



MINUTES

GENERAL MONTHLY MEETING MALB BOARD OF DIRECTORS Tuesday, April 28, 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	
Steven Parker	MALB Board Vice Chairperson	P	
Michelle Nelson	MALB Board Treasurer	P	
Joan Arkins	MALB Board Secretary	P	
Edith Ladipo (Resigned – Pending Replacement)	MALB Board Member		NP
Colin Delargy	MALB Board Member (pending final confirmation)	P	
Kenneth "Chris" Haider-Bardill	MALB Board Member	P	
Charles "Chuck" Shultz	Advisory Member - Atlanta Public Schools (APS)		NP

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	P	
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		NP
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 12:34 P.M.

2. Adopt Agenda: Agenda was adopted without changes:

Board Member Kenneth Haider-Bardill made a motion to:
Adopt the Agenda without changes.

Treasurer Michelle Nelson seconded the motion.
MOTION APPROVED UNANIMOUSLY.

3. Ratify Minutes:

Secretary Joan Arkins made a motion to:

Ratify Minutes as submitted for the meeting on March 24, 2026.

Board Member Kenneth Haider-Bardill seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Action Items:

4. Approve Execution of Development Agreement for 1065 Katherwood Drive Project for Habitat for Humanity in Atlanta, Inc.

Executive Director Norman reminded the Board that the MALB completed tax extinguishment action on this parcel as part of a 20+ property assemblage in February 2022. Protocol for the tax extinguishment program calls for execution of a Development Agreement to ensure the original project scope is constructed and all parties are in alignment.

Attorney Elizabeth Roberts provided the Board with an overview of the project scope, notably that the project scope changed from constructing 3-bedroom units to 4-bedroom units resulting in a proposed change to the AMI structure. Andrew Gurvey represented Habitat during the meeting as its Director of Real Estate and Legal Counsel. He explained that there will be 10 single-family detached houses, 18 duplex units, and 40 townhouses on the 13-acre site totaling 68 housing units. He further explained that the larger homes require more materials and that the cost of materials have increased as well as taxes and the HOA dues causing the price point to raise. In order for families to comfortably afford the units, Habitat is requesting the MALB to accommodate a change in the target Area Median Income (AMI) from 1/3 at 50%, 1/3 at 80%, and 1/3 at market to 100% of the homes in the 80-120% AMI range creating a fully affordable project. The breakdown would be that 90% of the project would be under 80% AMI with an owner occupant model and the remaining 10% would be the larger 4-bedroom units with a higher AMI range not exceeding 120% AMI.

Secretary Joan Arkins made a motion to:

Approve Execution of Development Agreement for 1065 Katherwood Drive Project for Habitat for Humanity in Atlanta, Inc.

Board Member Kenneth Haider-Bardill seconded the motion.

MOTION APPROVED UNANIMOUSLY

5. Approve Vendor Invoice Policy

Executive Director Christopher Norman informed the Board that staff are working with MALB accountants at the Rosales Financial Group (RFG) to update and improve the financial protocols and system. This system includes centralized emails for expenses and automated electronic protocols resulting in the need for the creation of more standardized procedures. As a result of conversations with RFG, staff created a policy to standardize invoice formatting, electronic invoice submission protocol, and a formalized approval process. The policy will streamline the invoice process, allowing for a more efficient, faster, and transparent way of doing business. It will also help staff and accountants more

easily access financial information on programmatic and property levels. All vendors will have to submit their invoices in the required format in order for them to be processed.

Attorney Roberts noted that within the policy, spending thresholds were created. Expenditures under \$5000 require reasonable price determinations. Expenditures over \$5000 require a minimum of two quotes. Expenditures of \$25-100,000 require a minimum of three quotes or an informal solicitation. Expenditures exceeding \$100,000 require a Request for Proposals or a competitive sealed bid process.

Vice Chair Steven Parker made a motion to:
Approve Vendor Invoice Policy.

Secretary Joan Arkins seconded the motion.
MOTION APPROVED UNANIMOUSLY

6. Approve Park Vue Property Transfer to Invest Atlanta – 1512 and 1516 Parks Edge Ln, NW Atlanta, GA 30318

Executive Director Norman reminded the Board that this transaction between the MALB and Invest Atlanta has been spoken about in previous meetings and staff are seeking final approval to transact. With the transfer of both units back to Invest Atlanta, the MALB's Line of Credit will be restored by approximately \$840,000 to be used for other acquisitions.

Attorney Roberts also notified the Board that Invest Atlanta is releasing the LURA from these units thereby nullifying the affordability requirements for these units. This decision was made relative to the Agreement between both entities and for the purposes of title. Invest Atlanta may reinstate the affordability but all Agreements and real estate instruments on these properties related to the MALB have been terminated.

Treasurer Michelle Nelson made a motion to:
Approve Park Vue Property Transfer to Invest Atlanta – 1512 and 1516 Parks Edge Ln, NW Atlanta, GA 30318.

Secretary Joan Arkins seconded the motion.
MOTION APPROVED UNANIMOUSLY

Information Items

7. Update – Conley Road Project

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 stated Falcon filed bankruptcy in New York and the proceedings are ongoing. He walked through the

bankruptcy documents and pointed out that the MALB is not listed as a creditor. The Conley Road property is being marketed for sale as Falcon owes CoreVest over \$30M in debt for that particular property which is in foreclosure.

8. Update – Economic Impact Study

Executive Director Norman notified the Board that Nigel Griswold, the consultant working with the MALB on the 15-year Economic Impact Study, has completed the bulk of his quantitative analysis of all property data. Nigel has engaged a vendor to design the report. The Study is now in the phase of collecting pictures, creating tables with the data, and gathering partner quotes to assist in drafting the narrative of the report.

Nigel noted that every year, since 2010, there have been new properties returned to productive use and put back on the tax rolls. He presented a chart showing that every year both the annual and thereby the aggregate tax revenue to the City, County, and Atlanta Public Schools climbs.

9. Update – Surplus Property Disposition Project

Malik Bells, Real Estate Data Analyst, notified the Board that two properties, Thompson and Coleman, have been sold. There are two properties that are on the market that have received recommendations from their respective agents to reduce the prices to reflect current market conditions. He also stated that he is scheduling site visits for a few other properties and continuing to work with the agents for all properties to get weekly updates.

10. Budget Request – City of Atlanta General Fund 2027 (7/1/2026-6/30-2027)

Executive Director Norman reminded the Board that it is budget season at the City of Atlanta. The MALB is requesting \$600,000 in funding for operations in addition to programmatic funding. Executive Director Norman explained that he is working with the Chief Housing Office and for the first time is speaking directly to the Department of Finance. He noted that in the package that he prepared for the MALB budget request to the City, he included some of the preliminary data from the Impact Study and will highlight that the MALB is being asked to do additional work for the City.

11. Public Comments

None.

12. Adjourned to Executive Session

Board Member Kenneth Haider-Bardill made a motion to:

Adjourn to Executive Session

Vice Chair Steven Parker seconded the motion.

MOTION APPROVED UNANIMOUSLY.

EXECUTIVE SESSION

A human resources matter and a real estate transaction were discussed in the Executive Session. There were no action items requiring a vote.

Secretary Joan Arkins made a motion to:

Adjourn and Exit from Executive Session.

Vice Chair Steven Parker seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Adjourned and Exited from Executive Session.

13. New Business

NONE.

14. Adjourn

Board Member Kenneth Haider-Bardill made a motion to:

Adjourn meeting.

Secretary Joan Arkins seconded the motion.

MOTION APPROVED UNANIMOUSLY.

Meeting adjourned at 2:17 P.M.

A handwritten signature in blue ink, appearing to be "Joan Arkins", written in a cursive style.