

**NOTICE OF SPECIAL MEETING
OF THE BIRMINGHAM LAND BANK AUTHORITY BOARD**

As Chairman of the Birmingham Land Bank Authority Board, I am calling a special meeting of the Board to occur:

**Date: Thursday, May 14, 2020
Time: 2:00 p.m.**


The purpose of and agenda for the meeting will be for the BLBA Board to accomplish limited business that is necessary to perform essential minimum functions of the BLBA, including, but not limited to, the approval of acquisitions from the Alabama Department of Revenue, and the renewal of Property and Data management services agreement with Eproperty Innovations, LLC for the 2020-2021 year. The board will also receive an operations update.

On March 18, 2020, Governor Ivey issued a Proclamation authorizing the BLBA Board to meet by telephone conference under certain circumstances. In accordance with the Governor's Proclamation, I am directing that the meeting be held by telephone conference through the LoopUp platform as set forth below, which shall serve as the place of the meeting:

**Dial in (by joining, you agree to the privacy policy at loopup.com)
Guest Dial-in Code: 2564140#
USA (Toll): +1 (312) 212-3078**

The communication equipment identified above allows all persons participating in the meeting to hear one another at the same time. Public comments will not be allowed. Anyone other than a member of the Board or an official or employee recognized by the Chairman is asked to mute their telephone.

The BLBA Administrator is directed, no less than twelve hours following the conclusion of the meeting conducted pursuant to this notice, to post a summary of the meeting in a prominent location on the BLBA's website. The summary shall recount the deliberations conducted and the actions taken with reasonable specificity to allow the public to understand what happened.



Marshall Anderson, Chairman

BIRMINGHAM LAND BANK AUTHORITY

Board of Directors
MARSHALL ANDERSON, *Chairman*
CHRISTOPHER CUMMINGS, *Vice
Chairman*
ROB BURTON, *Secretary*

City of Birmingham
710 North 20th Street, City Hall
Birmingham, Alabama 35203

BRADLEY P. GREEN
JASON EPPENGER
GWENDOLYN BATES CALHOUN
(*1947-2020)
LYORD WATSON

Memorandum

DATE: May 12, 2020

TO: Board of Directors of the City of Birmingham Land Bank Authority

Jason Eppenger
Lyord Watson
Chris Cummings
Brad Green
Robert Burton
Marshall Anderson

FROM: Eric Fancher, Administrator

SUBJECT: Agenda for the Special Meeting of the Birmingham Land Bank Authority Board of Directors via telephone, 2:00pm. on Thursday May 14, 2020.

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Called to order at 2:02pm by Chairman Anderson.

ROLL CALL

Present: Director Watson, Director Green, Director Burton, Chairman Anderson

AGENDA

5.14.1 Authorizing a Request to the Land Commissioner for the transfer of the state's interest of 106 tax delinquent properties located in the corporate limits of the City of Birmingham to the Birmingham Land Bank Authority– **Action.**

Director Burton moved the item.

Director Watson seconded

Aye- Director Anderson, Director Burton, Director Watson, Director Green

5.14.2 Resolution Renewing the Agreement between the BLBA and EProperty Innovations, LLC for data and property management services.- **Action**

The subscription went from \$17,798.51 in FY2020 to \$18,688.44 for FY2021.

Director Green moved the item.

Director Burton seconded
Aye- Director Anderson, Director Burton, Director Watson, Director Green

5.14.3 Update

- COVID and Operations
- Applications

OLD BUSINESS

NEW BUSINESS

- Proposed Changes in Programming
 - Operations Fee
 - Quiet Title Program Contract
 - Lot Programming

ADJOURNMENT

RESOLUTION 5.14.1
AUTHORIZING A REQUEST TO THE LAND COMMISSIONER FOR THE TRANSFER
OF THE STATE’S INTEREST OF 106 TAX DELINQUENT PROPERTIES LOCATED
IN THE CORPORATE LIMITS OF THE CITY OF BIRMINGHAM TO THE
BIRMINGHAM LAND BANK AUTHORITY.

WHEREAS, the Birmingham Land Bank Authority (the “Authority”) is a local land bank authority created and organized by the City pursuant to Act. No. 2013-249 of the Alabama Legislature (the “Act”) (Code of Alabama (1975) § 24-9-1 et seq.) and Resolution No. 928-14 of the Birmingham City Council to acquire tax delinquent properties in the City of Birmingham in order to foster the public purpose of rehabilitating land which is in a nonrevenue-generating, nontax-producing status to an effective utilization status in order to provide housing, new industry, new commercial and economic development, other productive uses, jobs for the citizens, and to assemble parcels of real property for redevelopment, stabilize property values, and remove blight; and

WHEREAS, the Act permits the Birmingham Land Bank Authority to submit a written request to the Land Commissioner of the Alabama Department of Revenue for the transfer of certain tax delinquent properties; and

WHEREAS, the Act limits the transfer of such tax delinquent properties to parcels that have been tax delinquent for at least five years; and

WHEREAS, upon receipt of such written request, the Land Commissioner will issue tax deeds conveying the state’s interest to the land bank authority at no cost; and

WHEREAS, the Birmingham Land Bank Authority wishes to exercise its authority under the Act to request tax deeds for thirty one eligible tax delinquent property(ies) located within the corporate limits of the City of Birmingham in order that the Birmingham Land Bank Authority may clear title to such properties and return them to productive use as part of a plan involving the redevelopment and revitalization of blighted properties in Birmingham’s neighborhoods; and

WHEREAS, the approval of acquisitions from the Alabama Department of Revenue that must occur before the next tax sale, is necessary to perform essential minimum functions of the BLBA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Birmingham Land Bank Authority as follows:

1. The Birmingham Land Bank Authority requests the Land Commissioner of the Alabama Department of Revenue to transfer thirty one tax deed(s) for properties listed in **Appendix “A”** to the Birmingham Land Bank Authority at no cost.
2. The Chairman of the Board is hereby authorized to sign a letter requesting the transfer of the state’s interest to the Birmingham Land Bank Authority and to take any and all other actions necessary for the Birmingham Land Bank Authority to obtain the tax deeds.
3. This Resolution shall be effective immediately upon passage

5.14.1 Appendix A
Property List

1. Tax parcel identification number:
Name of the owner who last assessed the property for taxes:
Year of the tax sale:
Legal Description:
Address:

RESOLUTION 5.14.2
RENEWING AGREEMENT BETWEEN THE BIRMINGHAM LAND BANK
AUTHORITY AND EPROPERTY INNOVATIONS, LLC FOR DATA AND PROPERTY
MANAGEMENT SERVICES.

WHEREAS, the Birmingham Land Bank Authority (the “Authority”) is a local land bank authority created and organized by the City pursuant to Act. No. 2013-249 of the Alabama Legislature (the “Act”) (Code of Alabama (1975) § 24-9-1 et seq.) and Resolution No. 928-14 of the Birmingham City Council to acquire tax delinquent properties in the City of Birmingham in order to foster the public purpose of rehabilitating land which is in a nonrevenue-generating, nontax-producing status to an effective utilization status in order to provide housing, new industry, new commercial and economic development, other productive uses, jobs for the citizens, and to assemble parcels of real property for redevelopment, stabilize property values, and remove blight; and

WHEREAS, the Act requires the Authority to file quiet title actions to clear title to tax-delinquent properties in order to return them to productive use; and

WHEREAS, the Authority will require legal services from attorneys outside the employment of the City of Birmingham in order to file quiet title actions for hundreds of properties at one time; and

WHEREAS, the Authority must deliberate matters necessary to respond to COVID19, including a change of payment process for quiet title attorneys used by the Birmingham Land Bank Authority (BLBA) in order to reduce person-to-person contact, to adjust timeframes consistent with the Court’s available schedules, and to encourage other efficiencies during the State of Emergency.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Birmingham Land Bank Authority does hereby authorize and direct an officer of the Board of Directors to execute, on behalf of the Board, a renewal of the Master Subscription Agreement, attached as **Exhibit A**, at the meeting of the Directors at which this resolution is adopted.