



**MINUTES**  
**GENERAL MONTHLY MEETING**  
**MALB BOARD OF DIRECTORS**  
 Tuesday, January 27, 2026

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		NP
Kimberly White	Vacant Property Manager	P	
Malik Bells	Real Estate Data Analyst		NP
Rhonda Corporal	Office Manager		NP
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 12:12 P.M.

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

Board Member Joan Arkins made a motion to:  
*Adopt the Agenda without changes.*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

3. **Ratify Minutes:**

Secretary Petrina Howard made a motion to:

*Ratify Minutes as submitted for the meeting on November 18, 2025.*

Board Member Joan Arkins seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**Action Items:**

**4. Approve Conveyance of MALB Interest in 2405 Second Street, Atlanta, GA 30318 (Parcel ID# 17 025100020412) to Ouida and Elbert Stephens via Quit Claim Deed**

Attorney Elizabeth Roberts explained to the Board that Fulton County Assessor's Office is experiencing some records challenges. There was a series of deeds mistakenly transferred to the Metro Atlanta Land Bank alongside the bulk transfer of the Dan West parcels to the MALB. As such, there will be a series of corrective deeds the MALB must issue to remediate the transfers. Counsel on the Assessor's side is also working to correct.

This transaction is one such case of a corrective deed being issued to Ouida and Elbert Stephens for the property located at 2405 Second Street erroneously transferred to the MALB. The Stephens have lived at this property for 40+ years and are up to date with the payment of their taxes. Title work was presented indicating the property "in no way" came to the MALB. Out of an abundance of caution, and to assist the Assessor's Office in cleaning up their records, the MALB is issuing a corrective deed for this property.

Board Member Joan Arkins made a motion to:

***Approve Conveyance of MALB Interest in 2405 Second Street, Atlanta, GA 30318 (Parcel ID# 17 025100020412) to Ouida and Elbert Stephens via Quit Claim Deed.***

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY.**

**5. Approve FY2023 Financial Audit**

Ms. Melissa Preston, of Preston CPA P.C., provided the Board with an Audit Presentation Summary as well as the Independent Auditor's Report. The presentation and report were based off the audited financial statements, which comprise the related statements of activities, statement of functional expenses, and cash flows for the MALB for the year ending December 31, 2023, and the comparative year ending December 31, 2022.

Preston CPA P.C. determined the financial statements were presented fairly in all material aspects. No material weaknesses or significant deficiencies were identified. Auditor states that the control environment is sufficient for the MALB's operations.

\*A copy of the presentation is available in the Board Book.

Secretary Petrina Howard made a motion to:

***Approve FY2023 Financial Audit.***

Board Member Joan Arkins seconded the motion.

**MOTION APPROVED UNANIMOUSLY**

**6. Approve Issuance of Request for Proposals for Disposition and Development of 538 Mary St. Atlanta, GA (Parcel ID# 14 008700010865)**

Executive Director Christopher Norman notified the Board that the property located at 538 Mary Street is the last remaining property associated with the Neighborhood Stabilization Program (NSP). The background on this property is that the Partnership for the Preservation of Pittsburgh (PPOP) purchased this property in March 2010 utilizing funds from an NSP grant awarded by the City of Atlanta (CoA). PCIA, aka the Pittsburgh Community Improvement Association, Inc., was a local neighborhood Community Development Corporation working alongside the development entity established by the Annie E. Casey Foundation known as Sustainable Neighborhood Development Strategies, Inc. (SNDSI). PPOP was a formal joint venture between PCIA and SNDSI. The property was conveyed to the MALB pursuant to a Land Banking Depository Agreement (Agreement).

Mr. Norman explained to the Board that the Agreement was terminated in 2015 by the MALB due to non-performance. The termination occurred while the Property was being held by the MALB resulting in the Property becoming owned outright by the MALB. In 2018, the MALB issued a Request for Proposals for developers. The CoA was to provide NSP funding to the selected developer to develop the property. The CoA failed to provide the funding and the selected developer chose not to move forward with the development.

Mr. Norman made the Board aware that the MALB received clearance from the CoA to dispose of the property as-is via a new Request for Proposals (RFP) process. The selected developer will be responsible for the demolition of the existing structure and for the development of an affordable housing unit. Mr. Norman made note that no NSP funds will be provided to the selected developer; however, the MALB will establish a purchase price that includes a goal of recapturing some of the holding costs incurred by the MALB over the years.

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

*Approve Issuance of Request for Proposals for Disposition and Development of 538 Mary St. Atlanta, GA (Parcel ID# 14 008700010865).*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY**

**7. Approve Submission of Request to Invest Atlanta for TAD funding for Westside Property Acquisition Program**

Executive Director Christopher Norman reminded the Board that Invest Atlanta manages several Tax Allocation Districts on behalf of the City. He informed the Board that staff from the City and MALB have been in conversation about the programs the MALB manages in collaboration with the City, such as the Housing Affordability Program, the Demo Lien Foreclosure Program, In-Rem Foreclosure Program, and being the recipient of property transfers from the City. There is interest in continuing the revitalization work in the historic Westside neighborhoods of Atlanta. A new focus area would be utilizing TAD funding for strategic acquisition of property on the Westside including the legal work involved in the foreclosure proceedings, holding costs, clearing title, solid waste fees, pre-development costs, and administrative fees.

Mr. Norman explained that the MALB would like to submit a request for TAD funding with a focus on the Westside corridor to Invest Atlanta. He said MALB staff is working in collaboration with the Mayor's Office of Housing and the Housing Innovation Lab on the submission given that the City can identify the number of properties in both the Foreclosure Programs. The goal is for the MALB to submit the application for the Invest Atlanta Board to review at their February meeting.

Vice Chairperson Steven Parker made a motion to:

*Approve Submission of Request to Invest Atlanta for TAD funding for Westside Property Acquisition Program.*

Secretary Petrina Howard seconded the motion.

**MOTION APPROVED UNANIMOUSLY**

### Information Items

#### **8. Update - Conley Road Project Update**

Executive Director Christopher Norman reminded the Board that per their request there is a standing monthly update relative to the Conley Road Project. Mr. Norman noted that there were concerned/interested parties from the community present on the Zoom call. Mr. Norman reminded everyone that the Developer declared bankruptcy and CoreVest, the lender to the developer, is proceeding with foreclosure proceedings.

Mr. Norman notified the Board that he reached out to Charles Florio, the Principal Owner of the Developer. He then shared the response he received from Mr. Florio with the Board. His response stated that they were "working on several offers with the current lender to try to refinance. Mr. Florio made mention in his response that all property in Atlanta were experiencing elevated taxes, insurance, and rent decreases". Mr. Florio committed to sharing more information in the next few weeks.

Mr. Norman noted that there are no tax transfers and the refinancing discussion creates a “stay” for all proceedings.

Ms. Nichols, concerned community member, stated that she and other neighbors have been in contact with Code Enforcement and requested that the property be placed in In-Rem Court with the hopes of remediation and/or demolition. She also expressed appreciation for this standing item on the agenda and continued communication.

#### **9. Update - Economic Impact Study**

Executive Director Christopher Norman informed the Board that the consultant leading this study, Nigel Griswold of Griswold Consulting, was present on the Zoom. Mr. Norman explained to the Board that there was a stall in receiving data from the Fulton County Assessor’s Office for historic data as their website only provides data for the last 5 years. Attorney Roberts visited the Fulton County Tax Assessor’s Office and reengaged the point of contact for data requests. Apparently, there were issues with email delivery.

Due to this stall, Mr. Griswold began manually pulling data from MALB’s property database. As a result, there are 130-180 hours Mr. Griswold will still need to complete in addition to the Board-approved 480 hours creating an increased financial commitment of \$30,000 from his Board-approved contract amount. Mr. Norman notified the Board that as opposed to the original completion date of the end of February, the estimated project completion with the delivery of the final report is now June.

Mr. Griswold reported the

- quantification of the economic impacts from 2010-2025 is 75% complete.
- MALB financials over the study timeframe have been captured and quantified at 98%.
- spatial locations of MALB dispositions, home values, and estimated percent impact on neighboring properties is 75% complete.
- property tax annual and cumulative revenue data has stalled; thus, all progress on this portion of the impact estimates has been manual since November and is 75% complete.

The Board requested that all activity be put on hold until the issue with receiving data from the Tax Assessor is resolved. The proposed contract Amendment and status will be reviewed at the February Board Meeting.

#### **10. Surplus Property Disposition Project**

Mr. Norman reminded the Board of its approval of the sale of surplus property to generate funds for the organization. He notified the Board that the recently Board-approved 8 Real

Estate Agents have been assigned 8 properties to establish the listing price and subsequently list, market, and close the properties.

**11. MALB Formal Expanded Real Estate Role with City of Atlanta with New Revised and Restated Intergovernmental Agreement (IGA)**

Mr. Norman explained that the City of Atlanta has been pleased with the increasing collaborative relationship with the MALB. They requested that the MALB expand its real estate functions and programmatic collaborations to include more land brokering and procurement, continued disposition of City-conveyed land, being the lead agency for the In-Rem Foreclosure Program and subsequent disposition of property acquired by lien foreclosures and condemnation actions as well as program incubation. These new roles and responsibilities will need to be codified via a new IGA. The document will be presented at a future Board meeting for review and potential approval.

**12. Update - Atlanta Public Schools (APS) Surplus Property Acquisition**

Mr. Norman stated that conversations are ongoing with staff from both the MALB and APS. He said there is an upcoming meeting and will continue to report out from it.

**13. Federal 501(c)(3) Tax Exemption Reinstatement Submission**

Mr. Norman notified the Board that the MALB's submission to the IRS has been submitted for its 501c3 designation. Once approved, this designation will increase financial funding opportunities.

**14. Fulton County Budget Request/Financial Update**

Mr. Norman stated that although the MALB requested an increase in the allocation from Fulton County in the amount of \$300,000 to support its increased real estate activity and returning non-revenue generating, non-tax producing or blighted property to the tax roll and an effective utilization status, Fulton County declined and the MALB is set to receive \$113,223 from the FY2026 General Fund budget.

**15. Blank Foundation - Economic Mobility Forum, January, 13, 2026**

Mr. Norman attended the Blank Foundation's Economic Mobility Forum last month. His key takeaway was that Atlanta has dropped from 49<sup>th</sup> to 50<sup>th</sup> economic mobility in the United States.

**16. Presentation - Federation of Southern Cooperatives/Land Assistance Fund 7<sup>th</sup> Heirs' Property Boot Camp**

Attorney Elizabeth Roberts assisted at the 7<sup>th</sup> Annual Heirs' Property Boot Camp with a focus on farmers all across the southeast region. It was good, meaningful work.

**17. Attorney Elizabeth Roberts – Nomination: Leadership Atlanta, Class of 2027**

Attorney Roberts was nominated and completed her application and submission for Leadership Atlanta, Class of 2027.

**18. Review 2026 Board Meeting Time and Dates**

The Board agreed to maintain the 4<sup>th</sup> Tuesday of each month meeting cadence as well as the 12-2pm time.

**19. Public Comments**

None.

**20. Adjourned to Executive Session.**

Chairperson Janis Ware made a motion to:

*Adjourn to Executive Session*

Treasurer Michele Neslon seconded the motion.  
**MOTION APPROVED UNANIMOUSLY.**

**EXECUTIVE SESSION**

Two Real Estate Transactions were discussed \ in the Executive Session. There was also a discussion around a Human Resources Matter.

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

*Adjourn and Exit from Executive Session.*

Secretary Petrina Howard seconded the motion.  
**MOTION APPROVED UNANIMOUSLY.**

**Adjourned and Exited from Executive Session.**

**Real Estate Transaction A Approved Unanimously.**

**Real Estate Transaction B Approved Unanimously.**

**14. New Business**

NONE.

**15. Adjourn**

**Adjourned meeting at 1:35 P.M.**

*Peter Howard*