



# FULTON /ATLANTA LAND BANK AUTHORITY, INC *OVERVIEW AND UPDATE*

Community Development / Human Services Committee – Atlanta City Council

November 10, 2020

Presented by Christopher Norman – Executive Director

# UPDATE TOPICS

- Policy and Administrative
  - Rebranding
  - Policies and Procedures Revision
- Transactional
  - Secure Neighborhood Initiative – Atlanta Police Foundation
  - Memorandum of Understanding with City of Atlanta for Abatement Project
- Operational
- Financial Update



# POLICY AND ADMINISTRATIVE



# REBRANDING





**METRO ATLANTA  
LAND BANK**

**Affordable Housing  
Vibrant Communities  
Economic Opportunities**

# POLICIES AND PROCEDURES REVISION



**FULTON COUNTY/CITY OF ATLANTA  
LAND BANK AUTHORITY, INC.  
D/B/A METRO ATLANTA LAND BANK**

**SUMMARY OUTLINE**

**POLICIES AND PROCEDURES  
ACQUISITION AND DISPOSITION OF REAL PROPERTY**

**AS APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS  
ON OCTOBER 22, 2020**

**FULTON COUNTY/CITY OF ATLANTA LAND BANK AUTHORITY INC.  
ACQUISITION AND DISPOSITION OF REAL PROPERTY**

**SUMMARY OUTLINE**

The acquisition and disposition of properties owned by the Fulton County/City of Atlanta Land Bank Authority, Inc., D/B/A Metro Atlanta Land Bank (hereinafter “LBA”) shall be governed by the following policies:

**Section 1. Role as a Public Authority.**

1.1 **Public Authority.**

1.2 **Governing Authority.**

1.3 **Purposes.**

**Section 2. Strategies for Property Acquisition and Disposition.**

2.1 **Impact of Property Conveyance.**

2.2 **Strategies for Property Use.** The LBA may consider the following strategies for use of LBA properties including, but not limited to:

- (a) Affordable Housing <sup>1</sup>
- (b) Neighborhood Revitalization
- (c) Economic Development
- (d) Conservation

2.3 **Neighborhood Consultation.**

**Section 3. Priorities for Identity of Transferees.**

3.1 **Priority Transferees.**

3.2 **Transferee Qualifications**

3.3 **Reserved Discretion.** The LBA reserves full and complete discretion to decline applications and proposed transaction agreements from individuals and entities.

**Section 4. Acquisition of Real Property.**

4.1 **Sources of Property Inventory**

4.2 **Policies Governing the Acquisition of Properties.** In determining which, if any, properties shall be acquired by the LBA, the LBA shall give consideration to the following factors:

4.3 **Acquisitions through Delinquent Tax Enforcement Proceedings.**

4.4 **Transaction Agreements.**

---

<sup>1</sup> See definitions of Low and Moderate Income in Section II of the 2017 Interlocal Cooperation Agreement.



**4.5 Title Assurance.**

**4.6 Environmental Concerns.**

**Section 5. Disposition of Real Property.**

**5.1 Consideration Generally.**

**5.2 Transfers to Non-profit Entities for Affordable Housing and Affordable Commercial Projects.**

**5.3 Transfers to Governmental Entities.**

**5.4 Transfers of Property at Open Market Conditions.**

**5.5 Side Lot Disposition Program.**

**5.6 Permanent Affordability Pilot Program.**

**5.7 Covenants, Conditions, and Restrictions.**

**5.8 Options.**

**5.9 Earnest Money.**

**5.10 Deed Without Warranty.**

**Section 6. Collaboration with Non-Profit Entities.**

**6.1 Transactions with Non-Profit Entities**

**6.2 Tax-Extinguishment.**

**6.3 Eligibility.**

**6.4 Documentation of Lot Purchase.**

**6.5 Maximum Costs.**

**6.6 Restrictive Covenants.**

**6.7 LBA Discretion.**

**Section 7. Collaboration with For-Profit Entities.**

**7.1 Transactions with For-Profit Entities.**

**7.2 Eligibility.**

**7.3 Documentation of Lot Purchase.**

**7.4 Maximum Costs.**

**7.5 LBA Discretion.**

**Section 8. Collaboration for Community Improvements.**

**8.1 Community Improvement Property.**

**8.2 Eligibility.**

**8.3 Transferee.**

**8.4 Restrictive Covenants.**

**Section 9. Approval of Property Transfers.**

**9.1 Transfers Require Board Approval.**

**Section 10. Interpretations of Policies and Procedures & Revisions.**

**10.1 Interpretations.**

**10.2. Revisions.**

**See Exhibits for Policies and Procedures Related to Specific LBA Programs**

**Exhibit A**  
**Side Lot Disposition Program**

**Exhibit B**  
**Permanent Affordability Pilot Program**

**Exhibit C**  
**Land Banking Depository Agreement Program**

# TRANSACTIONAL



# SECURE NEIGHBORHOOD INITIATIVE – ATLANTA POLICE FOUNDATION



**SOUTHSIDE OFFICER  
HOUSING**

Pathways to affordable homeownership for officers to purchase homes in the City of Atlanta resulting in increased police visibility and enhanced engagement between the Atlanta Police Department and the citizens they protect and serve.



- **0 Bender Street transferred from City of Atlanta to Fulton Atlanta Land Bank Authority (FALBA)**
- **Agreement with FALBA to construct affordable housing supporting safety and security**







## **Affordable Housing Impact Statement**

### **20-O-1268**

#### **Requirements**

Per the requirements of the City of Atlanta, Georgia Code of Ordinances, Chapter 54, Article I, Section 54-2, Affordable Housing Impact Statements shall include a quantitative or numeric section that shall provide numeric estimates of impacts, quantifying numbers of units impacted at certain levels of Area Median Income (AMI) over the 30-year period following the enactment of the legislation; and a narrative section to provide an explanation of the analyses that led to the estimates.

#### **Narrative Section**

The ordinance would authorize the disposition of City-owned property at 790 Bender Street SW to the Land Bank. This disposition is conditioned upon the development of the property for affordable housing.

#### **Quantitative/Numeric Section**

This legislation, if enacted, is estimated to have a projected impact upon the affordable housing stock of the City of Atlanta over the 30-year period following the enactment of the legislation by:

Adding \_0\_, preserving \_0\_, or decreasing \_0\_ units affordable at 30 percent or below of the Area Median Income (AMI); and

Adding \_0\_, preserving \_0\_, or decreasing \_0\_ units affordable between 30.01 and 50 percent of AMI; and

Adding \_4\_, preserving \_0\_, or decreasing \_0\_ units affordable between 50.01 and 80 percent of AMI; and

Adding \_0\_, preserving \_0\_, or decreasing \_0\_ units affordable above 80 percent of AMI.

#### **Impact**

The ordinance would provide a surplus property at 790 Bender Street SW to the Land Bank. This property would be developed as affordable housing. It is estimated that 4 units would be constructed for sale to police officers. These homeownership units would likely be affordable to households at or below 80% of AMI. The lot is currently vacant. Therefore, no housing would be preserved or decreased as a result of this ordinance.

**AN ORDINANCE  
BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE**

**AN ORDINANCE AUTHORIZING THE MAYOR OR HER DESIGNEE TO EXECUTE A QUITCLAIM DEED CONVEYING THE CITY’S INTEREST IN PROPERTY LOCATED AT 790 BENDER STREET SW, ATLANTA, FULTON COUNTY, GEORGIA, TAX PARCEL ID 14 008600060598 (“PROPERTY”), IN AN AMOUNT NOT TO EXCEED ONE DOLLAR (\$1.00), TO THE CITY OF ATLANTA-FULTON COUNTY LAND BANK AUTHORITY, FOR THE PUBLIC PURPOSE OF RETURNING PROPERTY TO AN EFFECTIVE UTILIZATION STATUS, IN ORDER TO PROVIDE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES FOR SWORN OFFICERS OF THE ATLANTA POLICE DEPARTMENT; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Atlanta (“City”) is the record owner of certain property located at 790 Bender Street, SW, Atlanta, Fulton County, Georgia, Tax Parcel ID 14 008600060598 (the “Property”); and

**WHEREAS**, the Property is vacant, unimproved and non-revenue generating in its current status; and

**WHEREAS**, there is inadequate workforce housing in the City, including housing that is affordable to public servants such as police officers; and

**WHEREAS**, the City recognizes that land acquisition costs are a challenge in developing affordable housing in the City; and

**WHEREAS**, the City recognizes that it is beneficial to the public safety of communities to have police officers residing in their neighborhoods; and

**WHEREAS**, the City believes the property would be best utilized by being developed as housing available to police officers for homeownership opportunities; and

**WHEREAS**, the City has a vested interest in increasing the supply of affordable housing stock within its jurisdiction; and

**WHEREAS**, the City desires to convey the Property for consideration of One Dollar and Zero Cents (\$1.00), to the City of Atlanta- Fulton County Land Bank Authority (the “Authority”) for the public purpose of returning said land to an effective utilization status in order to provide affordable homeownership opportunities for sworn officers of the Atlanta Police Department; and

**WHEREAS**, such a property transfer is authorized pursuant to O.C.G.A § 36-37-6 (e)(2)(D).

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:**

**SECTION 1:** The Mayor or her designee is hereby authorized to execute a quitclaim deed conveying the City of Atlanta's interest in the property located at 790 Bender Street SW, Atlanta, Fulton County, Georgia, Tax Parcel ID 14 008600060598 for consideration of One Dollar and Zero Cents (\$1.00) to the Fulton County-City of Atlanta Land Bank Authority for the public purpose of returning said land to an effective utilization status in the form of affordable housing.

**SECTION 2:** The Deed shall retain a reversionary interest in the parcel, or any subsequent subdivisions of the parcel, in favor of the City of Atlanta should this lot not be developed with at least one residential dwelling unit with a Certificate of Occupancy issued by the City of Atlanta Office of Buildings within three years of the date of conveyance.

**SECTION 3:** All ordinances and parts of ordinances in conflict herewith are hereby waived for purposes of this Ordinance only, and only to the extent of the conflict.



**Action Minutes  
Virtual Meeting  
Monday, May 4, 2020**

**CALL TO ORDER**

**Council President Felicia A. Moore called the meeting to order at 1:00p.m.**

**ROLL CALL**

**Municipal Clerk Foris Webb, III called the roll and declared a quorum.**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Felicia A Moore	Council President	Present	11:04 AM
Michael Julian Bond	Councilmember, Post 1 At Large	Present	12:39 PM
Matt Westmoreland	Councilmember, Post 2 At Large	Present	12:56 PM
Andre Dickens	Councilmember, Post 3 At Large	Present	12:47 PM
Carla Smith	Councilmember, District 1	Present	12:37 PM
Amir R Farokhi	Councilmember, District 2	Present	12:58 PM
Antonio Brown	Councilmember, District 3	Present	12:43 PM
Cleta Winslow	Councilmember, District 4	Present	12:48 PM
Natalyn Mosby Archibong	Councilmember, District 5	Present	12:45 PM
Jennifer N. Ide	Councilmember, District 6	Present	12:26 PM
Howard Shook	Councilmember, District 7	Present	12:49 PM
J. P. Matzigkeit	Councilmember, District 8	Present	12:11 PM
Dustin Hillis	Councilmember, District 9	Present	12:13 PM
Andrea L. Boone	Councilmember, District 10	Present	11:29 AM
Marci Collier Overstreet	Councilmember, District 11	Present	12:59 PM
Joyce M Sheperd	Councilmember, District 12	Present	12:32 PM

**ADOPTION OF AGENDA**

**There was A Motion by Council Member Matzigkeit to reorder the Agenda by moving the Committee on Council and Zoning Committee to report first and other Standing Committees as listed. It was Seconded by Council Member Overstreet and the Motion CARRIED by a Unanimous Consent of Council Members present (15y/0n).**

**ACCEPTED AND ADOPTED BY UNANIMOUS CONSENT OF COUNCIL MEMBERS PRESENT (15Y/0N)**

**RESULT: ACCEPTED AND ADOPTED [UNANIMOUS]**

**MOVER:** J. P. Matzigkeit, Councilmember, District 8

**SECONDER:** Marci Collier Overstreet, Councilmember, District 11

**AYES:** Bond, Westmoreland, Dickens, Smith, Farokhi, Brown, Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis, Boone, Overstreet, Sheperd

**INVOCATION**

**The Invocation was given by Rabbi Lydia B. Medwin, Director of Engagement and**

**ADOPTED SUBSTITUTE BY A ROLL CALL VOTE OF 15 YEAS;**  
**0 NAYS**

**RESULT:** ADOPTED ON SUBSTITUTE BY CONSENT VOTE  
[UNANIMOUS]

**MOVER:** Carla Smith, Councilmember, District 1

**SECONDER:** Andre Dickens, Councilmember, Post 3 At Large

**AYES:** Bond, Westmoreland, Dickens, Smith, Farokhi, Brown,  
Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis,  
Boone, Overstreet, Sheperd

20-O-1267 (7) -

A SUBSTITUTE ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE WAIVING CHAPTER 142 SECTION 142-52(C)(2) THE CITY OF ATLANTA CODE OF ORDINANCES, WHICH REQUIRES AN OUTDOOR FESTIVAL APPLICATION TO BE FILED AT LEAST NINETY (90) DAYS PRIOR TO THE BEGINNING OF THE OUTDOOR FESTIVAL; AND WAIVING SECTION 142-58(A) OF THE CITY OF ATLANTA CODE OF ORDINANCES, WHICH REQUIRES THERE TO BE 60 DAYS BETWEEN THE SUBMISSION OF AN OUTDOOR FESTIVAL APPLICATION TO THE SPECIAL EVENTS MANAGER AND THE CONCLUSION OF AN OUTDOOR EVENT THAT IS THE SAME AS OR SUBSTANTIALLY SIMILAR TO THE PROSPECTIVE OUTDOOR FESTIVAL, FOR THE PURPOSE OF ALLOWING AN OUTDOOR FESTIVAL TO OCCUR IN THE AREA ON BROAD STREET, SW BETWEEN MARTIN LUTHER KING, JR. DRIVE, SW AND MITCHELL STREET, SW, WHICH SHALL OCCUR FOR A PERIOD LASTING BETWEEN MAY 12, 2020 THROUGH DECEMBER 31, 2020, AS PART OF THE CITY OF ATLANTA’S PLACEMAKING PROGRAM TO PROMOTE ECONOMIC DEVELOPMENT FOR THE DOWNTOWN AREA; AND FOR OTHER PURPOSES.

**ADOPTED SUBSTITUTE BY A ROLL CALL VOTE OF 15 YEAS;**  
**0 NAYS**

**RESULT:** ADOPTED ON SUBSTITUTE BY CONSENT VOTE  
[UNANIMOUS]

**MOVER:** Carla Smith, Councilmember, District 1

**SECONDER:** Andre Dickens, Councilmember, Post 3 At Large

**AYES:** Bond, Westmoreland, Dickens, Smith, Farokhi, Brown,  
Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis,  
Boone, Overstreet, Sheperd

20-O-1268 (8) -

AN AMENDED ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE MAYOR OR HER DESIGNEE TO EXECUTE A QUITCLAIM DEED CONVEYING THE CITY’S INTEREST IN PROPERTY LOCATED AT 790 BENDER STREET SW, ATLANTA, FULTON COUNTY, GEORGIA, TAX PARCEL ID 14 008600060598 (“PROPERTY”), IN AN AMOUNT NOT TO EXCEED ONE DOLLAR AND ZERO CENTS (\$1.00) TO THE CITY OF ATLANTA-FULTON COUNTY LAND BANK AUTHORITY FOR THE PUBLIC PURPOSE OF RETURNING PROPERTY TO AN EFFECTIVE UTILIZATION STATUS, IN ORDER TO PROVIDE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES FOR SWORN OFFICERS OF THE ATLANTA POLICE DEPARTMENT; AND FOR OTHER PURPOSES.

**ADOPTED AS AMENDED BY A ROLL CALL VOTE OF 15 YEAS;  
0 NAYS**

**RESULT:** ADOPTED AS AMENDED BY CONSENT VOTE  
[UNANIMOUS]

**MOVER:** Carla Smith, Councilmember, District 1

**SECONDER:** Andre Dickens, Councilmember, Post 3 At Large

**AYES:** Bond, Westmoreland, Dickens, Smith, Farokhi, Brown,  
Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis,  
Boone, Overstreet, Sheperd

20-O-1269 (9) -

AN ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE WAIVING THE PROVISIONS OF SECTION 2-910 OF THE ATLANTA CODE OF ORDINANCES REQUIRING PRIOR AUTHORIZATION OF GRANT APPLICATIONS; AUTHORIZING THE DEPARTMENT OF PARKS AND RECREATION (DPR) TO APPLY FOR AND ACCEPT A REIMBURSEMENT GRANT AWARD FROM THE STATE OF GEORGIA’S BRIGHT FROM THE START: DEPARTMENT OF EARLY CARE AND LEARNING (DECAL) FOR THE 2020 SUMMER FOOD SERVICE PROGRAM UP TO THE AMOUNT OF EIGHT HUNDRED SEVENTY-ONE THOUSAND ONE HUNDRED EIGHTY-FOUR DOLLARS AND EIGHTY-FOUR CENTS (\$871,184.84); AND AMENDING THE FY2020 BUDGET TO REFLECT GRANT FUNDS ANTICIPATED AND APPROPRIATED; AND AUTHORIZING THE MAYOR OR THE COMMISSIONER OF DPR AS HER DESIGNEE, ON BEHALF OF THE CITY OF ATLANTA, TO ENTER INTO ANY NECESSARY AGREEMENTS IN CONJUNCTION WITH THE SUMMER FOOD SERVICE PROGRAM; AND FOR OTHER PURPOSES.

**ADOPTED BY A ROLL CALL VOTE OF 15 YEAS; 0 NAYS**

**RESULT:** ADOPTED BY CONSENT VOTE [UNANIMOUS]

**MOVER:** Carla Smith, Councilmember, District 1

**SECONDER:** Andre Dickens, Councilmember, Post 3 At Large

**AYES:** Bond, Westmoreland, Dickens, Smith, Farokhi, Brown,  
Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis,  
Boone, Overstreet, Sheperd

20-O-1296 (10) -

AN ORDINANCE BY COUNCILMEMBER CARLA SMITH AS SUBSTITUTED BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE TO RATIFY MAYOR KEISHA LANCE BOTTOMS’ EXECUTIVE ORDER VIA WHICH THE MAYOR’S OFFICE OF SPECIAL EVENTS AND THE CITY OF ATLANTA DEPARTMENT OF PARKS AND RECREATION WERE ORDERED TO ACCEPT NO NEW APPLICATIONS FOR PERMITS OR SUB-PERMITS FOR OR RELATING TO EVENTS TO BE HELD IN THE CITY OF ATLANTA GOVERNED BY CHAPTER 142 OF THE CITY OF ATLANTA CODE OF ORDINANCES, AND VIA WHICH THE ATLANTA POLICE DEPARTMENT WAS TO ACCEPT NO NEW APPLICATIONS FOR SPECIAL EVENTS GOVERNED BY CHAPTER 10, ARTICLE II, DIVISION 3 OF THE CITY OF ATLANTA CODE OF ORDINANCES; TO PROVIDE FOR THE CONCLUSION OF THE MORATORIUM IMPLEMENTED IN ACCORDANCE HERewith UPON DECLARATION INFORMED BY THE LATEST SCIENTIFIC AND MEDICAL EXPERT INFORMATION CONCERNING THE COVID-19 PANDEMIC THAT GATHERINGS MAY OCCUR IN ACCORDANCE WITH PERMITS ISSUED BY THE CITY OF ATLANTA; TO PROVIDE THAT

# MOU – CITY OF ATLANTA FOR ABATEMENT PROJECT





## INTERGOVERNMENTAL AGREEMENT

This **INTERGOVERNMENTAL AGREEMENT** (“**Agreement**”), made and entered into this \_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Atlanta (the “**City**”), a municipality incorporated and chartered under the Constitution and Laws of the State of Georgia, and The Fulton County/City of Atlanta Land Bank Authority, Inc. (the “**LBA**”), a public body corporate and politic duly created and existing under the laws of the State of Georgia (hereinafter referred to as the “**Parties**”);

### WITNESSETH:

**WHEREAS**, the City is a municipal corporation of the State of Georgia (the “**State**”) and a “political subdivision” as defined in the Georgia Redevelopment Powers Law (O.C.G.A. § 36-44-1 *et seq.*); and

**WHEREAS**, O.C.G.A. § 48-4-60, *et seq.* authorizes the creation of Land Banks for the purpose of facilitating the return of dilapidated, abandoned, and tax delinquent properties to productive use, and granting Land Banks specific powers, including the powers to hold and dispose of real property, enter into collaborative relationships with municipalities and other public and private entities for the development of real property, and to discharge and extinguish all liens created pursuant to debts and other obligations owed to Land Bank members; and

**WHEREAS**, pursuant to O.C.G.A. § 48-4-61(a), the City of Atlanta and Fulton County entered an Interlocal Cooperation Agreement establishing the LBA, dated June 12, 1991 which was replaced by the Interlocal Cooperation Agreement of January 19, 1994; and

**WHEREAS**, in 2012, the Georgia General Assembly enacted Senate Bill 284, which amended Chapter 4 of Title 48 of the Official Code of Georgia, to establish a new article known as the “Georgia Land Bank Act” (O.C.G.A. § 48-4-100, *et seq.*), that among other things, provides that land banks created prior to July 1, 2012 are authorized to vote on whether to adopt and operate under the new provisions and powers of the Georgia Land Bank Act, or continue their operation pursuant to the previous statutory scheme; and

**WHEREAS**, on January 29, 2015, the LBA voted to operate pursuant to the new provision and powers of the Georgia Land Bank Act; and

**WHEREAS**, to effectuate the vote of the LBA to operate pursuant to the new provision and powers of the Georgia Land Bank Act, an Amended and Restated Interlocal Cooperation Agreement was entered into between Fulton County and the City; and

**WHEREAS**, by virtue of the Constitution and the laws of the State of Georgia, in particular, the Development Authorities Law of the State (O.C.G.A. §36-62-1 *et seq.*, as amended), and pursuant to City Resolution 97-R-0716, adopted by the City Council on May 19, 1997 and approved by the Mayor on May 27, 1997, the Atlanta Development Authority d/b/a/ “Invest Atlanta” was activated by the City to, among other things, consolidate the City’s efforts in housing, economic development and redevelopment, and is a key partner in the implementation of the City’s urban development initiatives, including the Affordability Plan; and

**WHEREAS**, Invest Atlanta serves at the City's economic development and redevelopment agency pursuant to an Intergovernmental Agreement for the provision of Economic Development and Redevelopment Services authorized by Resolution 19-R-3452; and

**WHEREAS**, since 2012, the City has engaged in the processes authorized by Appendix E, Articles III and V and Chapter 74, Article V to address a number of properties ("Abatement Properties") resulting in liens in favor of the City ("Code Liens") against each of said Abatement Properties in the amount of the associated Abatement costs; and

**WHEREAS**, as a result of enforcing Code Liens through foreclosure and other measures, the City has acquired and will continue to acquire various Abatement Properties; and

**WHEREAS**, in an effort to address the blighted conditions of Abatement Properties, the City has thus far expended over \$10,000,000.00 in connection with the Abatement of over 500 Abatement Properties: and

**WHEREAS**, the City also has a number of robust planning efforts with joint planning goals to address certain conditions, allow for strategic growth, and improve the overall safety, health, well-being, and quality of life of its citizens including the City's Comprehensive Development Plan, the Atlanta City Design Plan, and the One Atlanta Housing Affordability Action Plan which seek to enhance community and economic development initiatives in the City of Atlanta (collectively the "City Plans & Initiatives"); and

**WHEREAS**, the City desires to proactively redevelop vacant and abandoned properties to a productive and revenue producing use; and

**WHEREAS**, the City has determined that the Abatement Properties should be proactively deployed for community and economic development purposes, including but not limited to, affordable housing, commercial and mixed-use development, green space, and urban farming; and

**WHEREAS**, the community and economic development purposes contemplated by the City include but are not limited to affordable housing, commercial and mixed-use development, green space, and urban farming; and

**WHEREAS**, the City has further determined that the Abatement Properties should be proactively utilized and deployed in such ways as the City determines in furtherance of the City Plans and Initiatives; and

**WHEREAS**, in order for the City to liquidate the Code Liens on the Abatement Properties, and either convert said liens to cash or acquire and make available the Abatement Properties for redevelopment in furtherance of the City Plans and Initiatives, the City must initiate foreclosure proceedings and other enforcement efforts; and

**WHEREAS**, the record owners and/or other interest holders of some of the affected Abatement Properties might elect to execute a deed in lieu of foreclosure, quitclaim deed, or an analogous instrument transferring ownership of said Properties to the LBA, Invest Atlanta (and its affiliates), or the City to avoid being joined in a foreclosure action; and

**WHEREAS**, the City anticipates that it will acquire some of the Abatement Properties through the foreclosure process and such Properties would then ultimately be transferred to the LBA or Invest Atlanta to facilitate the redevelopment of the Abatement Properties for community and economic development purposes in furtherance of the City Plans and Initiatives; and

**WHEREAS**, pursuant the 1983 Georgia Constitution, Article IX, Section III, Paragraph I, the City has the authority to enter into Intergovernmental Agreements for any period up to 50 years with any other public agency, public corporation, or public authority for activities or services they are authorized by law to undertake or provide.

**WHEREAS**, City Resolution 20-R-4066 directed the Chief Financial Officer of the City of Atlanta, as municipal revenue collector, to enforce the Code Liens, created pursuant to O.C.G.A. § 41-2-9 and Atlanta City Code Appendix E, Articles III and V, and further initiate judicial foreclosure proceedings against Abatement Properties, pursuant to O.C.G.A. § 48-4-75 *et seq.*, and undertake other efforts, including but not limited to Petitions for Quiet Title or Declaratory Judgment and other non-judicial efforts, reasonably necessary to facilitate the acquisition of Abatement Properties by deeds in lieu of foreclosure, quitclaim deeds, or analogous instruments to acquire title to Abatement Properties in favor of the City, Invest Atlanta, (or its affiliates) or the LBA, or to convert the Code Liens into cash; and

**WHEREAS**, pursuant to City Resolution 20-R-4066 adopted by the City Council on August 3, 2020, the Mayor is authorized on behalf of the City of Atlanta to enter into an Intergovernmental Agreement with the LBA to facilitate the acceptance of Abatement Properties by the LBA via deeds in lieu of foreclosure, quitclaim deeds, or analogous instruments, and the development of the Abatement Properties for community and economic development purposes and the utilization and deployment of Abatement Properties in furtherance of City Plans and initiatives; and

**WHEREAS**, the Mayor or her designee, on behalf of the City, is further authorized to execute any documents necessary to transfer said Abatement Properties to the LBA;

**NOW, THEREFORE**, in consideration of the respective covenants, representations, and agreements herein contained and in furtherance of the mutual public purposes hereby sought to be achieved, the City and the LBA agree as follows:

1. The parties understand, acknowledge, and agree that the City will seek to acquire title to the Abatement Properties, attached hereto, pursuant to O.C.G.A. § 48-4-75 *et seq.*, and other efforts, including but not limited to Petitions for Quiet Title or Declaratory Judgment and other non-judicial efforts, reasonably necessary to facilitate the acquisition of Abatement Properties such as deeds in lieu of foreclosure, quitclaim deeds, or analogous instruments.
2. The City may supplement the list of designated Abatement Properties from time to time as the City continues to fulfill proactively the City Plans and Initiatives as described herein to allow for strategic growth, and improve the overall safety, health, well-being, and quality of life of its citizens including the City's Comprehensive Development Plan, the Atlanta City Design Plan, and the One Atlanta Housing Affordability Action Plan.

3. Where there is past due tax liability existing on designated properties, and the City is able to obtain title to any or all of said properties, the City may in its discretion and upon notice to LBA convey such title, on a property-by-property basis, to the LBA for the purpose of extinguishing past due tax liens existing on the Abatement Properties pursuant to the power and authority granted the LBA pursuant to O.C.G.A. § 48-4-112, *et seq.*; provided, however, any demolition or “close and clean” lien in favor of the City that exists on the Property at the time of the conveyance to the LBA shall be preserved. The LBA agrees to take all necessary action in a timely manner to extinguish liens against the Abatement Properties for past due taxes pursuant to the powers conferred upon it by O.C.G.A. § 48-4-112, *et seq.*
4. Immediately after extinguishing liens for past due taxes, the LBA agrees to convey the Abatement Properties to Invest Atlanta or the City, upon written request from the City. The City shall promptly reimburse the LBA for any holding costs associated with any of the Abatement Properties (*e.g.*, insurance costs, maintenance costs) incurred by the LBA between the time of conveyance from the City to the LBA and conveyance from the LBA to Invest Atlanta or the City.
5. The use of the Abatement Properties will be at the discretion of the City and Invest Atlanta pursuant to an Intergovernmental Agreement between the Invest Atlanta and the City for the provision of Economic Development and Redevelopment Services authorized by Resolution 19-R-3452. Accordingly, the Properties cannot be used for any other purpose than those proposed herein without the written approval of the City.
6. At its discretion, the City may also designate any of the Abatement Properties for development by the LBA, subject to and consistent with the Amended and Restated Interlocal Cooperation Agreement establishing the Fulton County/City of Atlanta Land Bank Authority, Inc.
7. This IGA shall not alter any provisions contained in the Amended and Restated Interlocal Cooperation Agreement establishing the Fulton County/City of Atlanta Land Bank Authority, Inc. and the provisions of that Interlocal Agreement shall remain in full force and effect to the extent its terms do not conflict with this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Intergovernmental Agreement, this \_\_\_\_\_ day of October, 2020.

**APPROVED:**  
**CITY OF ATLANTA:**



Keisha Lance Bottoms, Mayor  
City of Atlanta

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Nina Hickson, City Attorney  
City of Atlanta

**ATTEST:**



\_\_\_\_\_  
Foris Webb, III, Municipal Clerk  
City of Atlanta

**APPROVED:**

**FULTON COUNTY/CITY OF ATLANTA  
LAND BANK AUTHORITY, INC.**, a public body  
corporate and politic



\_\_\_\_\_  
Janis Ware  
Chair – Board of Directors

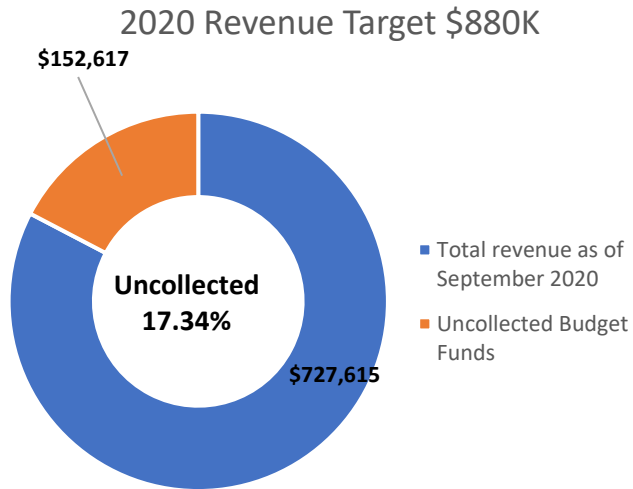
# OPERATIONAL UPDATE



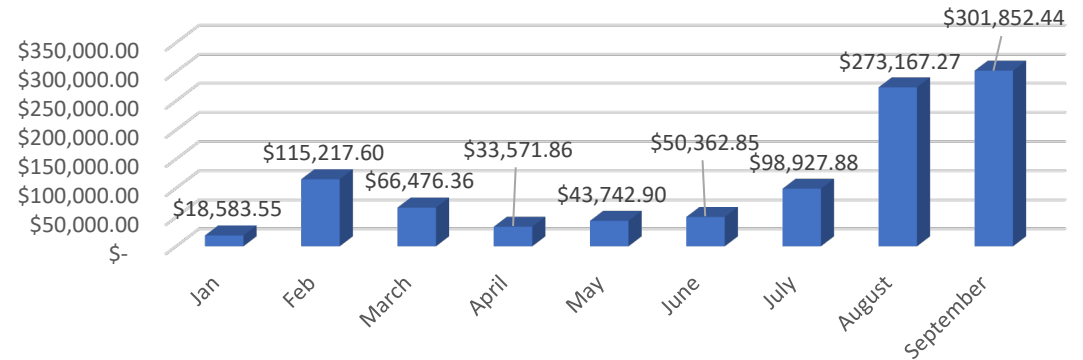
# FINANCIAL UPDATE



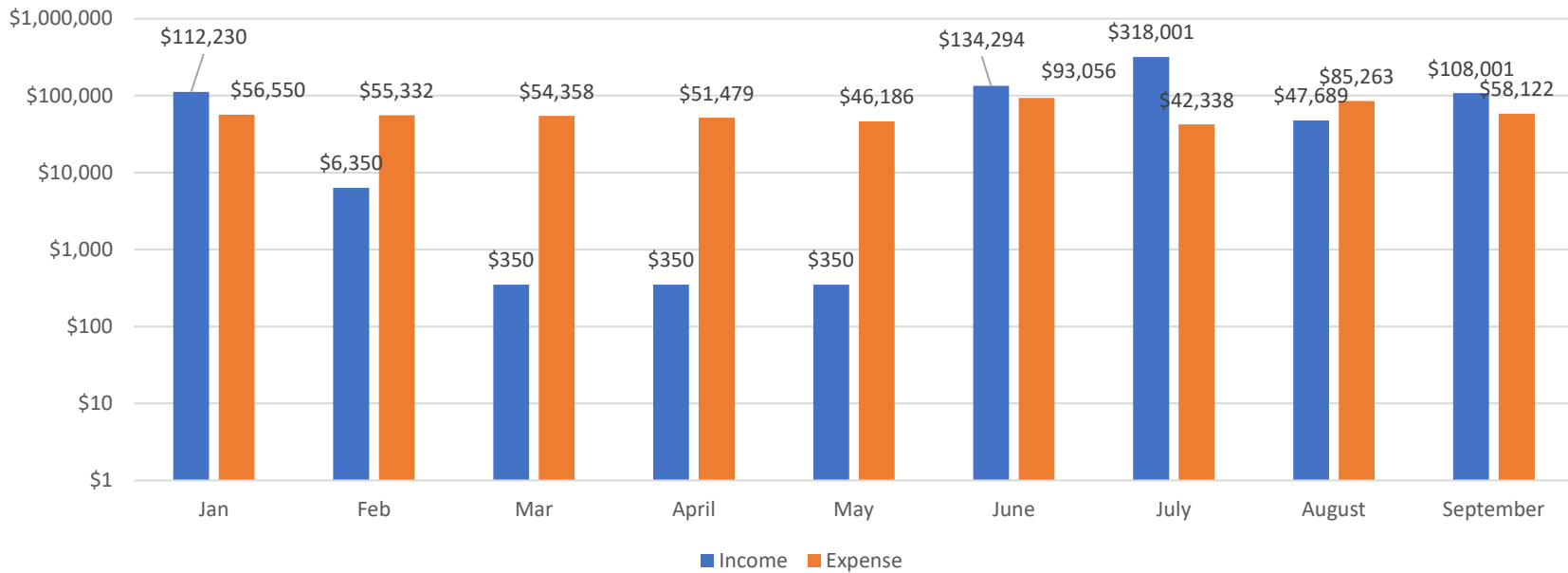
## Land Bank Financial Dashboard: January - September 2020



Cash on hand Jan - September 2020



Expense and Revenue, by Month





# SUPPORTED STRATEGIC OUTCOMES

## Outcomes

- Affordable and Market Housing
- Blight Elimination
- Neighborhood Revitalization
- CONTROLLING LAND IS IMPERATIVE



# QUESTIONS

????????????



# CONTACT INFORMATION

Christopher Norman

Executive Director

[cnorman@fccalandbank.org](mailto:cnorman@fccalandbank.org)

Main 404-525-9336

Direct 404-525-9130

[www.fccalandbank.org](http://www.fccalandbank.org)

