

**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: **Friday, June 19, 2020**
Time: **11:30 a.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 approval of an Amendment of the Property and Data management services agreement with Eproperty Innovations, LLC for the 2020-2021 year, Authorization to enter into sales contracts with program applicants.

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:
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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

Memorandum

DATE: June 18, 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, 11:30am. on Friday June 19, 2020.

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ROLL CALL

AGENDA

- 6.19.1** Authorizing a Request to the Land Commissioner for the transfer of the state's interest of 22 tax delinquent properties located in the corporate limits of the City of Birmingham to the Birmingham Land Bank Authority– **Action.**
- 6.19.2** Resolution Amending the Agreement between the BLBA and EProperty Innovations, LLC for data and property management services.- **Action**
- 6.19.3** Resolution Approving the standard form of contract, applications processed by staff of the Birmingham Land Bank Authority to Qualify Applicants for Request for Tax Delinquent Property and Additional Processes in Conveying Tax-Delinquent Property-**Action**

OLD BUSINESS
NEW BUSINESS

ADJOURNMENT

RESOLUTION 6.19.1
AUTHORIZING A REQUEST TO THE LAND COMMISSIONER FOR THE TRANSFER
OF THE STATE’S INTEREST OF 22 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 twenty two 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 twenty two 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

RESOLUTION 6.19.2
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 requires management of thousands of applications, parcels and legal actions in an electronic database; and

WHEREAS, eProperty Innovations, LLC (“EPI”) will provide up to 40 hours of Value-Added Professional Services (“VAS”) to Birmingham Land Bank Authority (“BLBA”) to effect property data cleansing/updating/and publishing in BLBA’s ePropertyPlus system. VAS will enhance BLBA’s ability to track, manage, and dispose of long-term tax delinquent property; and

WHEREAS, the Authority must deliberate matters necessary to the essential functions of the Authority, including approval of services that will encourage other efficiencies during the State of Emergency and normal operations of the Authority.

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, Amendment Three to the Master Subscription Agreement for *ePropertyPlus* Services between eProperty Innovations, LLC (“ePI”) and Birmingham Land Bank Authority t, attached as **Exhibit A**, at the meeting of the Directors at which this resolution is adopted.

RESOLUTION 6.19.3
APPROVING THE STANDARD FORM OF CONTRACT, APPLICATIONS
PROCESSED BY STAFF OF THE BIRMINGHAM LAND BANK AUTHORITY TO
QUALIFY APPLICANTS FOR REQUESTS FOR TAX-DELINQUENT PROPERTY AND
ADDITIONAL PROCESSES IN CONVEYING TAX-DELINQUENT PROPERTY

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 Authority will enter into sales agreements with organizations and individuals so that the Authority may quiet title to tax-delinquent properties in order to transfer those properties as part of the sales agreement; and

WHEREAS, the sales agreements require the satisfactory completion of a “Maintenance/Development Plan” in order to satisfy the Board of Directors of the Authority that the proposed use of the property considered in the sales agreement is aligned with the Authority’s adopted mission; and

WHEREAS, the Birmingham Land Bank Authority wishes to approve the standard form of contract outlined in the Property Acquisition and Transfer Agreement (the “Agreement”) attached in **Exhibit A** ; and

WHEREAS, the Birmingham Land Bank Authority wishes to approve the eighty six(**86**) Maintenance/Development Plans described in tables attached in **Exhibit B**; and

WHEREAS, the Birmingham Land Bank Authority wishes to implement operations fees to support project costs of operations that includes two-hundred fifty dollars for proposed owner-occupied acquisitions and five hundred dollars for all other acquisitions.

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

1. The Agreement attached in **Exhibit A** shall be approved for use in parcel acquisition and transfer agreements for Birmingham Land Bank Authority Programming.
2. The Applications/Maintenance/Development Plans corresponding to parcel numbers listed in **Exhibit B** shall be approved and authorized for use in sales agreements for the properties to which they correspond.

3. Purchaser shall submit all additional information required by the Agreement attached in **Exhibit A** before the Agreement is executed by the Chair.
4. Once Sales Agreements have been signed by the Chair and requesting entities a letter will be sent to Alabama Department of Revenue requesting tax deeds for corresponding properties that are not already held by the Authority.
5. The Board also establishes an operations fee of two-hundred fifty dollars (\$250.00) for proposed owner-occupied acquisitions and five hundred dollars (\$500.00) for all other acquisitions.
6. This Resolution shall be effective immediately upon passage.

