

DeKalb Regional Land Bank Authority (DRLBA)

Board Meeting

Date: April 9, 2026

Time: 2:00 PM

Board Members Present:

Mr. Fred Reynolds

Mr. Quinn Green

Ms. Inga Harmon

Ms. Sara Patenaude (virtual)

Ms. Elizabeth Roberts

Staff Members Present:

Ms. Tamika S. Churchill, Executive Director

Ms. Shirley Chaney, Program Assistant

Mr. Wendell Olden, Acquisition and Development Manager

Legal Counsel Present:

Ms. Sara Toering

Ms. Allie Jett (virtual)

- I. **Call to Order:** Meeting called to order at 2:02 pm by Chairman Reynolds.
- II. **Agenda:** Mr. Green made a motion to adopt the agenda; Ms. Harmon seconded the motion. Motion passed unanimously.
- III. **Confirmation of No Conflicts:** Board members confirmed they had no conflicts with any items on the agenda.
- IV. **Introduction of New Board Members:** Board welcomed two new board members including Elizabeth Roberts, Internal General Counsel, Metro Atlanta Land Bank, and Sara Patenaude – Director of Policy Solutions for the Southeast for the Reinvestment Fund.
- V. **Introduction of New Staff Members:** Board welcomed new DRLBA staff member Wendell Olden, Acquisition and Development Manager DRLBA.
- VI. **Approval of February Board 2026 Meeting Minutes:** Mr. Green made a motion to approve the minutes as presented; Ms. Harmon seconded the motion. Motion passed with all members voting to approve, except for the two new members (Ms. Roberts & Ms. Patenaude), who abstained.
- VII. **Public Comment:** Chairman Reynolds outlined the parameters for public comment. Brad Corbin, Decatur resident since 2001, sought guidance

and information related to a surplus lot next to his home that is presenting nuisances. Ms. Churchill indicated this parcel may qualify under the DRLBA side lot program and that DLBA staff would connect with Mr. Corbin.

- VIII. **Chairman's Remarks & Updates:** Chairman Reynolds shared general observations regarding affordable housing and discussed factors that come into play regarding affordable housing.
- IX. **Financial Report – Mr. Green, Treasurer:** Mr. Green provided overview of the Treasurer's Report including an overview of the past 2 months of operating activity (Feb & Mar 2026) – income & expenses. He explained that the land bank has not been able to close on properties because the IGA amendment extending DRLBA is moving through the county execution process. As a result, approximately \$150,000 was transferred to DRLBA operating account from the reserve account to cover operating expenses. He provided an overview of recent DRLBA expenses –regular operating expenses, increased salary expenses with Mr. Olden's hiring, and costs associated with the rehab and redevelopment initiative, and legal fees are primarily responsible for a good portion of the relative increase in expenses in Q1 2026. In the past, the land bank averaged \$45-50,000 per month in expenses, and this year it is closer to \$65,000.

Ms. Harmon made a motion to accept treasurer's report; Ms. Roberts seconded the motion. Motion passed unanimously.

- X. **Executive Director Report – Director Churchill:** Director Churchill provided an update on various items including:
- a) Director Churchill is working to finalize agreement for a 2024 review, and a 2025 audit with Mauldin & Jenkins, and anticipates completion of the 2025 audit in a six-week time frame. Director Churchill disclosed she worked in a prior position as a sub-contractor to Mauldin and Jenkins.
 - b) Partnership with ANDP is in process. Counsel is finalizing documents including purchase and sale agreements and notes for the three parcels approved by the Board in June 2025.
 - c) Property at 203 Tulip Dr. is almost complete and will be moving into marketing phase soon.
 - d) Staff is considering recommending to the Board a potential partnership opportunity for development in the Scottsdale community which partnership may be appropriate to put out for competitive bidding. Counsel will provide guidance at the summer 2026 Board meeting to ensure DRLBA policies appropriately anticipate and provide direction related to this kind of partnership.
 - e) Director Churchill recently attended the ULI housing conference in Baltimore, MD, noted the team will attend the ARC Housing Summit on

April 30th 8:30-2PM, and noted DRLBA recently joined the DeKalb Chamber.

- f) Expenses from February – March 2026 include annual website fee – and noted that generally many DRLBA expenses are frontloaded in the first quarter, recurring annual expenses (insurance, website, Ptolemy software).

- XI. **Real Estate Counsel Report – Attorney Jett:** Attorney Jett provided an update on various title clearance efforts and a list of properties. Her firm is actively working on 16 properties which are in various stages of quiet title, or barment. Attorney Jett also provided an update on various parcels in the batches of surplus property to be transferred from the County. Attorney Jett referenced a question presented in a quiet title action, to be discussed in executive session.

Director Churchill noted intention to present additional requests for surplus parcels from the County Board of Commissioners, associated with particular projects and programs at the DRLBA.

XII. **Executive Session**

Mr. Green made a motion to go into Executive Session; Ms. Harmon seconded the motion. Motion passed unanimously.

Two real estate matters covered by attorney-client privilege were discussed in executive session.

Ms. Roberts made a motion to adjourn from Executive Session; Mr. Green seconded the motion. Motion passed unanimously.

- XIII. **June 11 Board Working Session:** Board discussed upcoming working session on June 11 at 10am, before the regular board meeting at 2pm. Topics covered will include board training on Georgia's Open Meetings and Records statutes, the Georgia Land Bank Act, and Barment and Quiet Title processes. Staff and Board will reach out proactively to partners to increase awareness and make invitations to this learning opportunity for the DRBA Board and stakeholders.

- XIV. **Adjourn:** Director Reynolds made a motion to adjourn; Mr. Green seconded the motion. Motion passed unanimously. Meeting adjourned at 4:03PM.

Next Meeting: June 11, 2026 Working Session 10-2PM and Regular Board Meeting 2-4pm