METRO ATLANTA LAND BANK | Affordable Housing Vibrant Communities Economic Opportunities

MINUTES

GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, June 23, 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	MALB Board Member		NP
Colin Delargy	MALB Board Member	P	
Kenneth "Chris" Haider-Bardill	MALB Board Member		NP
Charles "Chuck" Shultz	Advisory Member - Atlanta Public Schools (APS)	P	

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		NP
Atty. Rodney Strong	MALB External General Counsel		NP
Atty. David Mahér	MALB External General Counsel	P	
Atty. Tres Dye	MALB Real Estate Counsel	P	
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 12:15 P.M.

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

Secretary Joan Arkins made a motion to:
Adopt the Agenda without changes.

Vice Chair Steven Parker seconded the motion.
MOTION APPROVED UNANIMOUSLY.

3. **Ratify Minutes:**

Board Member Colin Delargy made a motion to:

Ratify Minutes as submitted for the meeting on May 26, 2026.

Treasurer Michele Nelson seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Action Items:

4. **Approve One-Time Contract for R&R Grading to Perform Demolition of 536 Sunset Avenue, Atlanta, GA 30314 (Parcel ID# 14-0111-0002-120-1) Pursuant to Land Banking Depository Agreement with Invest Atlanta**

Executive Director Christopher Norman reminded the Board that Invest Atlanta is a Land Banking Depository Program partner and that they are banking 536 Sunset Avenue under its Land Banking Agreement with the MALB. Vacant Property Manager, Kimberly White, explained that Invest Atlanta requested the MALB obtain quotes for demolishing the dilapidated 1-story duplex as allowable under the Agreement. Five estimates were requested from former and current vendors. Four estimates were received and shared with Invest Atlanta. They selected R&R Grading, a former MALB demolition vendor whose prior contract expired.

Treasurer Michele Nelson made a motion to:

Approve One-Time Contract for R&R Grading to Perform Demolition of 536 Sunset Avenue, Atlanta, GA 30314 (Parcel ID# 14-0111-0002-120-1) Pursuant to Land Banking Depository Agreement with Invest Atlanta.

Vice Chair Steven Parker seconded the motion.
MOTION APPROVED UNANIMOUSLY

5. **Approve FY2024 Financial Audit Prepared by Preston CPA**

Executive Director Christopher Norman reminded the Board that the MALB has been making steady progress on completing its outstanding financial audits. He informed the Board that Melissa Preston of Preston CPA has been performing the MALB audits since 2010. Ms. Preston walked the MALB Board and staff through her Audit Presentation on the financial statements reviewed for the year ending December 31, 2024. She explained that she marked her report as draft because she has some outstanding questions for the accountants, Rosales Financial Group. She went on to say that her determinations for the audit would not change but there are some audit adjustments she thinks should be made to QuickBooks -the online bookkeeping system the MALB transition to in 2024.

The audit was conducted under the U.S. Generally Accepted Auditing Standards and Government Auditing Standards. Ms. Preston clarified the reasoning for using the government standards is due to the MALB receiving government funding. She informed the Board that this was a clean audit opinion with no significant deficiencies and no issues with how transactions were completed. See the copy of the audit presentation in the June 2026 Board Book for details.

Secretary Joan Arkins made a motion to:

Approve FY2024 Financial Audit Prepared by Preston CPA.

Vice Chair Steven Parker seconded the motion.
MOTION APPROVED UNANIMOUSLY

Information Items

6. 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. Executive Director Norman stated that the lender, CoreVest, was successful in finalizing the foreclosure of the property. He explained that now that they have title via one of their affiliates, the MALB staff and counsel can follow up to see what the next course of business will be for putting the property back into production or finishing the project.

7. Update – Asbury Pointe Project

Executive Director Norman reminded the Board that Asbury Pointe is the name of the MALB's first ground lease LIHTC project with a 65-year term. He explained that the team is moving into the final elements of the deal which are closing and funding. The tentative timeline for closing is the first two weeks of July. At closing time, the MALB's Line of Credit utilizing the Housing Opportunity Bond funds will be replenished by approximately $1.4 million which was originally used to purchase the land for the project. Attorney Elizabeth Roberts clarified that the entity repaying the MALB is the Community Foundation of Greater Atlanta She further explained that the MALB will remain in the deal until the project is developed and that the ground lease is drafted so that at any point in time it can be transferred to Atlanta Housing for their administration over the long term once it is built. Wendover is the developer for this project.

Board Member Colin Delargy pointed out that Thomasville Heights, the area where this project is located, is a super priority neighborhood for Mayor Dickens. He explained that every development corporation in Atlanta is actively negotiating on the redevelopment of that area and that the MALB will be the first to have shovels in the ground since Forest Cove was demolished. He suggested that fact be amplified by way of a press release.

8. Update – Economic Impact Study

Executive Director Norman presented to the Board a mock-up of the Economic Impact Report for the MALB. Executive Director Norman stated that report will be around 40 pages and that staff will begin red lining the report for the first round of editing through early July.

Board Chair Janis Ware stated that the Impact Report is significant and needs to be celebrated. She expressed her priority is making sure the public sees this report. Director Norman fully agreed and explained that a rollout is planned which includes a proper unveiling and coordinated media releases with the Business Chronicle, The Atlanta Voice, The AJC, The Saporta Report, as well as with MALB's national partners like Center for Community Progress and Enterprise. Chairwoman Ware suggested an unveiling event at City Hall with the Mayor speaking to the MALB's effectiveness and residents speaking to its impact to the community.

9. Update – Surplus Property Disposition Project

Malik Bells, Real Estate Data Analyst, reminded the Board that in last month's meeting, there were price adjustments to a couple of properties. 0 Crescendo is under contract, and the buyer is in their due diligence period. Staff will continue to monitor the agents and activity the listings are having.

Executive Director Norman added that there is an additional platform that staff is considering listing the properties. This platform specializes in surplus sales, including real estate, and will gain more interest. He stated that staff will present this platform option to the Board for their review in July's meeting.

10. Update – Office Lease

Executive Director Norman reminded the Board that the office lease was recently renewed. As part of the new lease, a refresh to the suite is included at no additional cost to the MALB. Staff picked out the carpet and baseboard trim that will be replaced. The suite will also get a paint refresh in the same color. Staff will have to pack up their office for the refresh which is tentatively scheduled for late July.

11. Budget Request – City of Atlanta General Fund (07/01/2026-06/30/2027)

Executive Director Norman informed the Board that the City of Atlanta's budget has been approved. The next step is to get clarity on what the MALB's allocation of that budget will be and work with Board Member Colin Delargy who is in the Mayor's Office as well as the Chief Housing Officer Amanda Rhein to get the disbursement.

Board Chair Janis Ware asked about the additional city that wanted to join the MALB. Director Norman stated that it was the City of South Fulton (CoSF) that wanted to join and reminded the Board that they already approved CoSF to join. He stated that both the MALB drafted and the CoSF provided feedback on the Amendment to the Interlocal Agreement to officially add CoSF as a Land Bank member. The document has been awaiting remarks from Fulton County Attorney since November 2024 Executive Director Norman also stated that the MALB has engaged outside counsel to assist in moving this item forward.

Board Chair Janis Ware requested that this item be a recurring agenda item to keep them informed on progress.

12. Next Meeting Date and Time

Director Norman shared that the current proposed date for the next meeting is scheduled for July 28th at the same place for the same time. Notices will be sent out with details.

13. Public Comments (Two-minute limit per speaker)

None.

14. Adjourned to Executive Session.

Vice Chair Steven Parker made a motion to:

Adjourn to Executive Session

Secretary Joan Arkins seconded the motion.
MOTION APPROVED UNANIMOUSLY.

A real estate matter and human resources matter were discussed in the Executive Session.

Vice Chair Steven Parker made a motion to:

Adjourn and Exit from Executive Session.

Secretary Joan Arkins seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Adjourned and Exited from Executive Session.

Treasurer Michele Nelson made a motion to:

Approve Real Estate Matter A.

Secretary Joan Arkins seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Treasurer Michele Nelson made a motion to:

Approve Human Resources Matter A.

Secretary Joan Arkins seconded the motion.
MOTION APPROVED UNANIMOUSLY.

17. New Business

NONE.

18. Adjourn

Board Member Colin Delargy made a motion to:

Adjourn meeting.

Treasurer Michele Nelson seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Meeting adjourned at 2:25 P.M. Joe Arts