

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

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

**Date: Thursday, October 1 , 2020**

**Time:2:00pm**

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, Authorization to enter into sales contracts with Immediate Acquisition Applicant, and presentation of 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 Cisco Webex platform as set forth by following the link below below, which shall serve as the place of the meeting:

Meeting number: 146 472 1482

Password: ubPp9hWQP48

<https://birmingham.webex.com/birmingham/j.php?MTID=mf340d6a2adf7c0f66b4dbaa0425620aa>

Join by phone

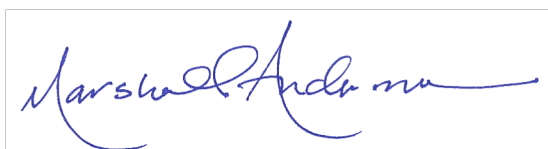
+1-415-655-0002 United States Toll

+1-312-535-8110 United States Toll (Chicago)

Access code: 146 472 1482

The communication equipment identified above allows all persons participating in the meeting to hear one another at the same time. 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 more 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



## **Memorandum**

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**DATE:** October 1, 2020

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

**Lonnie Hannon  
Lyord Watson  
Chris Cummings  
Brad Green  
Robert Burton  
Marshall Anderson  
Carol Clarke**

**FROM:** Eric Fancher, Administrator

**SUBJECT:** Agenda for the Regular Meeting of the Birmingham Land Bank Authority Board of Directors via Cisco Webex, 2:00pm on Thursday October 1, 2020.

### **ROLL CALL AGENDA**

**10.20.1** Authorizing a Request to the Land Commissioner for the transfer of the state's interest of 6 tax delinquent properties located in the corporate limits of the City of Birmingham to the Birmingham Land Bank Authority– **Action.**

**10.20.2** Resolution authorizing the Board Chair to execute an Immediate Acquisition Agreement with an applicant selected by the Board for parcel 012200342008041000000.-**Action**

### **10.20.3 Operations Update**

#### **OLD BUSINESS**

- **Application Process Carried over from June**
- **Non-Profit**

#### **NEW BUSINESS**

#### **ADJOURNMENT**

**RESOLUTION 10.20.1**  
**AUTHORIZING A REQUEST TO THE LAND COMMISSIONER FOR THE TRANSFER OF**  
**THE STATE’S INTEREST OF SIX 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 six 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 six 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 10.20.1 EXHIBIT A

1. Tax parcel identification number: 012200324020020000

Last Assessed Owner: HARRIS CAREY

Year Sold: 2012

Description: LOT 3 BLK C SHADYSIDE PARK ADD TOO BHAM

Address: 2730 17<sup>TH</sup> ST

2. Tax parcel identification number: 0122003240210040000

Last Assessed Owner: PROVIDENT BANK

Year Sold: 2011

Description: LOT 2 & NE 10 FT OF LOT 1 BLK 15 SHADYSIDE

Address: 2729 17<sup>TH</sup> ST

3. Tax parcel identification number: 0122003240210020000

Last Assessed Owner: W M W LAND

Year Sold: 2010

Description: LOT 5 & E ½ LOT 4 BLK 15 SHADYSIDE

Address: 2741 17<sup>TH</sup> ST

4. Tax parcel identification number: 0122003240210010000100

Last Assessed Owner: DAVIS TED D & SHANNA

Year Sold: 2010

Description: LOT 6-A DAVIS RESUR OF SHADYSIDE EXC THAT PT LYING

Address: 2753 17<sup>TH</sup> ST

5. Tax parcel identification number: 012200324021001001000

Last Assessed Owner: DAVIS TED D & SHANNA

Year Sold: 2006

Description: THAT PT LOT 6-A DAVIS RESUR OF SHADYSIDE LYING SE

Address: 2757 17<sup>TH</sup> ST

6. Tax parcel identification number: 012200244020035000

Last Assessed Owner: COBB KRASHIMA

Year Sold: 2015

Description: N 20 FT OF LOT 8 & S 40 FT LOT 9 BLK 20 BHAM RLTY

Address: 1338 33<sup>RD</sup> ST N

**RESOLUTION 10.20.2**  
**RESOLUTION AUTHORIZING THE BOARD CHAIR TO EXECUTE**  
**IMMEDIATE ACQUISITION AGREEMENT WITH THE APPLICANT SELECTED BY**  
**THE BOARD FOR PARCEL 012200342008041000000.**

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 adopted the following as its Mission Statement (“Mission”): The mission of the Birmingham Land Bank Authority is to serve the citizens of Birmingham by working collaboratively and transparently with community stakeholders and the City of Birmingham to steward vacant, abandoned, and tax delinquent properties and dispose of them to the best use as defined by the needs of the community to reduce community blight, stabilize neighborhoods, facilitate community, civic, and commercial redevelopment, and to increase community and overall City of Birmingham property values while returning such properties back to the tax rolls; and

WHEREAS, the Act permits the Birmingham Land Bank Authority to clear title to such properties as part of the process in acquiring tax-delinquent properties; and

WHEREAS, the Authority has acquired a tax deed to parcel 012200342008041000000, located at 1014 5<sup>th</sup> Street West and cleared title to the Property by filing a quiet title action, and will transfer title to the Property to the applicant identified by the Board; and

WHEREAS, Applicant has provided a proposal for the rehabilitation for the subject parcel; and

WHEREAS, the Authority has determined that Applicant’s proposal for the rehabilitation of the parcel is consistent with the Authority’s Mission.

NOW, THEREFORE, in consideration of all the covenants, terms and conditions herein contained, the Authority and Purchaser hereby agree as follows:

1. Board Chair is Authorized to execute the standard Immediate Acquisition Agreement with information from the proposal inserted into the terms and Exhibit B of the Immediate Acquisition Agreement.
2. Prevailing Applicant’s information will be recorded in the minutes and attached to this Resolution.
3. This Resolution shall be effective immediately upon passage.