

**DeKalb County Regional Land Bank Authority**  
**Meeting Minutes, October 09, 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

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. August/September Meeting Minutes-**

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

**III. Attorney Report**

- a. Ally Jett provided an update regarding the last 5 properties that were in the first batch of properties. All properties are in the stage of publication of notice to unknown properties and unknown heirs. All should finish this process in 5 weeks. She anticipates that all 5 quiet titles will be received by

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Thanksgiving.

- b. Ally's firm acquired a second firm and now their office has tripled in size. There will be 2-3 additional people from the firm working on barments and quiet titles. She provided more context on the new team and how they would work with the Land Bank.
- c. Once the title is clear, the board will be responsible for maintaining the property and code compliance. Ms. Churchill stated that the Landbank is currently securing doors and maintaining the yards of properties that are currently owned. Mr. Reynolds is concerned they properties that were determined to be non-buildable or usable not to be maintained by the landbank.

#### IV. Strategic Planning Consultant's Updates

- a. Sara Toering is the consultant working directly with the board to assist with the creation of an actionable strategic plan.
- b. No remarks during the meeting. Ms. Churchill provided an overview of what the consultant is currently working on as it relates to creating a new strategic plan.

#### IV. Chairman's Remarks

- a. Mr. Reynolds discussed the issue that was discussed by Mr. Furguson during the PECS committee meeting. The discussion was to address the lack of affordability of rental rates and programs were set up by the county to provide rental assistance. Mr. Reynolds is sounding the alarm that corporate America needs to provide employees with a living wage.

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**V. Financial Report**

- a. A financial update was provided by Mr. Green. The following information was provided: Expenses – August \$37,284.39 and September Expenses - \$45,711.86 include monthly staff payroll, monthly staff healthcare benefits, travel expenses, property landscaping, property tax bill and legal fees. There were no property redemptive transactions or properties sold resulting in revenue/income for the months of August and September. The current balance in the operating account is \$1,319,147.04(as of September 30, 2025). There was a collection of \$145.04 (August) and \$217.56 (September) from land purchase applications.
- b. Mr. Green discussed the spreadsheet in his report which outlines all of the expenses, upcoming expenses which includes strategic planning consultant fees, additional expenses related to intake and processing of additional county properties, bookkeeper services, 2025 Annual Regional Land Institute Conference and the GALBA Summit. The Treasurer Report was accepted.
- c. Ms. Churchill will follow-up with Citizen's Trust regarding all items needed to transfer funds to an interest bearing account.

**V. Executive Director Report**

- a. There are 26 properties from Dekalb County surplus will be transferred to the LandBank. This is still contingent upon a final vote. The staff made a decision to work with properties from various Dekalb County departments that need to get disposed. There was a request made by the landbank staff to transfer stagnant properties for disposal.
- b. After the properties are approved for transfer, Ally will draft a deed for all properties to be transferred to the

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landbank.

- c. The staff is recommending adding homeownership as an additional organizational priority. This is a future request.
- d. ANDP builder reached out regarding Union property. The soil was not approved for septic.
- e. Mr. Green and Ms. Churchill discussed the National Land Bank Summit in Detroit in September. Decide Dekalb's Economic Development Summit is September 12<sup>th</sup>.
- f. The board decided to investigate the addition of homeownership as an additional organizational priority after discussion of the pros and cons of making the addition. The board will vote at the next meeting.
- g. Applications reviews will begin and P&S agreements will be executed for 362 Marigna Ave, 1650 Eastland Road, 1260 W. Ridge Ave, and 0 Kirkwood. The goal is to close by December 31, 2025.
- h. The ED is currently reviewing the non-bid properties held by the Tax Commissioner's office.
- i. The ED is currently working with Habitat for Humanities to help exhaust their home funds.
- j. The ED provided an overview of the Department of Sanitation Homebuying Education and Vendor Expo. She stated it was huge success, and they also have 20 applicants approved.
- k. The ED provided an update on Land Bank outreach and communications.

Ms. Harmon made a motion for the meeting to adjourn, Mr. Green second the motion. Motion passed. The meeting adjourned at 3:41pm

Next Meeting is scheduled for December 11, 2025