

DeKalb County Regional Land Bank Authority
Meeting Minutes, June 12, 2025
2:00 pm to 4:00 p.m.

Type of Meeting: In Person

ATTENDANCE:

DeKalb County Board of Directors

Present:

Mr. Quinn Green

Ms. Inga Harmon

Dekalb County Land Bank Staff

Ms. Tamika S. Churchill, Executive Director

Mr. Devontae Lee, Real Estate Development Manager

Ms. Shirley Chaney, Program Assistant

City of Lithonia Representative

Mr. Fred Reynolds

I. Meeting Called to order at 2:10 pm by Mr. Reynolds

II. February/March Meeting Minutes-

Mr. Green made a motion to accept the minutes as written;
Mr. Reynolds seconded the motion. Motion passed.

III. Attorney Report

- a. Allie Jett provided an update on the status of various properties and their status. This included the following: 1813

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West Austin Road-final order has been entered. This property was not in a 30-day period but did receive final order. 3858 Rollin Place and 6700 Chupp receive final orders. The attorney is down to 9 active files.

- b. Mr. Green asked which properties are currently in processing pipeline. The attorney confirmed that out of the 12, nine are remaining in process. Mr. Green said that the expectation is to have title insurance on the cleared properties. There are currently 9 properties in the land bank inventory that can go to market.
- c. Mr. Green confirmed that all attorney fees were paid in full.

IV. Chairman's Remarks

Mr. Reynolds mentioned that he is very passionate about incorporating the economic development piece into the goals of the Land Bank so that there is a push to assist the community and their households. He spoke about the new Lucious Recreation Center opening in Lithonia. This leaves a vacant space that can be used for training trade skills for the community. The land bank could get involved as a partner if the property is deemed as surplus property. The goal would be to partner with workforce development. Mr. Reynolds plan to get in front of Chuck Ellis to present his proposal of bringing a training program to this space.

V. Financial Report

- a. A financial update was provided by Mr. Green. The following information was provided: Expenses – April \$33,309.53 and May Expenses - \$102,909.28 include monthly staff payroll, monthly staff healthcare benefits, property landscaping, and bookkeeping software. In May, the expenses included new software, payroll expenses, healthcare, surveys, landscaping, and outstanding attorney fees. The current balance in the operating account is \$1,490,601.06 (as of May 31, 2025). There was a

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sale of one of the properties in May of \$9,500.

- b. There was discussion regarding the issues that both the ED had on several occasions with the bank card being frozen due to fraud alerts. There are several inefficiencies with Citizen Trust Bank that were mentioned. Mr. Green suggests that the land bank look at adding a secondary bank. Ms. Churchill discussed the line of credit fees.

V. Executive Director Report

Ms. Churchill discussed the activities and action items at the last meeting.

- a. The ED asked the board's permission to hire a contractor for the repairs needed in 3619 Tulip to get the property ready for marketing. The market rate is approximately \$310,000. The land bank would spend approximately \$100,000. The land bank would market the property \$250,000-\$280,000. The profit would be approximately \$150,000-\$180,000.
- b. Mr. Lee provided more context on how the staff derived the listing pricing. The pricing falls in the 80% area median income. Mr. Green emphasized the need of community programs for outreach for buyers and programs that would help buyers purchase properties.
- c. One of the audience participants provided information that Southwest Dekalb is closer to 50% AMI, and they would not be able to afford a \$300,000+ property.
- d. Mr. Green made a motion to accept the proposal for 3619 Tulip drive to hire a contractor for renovation. Ms. Harmon second the motion. Motion passed.
- e. The ED presented the property on Hilda Burn and the applicant Peachtree Investments. They made an offer of \$52,500 and their scope of work was acceptable, and she is proposing to move forward with their proposal. Mr. Lee reviewed their current projects. Mr. Green made a motion to approve the offer, Mss. Harmon second the motion and motion passed.

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- f. The 7 properties discussed in the last meeting were determined by both Mr. Lee and Ms. Churchill to be viable properties. Ms. Churchill stated that the properties will be low maintenance properties. Also, there is currently confirmed interest in 3 of the lots.
- g. Ms. Churchill discussed the applications that she currently has with offers for Hill Street. This property is clear and ready to close. This is all cash and can close quickly. Ms. Harmon made a motion to accept the application, Mr. Reynolds second the motion, and the motion passed.
- h. Ms. Churchill requested the approval to move forward with SJT Partners, Law, and Consulting. SJT is owned by Sarah Torre. Sarah is known in Georgia as a land banking expert. She was heavily involved in creating the Georgia Land Bank Act of 2012, where the State gives us authority to do tax extinguishment and to creatively dispose of government owned properties. She is very familiar with the Dekalb county. Ms. Churchill feels confident that SJT would be the best consultant to help bring forth a strong and a very solid strategic plan. The total costs proposed is \$37,000. Mr. Green asked why the board should pivot from the Center for Community Progress. Ms. Churchill broke down the costs of using SJT compared to the Center for Community Progress and SJT was more economical. The SJT team will reach out to the various stakeholders to gain context to assist with establishing a detailed strategic plan. Mr. Green made a motion to accept the proposal, Ms. Harmon second the motion and motion passed.
- i. Ms. Churchill announced that everyone now has land bank email addresses, and they were sent out to board members and staff.
- j. The ED discussed the DRLBA Dekalb Development Conference, on October 22nd-October 23, 2025, at Porter Sanford Performing Arts Center.

Mr. Reynolds made a motion for the meeting to adjourn, Ms. Harmon second the motion. The meeting adjourned into an executive session at 4:08pm.

Next Meeting is scheduled for August 14, 2025