METRO ATLANTA LAND BANK | Affordable Housing Vibrant Communities Economic Opportunities

MINUTES

GENERAL MONTHLY MEETING
MALB BOARD OF DIRECTORS
Tuesday, July 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		NP
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)		NP

Staff and Counsel			
Name:	Title:	Attendance:	
		Present	Not Present
Christopher Norman	Executive Director	P	
Elizabeth Roberts	Internal General Counsel/Sr. Program Director		NP
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		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 12:07 P.M.

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

Vice Chairperson Steven Parker made a motion to:
Adopt the Agenda without changes.

Treasurer Michelle Nelson seconded the motion.
MOTION APPROVED UNANIMOUSLY.

3. **Ratify Minutes:**

Treasurer Michelle Nelson made a motion to:

Ratify Minutes as submitted for the meeting on June 23, 2026.

Board Member Colin Delargy seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Action Items:

4. **Approve Termination of Reciprocal Easement Agreement Affecting 0 Barge Road SW Atlanta, GA 30331 (Parcel ID# 14-0251-0001-033-7), and Authorize Execution of the Termination of Reciprocal Easement Agreement**

Executive Director Christopher Norman reminded the Board that this matter is related to the 11 acres purchased at 0 Barge Road via funds from the Housing Opportunity Bond Line of Credit. There is an adjoining Low-Income Housing Tax Credit (LIHTC) development known as The Kennedy. The developers, Radiant Construction Group, of that project requested several easements, including sewer, construction, stormwater retention ponds, grading, slope as well as utility and maintenance easements. The easements have expired by their terms and thus the easements must be terminated and recorded for title purposes. These actions will have no impact on the budget or property and will eliminate any ongoing liability exposure for the MALB.

Vice Chairperson Steven Parker made a motion to:

Approve Termination of Reciprocal Easement Agreement Affecting 0 Barge Road, SW Atlanta, GA 30331 (Parcel ID# 14-0251-0001-033-7), and Authorize Execution of the Termination of Reciprocal Easement Agreement.

Treasurer Michelle Nelson seconded the motion.
MOTION APPROVED UNANIMOUSLY

5. **Approve 2-Year Extension of August 31, 2026 Reverter Trigger Deadline in Deeds for 885 North Eugenia NW Atlanta, GA 30318 (Parcel ID# 14-0176-0005-004-6) and 1141 White Oak SW Atlanta, GA 30310 (Parcel ID# 14-0119-0003-036-0) to August 31, 2028**

Program Director Terica Bashir reminded the Board that the MALB sold both properties to the Atlanta Land Trust (ALT) under its Permanent Affordability Pilot Program (since renamed Long Term Affordability Program) in August 2023. The deeds for both properties included a reverter clause stating that if Certificates of Occupancy were not issued by the City of Atlanta by August 31, 2026 ownership of both properties would revert back to the MALB. ALT reached out notifying the MALB that while predevelopment and development activities had progressed at both properties, the Certificates of Occupancy would not be received by the reverter deadline due to permitting delays within the City of Atlanta.

The development plan for 885 North Eugenia was to increase the density and build more than one housing unit on the nearly .5 acres of land which required zoning and variances to be filed. The ALT experienced a 1.5-year delay awaiting rezoning approval by the City of Atlanta followed by a 4 month wait for the variance approval. The project is currently under construction and is expected to be completed by Q1 of 2027.

The delay in construction for 1141 White Oak is due to it being a joint development project with the adjacent property at 1151 White Oak. There is a "paper street", which is a right-of-way deemed unnecessary to turn into a street as originally planned, owned by the City of Atlanta between the two properties. The City of Atlanta was required to officially abandon the "paper street" and complete Quiet Title Action prior to conveying it to ALT. Permits have been received and ALT expects to break ground in August 2026 and to be complete in the summer of 2027.

*Complete permitting and development timelines for 885 N Eugenia + 1141 White Oak as well as site plans can be found within the Board Book for this meeting.

Treasurer Michelle Nelson made a motion to:

Approve 2-Year Extension of August 31, 2026 Reverter Trigger Deadline in Deeds for 885 North Eugenia NW Atlanta, GA 30318 (Parcel ID# 14-0176-0005-004-6) and 1141 White Oak SW Atlanta, GA 30310 (Parcel ID# 14-0119-0003-036-0) to August 31, 2028.

Vice Chairperson Steven Parker seconded the motion.
MOTION APPROVED UNANIMOUSLY

6. **Approve Execution of TogetherATL Affordable Housing, LLC Land Loan Documents ($1,300,000) for 884 McDonough Boulevard SE Atlanta, GA 30315 (Parcel ID# 14-0008-0010-026-6) to Repay MALB's Outstanding HOB Line of Credit Acquisition Related Balance, and Related Consent and Subordination Documents for the Asbury Pointe Project**

Executive Director Christopher Norman reminded the Board that this matter is related to the Thomasville Heights development project known as Asbury Pointe, 102 units of 100% affordable housing. The five acres was purchased for $1.3 million by the MALB via the Housing Opportunity Bond Line of Credit. The loan deal for this property is structured so that the Community Foundation of Greater Atlanta repays the acquisition and transaction fees accrued by the MALB to Invest Atlanta. TogetherATL Affordable Housing LLC is one of the funding entities of the Community Foundation.

The $35 million development deal is moving towards closure. There are several loan documents surrounding this deal with equity investors, construction loans, LIHTC, etc. In anticipation of that closing, the execution of this document will ensure the MALB is in proper legal position and to restore the MALB's Line of Credit.

Treasurer Michelle Nelson made a motion to:

Approve Execution of TogetherATL Affordable Housing, LLC Land Loan Documents ($1,300,000) for 884 McDonough Boulevard SE Atlanta, GA 30315 (Parcel ID# 14-0008-0010-026-6) to Repay MALB's Outstanding HOB Line of Credit Acquisition Related Balance, and Related Consent and Subordination Documents for the Asbury Pointe Project.

Board Member Colin Delargy 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. Executive Director Norman restated that the lender, CoreVest, completed foreclosure action on the property. He explained that now that they have title via one of their affiliates, the MALB staff and counsel will follow up to see what the next course of business will be for putting the property back into production or finishing the project. The MALB has received no other updates.

8. Update – Economic Impact Study

Executive Director Norman presented to the Board a mock-up of the cover of the Economic Impact Report for the MALB. Executive Director Norman stated that a draft copy of the full report has been delivered and is approximately 44 pages. Staff red lined the report and met with Nigel for a 2-hour review session. Nigel and his team are revising the report per that session.

He proposed to the Board to have a separate meeting with the Board, MALB staff, Nigel, and his team to walk through the report to garner their feedback. The Board agreed and requested that the report be sent to the Board prior to that meeting. Executive Director Norman also informed the Board that the goal is to have the report ready to be distributed at Center for Community Progress' Vacant and Abandoned Property conference in Pittsburgh in mid-to-late September.

Board Member Delargy suggested that in the Board's upcoming review session, the media roll out and other "road show" activities are discussed at that time.

9. **Update -- Executive Director Norman Presentation – Community Development/Human Services Committee – Atlanta City Council, July 14, 2026**

Executive Director Norman informed the Board that he presented to the Atlanta City Council and walked the Board through his presentation at a high-level. He highlighted the creation and presentation of the MALB Programs 1-pager to help people better understand what the MALB is and what it does. The goal is to create a guidebook to accompany the 1-pager with details on each program such as history, budget, and lead MALB staff.

Chairperson Ware commented that the written documents are great but there should be thought put into how we can make the information more engaging and interactive as people are reading less and less these days.

Executive Director Norman also wanted to point out that he informed City Council that both the terms for the City appointed Board seats, currently occupied by our Treasurer and Chairperson, expire next year.

10. **Update – LISC Grant Funded Pre-Approved Single-Family Housing Designs Project**

Program Director Terica Bashir reminded the Boar that the MALB received a $35,000 grant from LISC for a pre-approved single family housing project. She stated that the project had the goals to reduce the permitting delays and costly development delays on the developer side (as exhibited in the previous action item #5) by creating pre-approved housing designs. The MALB is working with Auburn University Rural Studios (AURS) on the creation of customizable designs.

Program Director Bashir informed the Board that the project is moving at the projected pace. Progress made thus far: funding has been received, 11 potential parcels have been identified for this pilot project, the AURS team completed site assessments, and the project team as a whole decided on the base designs that will be tweaked to fit City of Atlanta zoning regulations, setbacks, etc. The next step is to present the revised designs to seasoned builders to get their input on lot buildability, cost estimates on the designs, market insights to inform the designs, and weather resiliency/energy sustainability input. Once that is completed, we can reach out to our designated point of contact within City Planning's Permitting Division to start the pre-approval process.

11. **Update – Surplus Property Disposition Project**

Malik Bells, Real Estate Data Analyst, reminded the Board that the MALB is continuing to market a number of properties on the MLS. 0 Crescendo was scheduled to close today but that contract is supposed to be terminated today via an official termination. The MALB will retain the $1000 earnest money that was for the contract. The property will be put back onto the market.

Mr. Bells informed the Board that three properties were presented to a development partner to assess buildability but due to topography, location, no sewer connection, and other issues causing us to develop additional strategies for disposition. Chairperson Ware asked at what point do we decide the property does not have value and look to donate it. Executive Director Norman stated that there is an additional platform 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 another meeting.

Board Member Delargy suggested partnering with AURS on the lots with development challenges. They did a similar project with difficult lots in Houston. Additionally, he stated that both City of Atlanta's Department of Parks and Recreation as well as Watershed Management can also be an avenue as they are always on the lookout for lots near creeks.

12. Update – Office Lease/Suite Refresh

Director Norman reminded the Board that the recently renewed office lease includes a refresh to the suite 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 will occur Friday, 8/7 through Monday, 8/10.

13. NeighborWorks Achieving Excellence – Harvard Kennedy School: 25-Year Reunion – Miami, FL.

Executive Director Norman informed the Board that the 25-year reunion for his Achieving Excellence Program is Tuesday, 8/11 in Miami. He plans to attend and shared the agenda.

14. Financial and Accounting Matters

Director Norman updated the Board that the MALB received the funds from the City of Atlanta. He expressed gratitude as the money was deposited in record time and attributed that to having a direct point of contact within the Office of Finance.

Chairperson Ware asked about the additional city that wanted to join the MALB. He stated that allocations have been approved but that there has been a delay with Fulton County in getting the Interlocal Agreement updated. The changes were submitted in 2024.

15. Next Meeting Date and Time

Executive Director Norman shared that the current proposed date for the next meeting is scheduled for August 25th at the same place for the same time. Notices will be sent out with details.

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

None.

17. Adjourned to Executive Session.

Treasurer Michelle Nelson made a motion to:

Adjourn to Executive Session

Board Member Colin Delargy seconded the motion.
MOTION APPROVED UNANIMOUSLY.

EXECUTIVE SESSION

Two real estate matters were discussed in the Executive Session.

Vice Chairperson Steven Parker made a motion to:

Adjourn and Exit from Executive Session.

Treasurer Michelle Nelson seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Adjourned and Exited from Executive Session.

Board Member Colin Delargy made a motion to:

Approve Real Estate Transaction A.

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

18. New Business

NONE.

19. Adjourn.

Treasurer Michele Nelson made a motion to:

Adjourn meeting.

Board Member Colin Delargy seconded the motion.
MOTION APPROVED UNANIMOUSLY.

Meeting adjourned at 2:19 P.M.