120% of the Area Median Income.

Attorney Elizabeth Roberts informed the Board that legislative action is pending and will proceed, contingent on MALB's approval of this transaction. ANDP will incur any mandated City of Atlanta fees associated with legal or advertising matters.

Ms. Ashāni O'Mard, representative from ANDP, explained that ANDP, along with Porch and Square, spent months engaging with the Lakewood Heights community. Several iterations of the site plan were made based on community feedback, such as decreasing the density and increasing the AMI to create more mixed-income housing. The Lakewood Heights association recommended that the NPU approve the rezoning, including this parcel.

Treasurer Michelle Nelson made a motion to:

Approve Acceptance of Abandoned Right of Way of Portion of St. John's Circle SW North of St John's Ave from City of Atlanta and Conveyance from MALB to Atlanta Neighborhood Development Partnership, Inc.

Vice Chairperson Steven Parker seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Information Items

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

Executive Director Christopher Norman explained that the Atlanta Urban Development Corporation (AUD) and the Metro Atlanta Land Bank (MALB) have jointly released a Request for Qualification (RFQ) for the redevelopment of 0 Barge Road into a for-sale housing community. AUD is serving as point of contact and lead agency for the RFQ process.

Mr. Kelleigh Gamble, Senior Project Manager with AUD, provided an update on the project and also mentioned several other projects that AUD is leading in Atlanta. He stated that there are some high-level goals associated with this development, and the partnership with the Housing Innovation Lab, Campbellton Road West Corridor CDC, and the Metro Atlanta Land Bank (MALB) aims to build and release an RFQ for a for-sale, 100% home ownership community. The first phase will comprise 80 to 100 fee simple units, targeting affordability. Mr. Gamble stated that 30% of the 33 units will be set aside for affordable home ownership aligned with HUD income guidelines for the region, as well as the current year.

Treasurer Michelle Nelson asked if all goes as planned, what is the anticipated completion date for the groundbreaking of phase one?

Mr. Robert Myrick, Project Manager - AUD, replied that phase one groundbreaking is projected to be in late 2026, with units up and running in 2028.

6. Fannie Mae Demonstration Project Proposal Submission

Attorney Elizabeth Roberts reported that the MALB is participating in the national Accelerating Community Investment Initiative that is organized by the Lincoln Institute. They held a convening session in Atlanta, and it focused on the study they conducted on single family development in the City of Atlanta (COA). Fannie Mae also attended and participated in the convening. Attorney Roberts stated that Fannie Mae was interested in undertaking a project in the COA and was also interested in collaborating with MALB. MALB, in coordination with COA Housing Innovation Lab prepared a project proposal for Fannie Mae that includes a request of \$352,500 to launch a unified single family housing demonstration initiative that combines two complementary tracks:

- 1) Workstream 1: Quick-delivery modular housing on vacant parcels, and
- 2) Workstream 2: Scattered-site new construction on public lots owned by Atlanta Public Schools in Collaboration with Rural Studio.

The proposal has been submitted and MALB is awaiting feedback from Fannie Mae.

7. Update – Asset Maintenance Services Request for Qualifications

Executive Director Christopher Norman informed the Board that the Asset Maintenance RFQ proposal has been published, and on September 25th, the Semi-finalists will be selected. Notification of the award to the Finalists will be held on October 28th.

8. Real Estate Services Request for Qualifications

Malik Bells, Real Estate Data Analyst, stated that there was significant turnout at the Pre-Proposal conference for the RFQ. Potential respondents to the RFQ have submitted questions, and responses are currently being prepared. Mr. Bells stated the Finalists for the RFQ will also be awarded on October 28th.

9. Update – Economic Impact Study

Executive Director Christopher Norman reviewed the summary that was Nigel Griswold, Consultant; submitted a summary of the status of the economic impact study.

10. Update - Conley Road Project

Executive Christopher Norman informed the Board that the developers have filed for bankruptcy, and the foreclosure actions on the project initiated by the lenders are currently on hold.

11. Update – Annual Report

Executive Director Christopher Norman informed the Board that a draft copy of the 2024 Annual Report is included in the board package, reflecting the latest changes for review. The final copy should be completed by the October meeting.

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

Executive Director Christopher Norman stated that the 2025 Georgia Association of Land Bank Authorities Inc. Summit will be held at the Georgia Municipal Association building. All MALB staff will attend the summit, and several of our staff members will be presenting. All Board members are invited to attend.

13. Presentation – Cherokee County Housing Forum, September 17, 2025

Executive Director Norman informed the Board that he had spoken at the Cherokee County Housing Forum, along with several other representatives from different Georgia land banks. Following the Housing Forum, Cherokee County approved their land bank that night, following the presentation.

14. Financial Update

Executive Director Norman stated that the allocation from the City of Atlanta has been submitted and is now being processed. MALB is also moving forward with the sale of several surplus properties to provide operational funding.

15. MALB Board Appointments.

Executive Director Norman stated that he has notified the City of Atlanta and Fulton County that we need an appointment from each of these municipalities to replace two outgoing Directors. The MALB Board can have up to 11 members and currently has 7 active slots.

Chairperson Janis Ware suggests that we have a special meeting/work session to discuss potential board members.

16. Public Comments

Mr. Tillman Ward thanked the MALB for its continued commitment to providing affordable housing.

17. New Business

NONE

18. Adjourn

Adjourned meeting at 1:40 p.m.

