

**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, January 7, 2021

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 official request of the City of Birmingham Mayor's Office Request for the BLBA Board of Directors to rescind approval of the Resolution authorizing the Board Chair to execute an Engagement Letter with Hand Arendall Harrison Sale for Services related to proposed amendments to the Alabama Land Bank Authority Act and other necessary amendments for the continued function of the Birmingham Land Bank Authority during the 2021 Alabama Legislative Session; Board officer elections and committee selections; consideration of program applications and contracts; and the presentation of an operations update.

On March 18, 2020, Governor Ivey issued a Proclamation authorizing the BLBA Board to meet by telephone/video conference under certain circumstances. In accordance with the Governor's Proclamation, this meeting will be held by telephone/video conference through this Cisco Webex platform.

Meeting number: 146 552 9131

Password: Dd2beFHZn72

<https://birmingham.webex.com/birmingham/j.php?MTID=m17de9186b9e105da278882c7b7248ca1>

+1-415-655-0002 United States Toll

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

Access code: 146 552 9131

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

DATE: January 4, 2020

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

**Lonnie Hannon
Lyord Watson
Nolanda Hatcher
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 January 7, 2020.

**ROLL CALL
AGENDA**

- 1.7.21.1 Resolution Authorizing the Nomination and Election of Officers of the Birmingham Land Bank Authority Board of Directors.**
- 1.7.21.2 Resolution Approving Applications and Authorizing Board Chair to Execute Agreements with Applicants for Lot Lease Program.**
- 1.7.21.3 Resolution Approving Applications and Authorizing Board Chair to Execute Agreements with Applicants for Quiet Title Program.**
- 1.7.21.4 Resolution Approving Applications and Authorizing Board Chair to Execute Agreements with Applicants for Immediate Acquisition Program.**
- 1.7.21.5 Authorizing a Request to the Land Commissioner for the transfer of the state's interest of two tax delinquent properties located in the corporate limits of the City of Birmingham to the Birmingham Land Bank Authority.**

1.7.21.6 Resolution Authorizing the cancellation of Property Transfer Agreements

1.7.21.7 (TABLED ITEM 12.15.20.1) Resolution Rescinding the December 10, 2020 Approval of Resolution 12.20.6 authorizing the Board Chair to execute an Engagement Letter with Hand Arendall Harrison Sale for Services related to proposed amendments to the Alabama Land Bank Authority Act and other necessary amendments for the continued function of the Birmingham Land Bank Authority during the 2021 Alabama Legislative Session.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

RESOLUTION 1.7.21.1
RESOLUTION AUTHORIZING THE NOMINATION AND ELECTION OF OFFICERS
OF THE BIRMINGHAM LAND BANK AUTHORITY BOARD OF DIRECTORS

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 affairs and activities of the Authority shall be overseen and governed by its Board of Directors; and

WHEREAS, the Board has designated January 7, 2021 as its annual meeting; and

WHEREAS, Article III, Section 3 of the By-Laws state that the Board shall elect all officers of the Board at the annual meeting unless a vacancy in such office occurs prior to the annual meeting and each officer shall hold such office until the following annual meeting; and

WHEREAS, the Officers of the Authority’s Board shall be a Chair, a Vice Chair, a Secretary and/or such other officers as the Board may in its discretion determine;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors nominates and nominates and elects Officers of the Authority’s Board pursuant to Article III, Section 3 of the By-Laws of the Authority.

RESOLUTION 1.7.21.2
RESOLUTION APPROVING APPLICATIONS AND AUTHORIZING BOARD CHAIR
TO EXECUTE AGREEMENTS WITH APPLICANTS FOR LOT LEASE PROGRAM.

WHEREAS, the Birmingham Land Bank Authority (the “BLBA”) 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 BLBA 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 Applicant has supplied information that they are a owner occupant in the neighborhood where the property identified in the applicant sits; and

WHEREAS, the BLBA will acquire a tax deed to certain property identified in the application and grant the applicant a lease agreement which is provided in the standard program Agreement; and

WHEREAS, the lease agreement will provide applicant with a two year term to maintain and utilize property; and

WHEREAS, at the end of the lease agreement term or at any time prior to, the applicant will be able to participate in the Quiet Title Program to obtain fee simple ownership.

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

1. The Board Chair or other Officer is authorized to execute a Lot Lease Program Agreement with the applicant upon receipt of all information required to populate contractual documents.
2. This Resolution shall be effective immediately upon passage.

RESOLUTION 1.7.21.2 EXHBIT A

1. **Applicant: Julia Brown**
Property Address: 431 13th St W
Application Type: Adopt-A-Lot
Plan Usage: Green Space
2. **Applicant: Hence Owens**
Property Address: 4322 Harmon St
Application Type: Side Lot
Plan Usage: Garden

RESOLUTION 1.7.21.3
RESOLUTION APPROVING APPLICATIONS AND AUTHORIZING BOARD CHAIR
TO EXECUTE AGREEMENTS WITH APPLICANTS FOR QUIET TITLE PROGRAM.

WHEREAS, the Birmingham Land Bank Authority (the “BLBA”) 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 BLBA 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 BLBA will (i) acquire a tax deed to certain property identified,(ii) clear title to the Property by filing a quiet title action, and (iii)will transfer title to the Property to the Purchaser, all as provided in the standard program Agreement; and

WHEREAS, Purchaser has provided a proposal for the maintenance and/or development of the Property; and

WHEREAS, the BLBA has determined that Purchaser's proposal for the maintenance and/or development of the Property as set forth in the Maintenance/Development Plan is consistent with the BLBA's Mission.

WHEREAS, as a material component of the consideration for the acquisition, clearing title and sale of the Property, Purchaser has agreed to improve, develop and use the Property in a manner specified in the Maintenance/Development Plan; and

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

3. The Board Chair or other Officer is authorized to execute a Property Transfer Agreement with the applicant upon receipt of all information required to populate contractual documents.
4. This Resolution shall be effective immediately upon passage.

RESOLUTION 1.7.21.3 EXHIBIT A

1. **Applicant: Damian Valdivia**
Property Address: 2312 1st St S
Property Type: Vacant Lot
Plan Usage: Maintain
Purchase Offer Amount: \$5,500
Anticipated Investment: \$7,900

2. **Applicant: Weltha Blevins**
Property Address: 1380 15th St SW
Property Type: Vacant Lot
Plan Usage: Maintain
Purchase Offer Amount: N/A
Anticipated Investment: N/A

3. **Applicant: Rickey Levins**
Property Address: 6113 Victory Dr
Property Type: House
Plan Usage: Renovate for Family Member
Purchase Offer Amount: \$5,001
Anticipated Investment: \$36,001

4. **Applicant: Brenda Carter**
Property Address: 2717 Dawson Ave SW
Property Type: House
Plan Usage: Rental
Purchase Offer Amount: \$5,000
Anticipated Investment: \$20,000

5. **Applicant: Clint Bennett**

Property Address: 3404 31st St N
Property Type: Vacant Lot
Plan Usage: Extend Personal Property
Purchase Offer Amount: \$6,000
Anticipated Investment: \$6,000

- 6. Applicant: Jeannice Louine**
Property Address: 1627 19th Ave N
Property Type: House
Plan Usage: Owner Occupy
Purchase Offer Amount: \$5,000
Anticipated Investment: \$155,000
- 7. Applicant: Kimberly Lankford**
Property Address: 2423 20th Ave N
Property Type: Vacant Lot
Plan Usage: Build Home to Sell
Purchase Offer Amount: \$6,500
Anticipated Investment: \$172,000
- 8. Applicant: Steve Colvin**
Property Address: 3435 17th Ave N
Property Type: Vacant Lot
Plan Usage: Garden or Greenspace
Purchase Offer Amount: \$5,000
Anticipated Investment: \$6,000
- 9. Applicant: James Lee**
Property Address: 1915 Pearson Ave SW
Property Type: House
Plan Usage: Rental
Purchase Offer Amount: \$5,000
Anticipated Investment: \$6,000
- 10. Applicant: Paul Thibodeaux**
Property Address: 6833 6th Ave S
Property Type: House
Plan Usage: Renovate Home to Sell
Purchase Offer Amount: \$5,000
Anticipated Investment: \$40,000
- 11. Applicant: Kristhfer Sanchez**
Property Address: 2360 Center PL S
Property Type: House
Plan Usage: Owner Occupy
Purchase Offer Amount: \$5,000

Anticipated Investment: \$30,000

**RESOLUTION 1.7.21.4
RESOLUTION APPROVING APPLICATIONS AND AUTHORIZING BOARD CHAIR
TO EXECUTE AGREEMENTS WITH APPLICANTS FOR IMMEDIATE
ACQUISITION PROGRAM.**

WHEREAS, the Birmingham Land Bank Authority (the “BLBA”) 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 BLBA 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 BLBA has (i) acquired a tax deed to certain property as identified in application (“Property”), (ii) clear title to the Property by filing a quiet title action, and (iii) will transfer title to the Property to the Purchaser, all as provided in the program Agreement; and

WHEREAS, Purchaser has provided a proposal for the maintenance and/or development of the Property; and

WHEREAS, the BLBA has determined that Purchaser’s proposal for the maintenance and/or development of the Property as set forth in the Maintenance/Development Plan is consistent with the BLBA’s Mission.

WHEREAS, as a material component of the consideration for the acquisition, clearing title and sale of the Property, Purchaser has agreed to improve, develop and use the Property in a manner specified in the Maintenance/Development Plan; and

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

1. The Board Chair or other Officer is authorized to execute a Property Transfer Agreement with the applicant upon receipt of all information required to populate contractual documents.
2. This Resolution shall be effective immediately upon passage.

RESOLUTION 1.7.21.4 EXHBIT A

- 1. Applicant: Magly Bazan,
Property Address: 417 83rd St N
Property Type: House
Plan Usage: Renovate to Sell
Purchase Offer Amount: \$7,500
Anticipated Investment: \$32,500**

- 2. Applicant: Paul Mielke
Property Address: 8238 4th Ave S
Property Type: House
Plan Usage: Renovate to Sell
Purchase Offer Amount: \$16,500
Anticipated Investment: \$86,600**

RESOLUTION 1.7.21.5
AUTHORIZING A REQUEST TO THE LAND COMMISSIONER FOR THE TRANSFER OF
THE STATE'S INTEREST OF NINE 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 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 nine 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 1.7.21.5 EXHBIT A

BIRMINGHAM LAND BANK AUTHORITY

Board of Directors
MARSHALL ANDERSON, CHAIR
CAROL CLARKE
JAMES R. BURTON, IV, SECRETARY

City of Birmingham
710 North 20th Street, City Hall
Birmingham, Alabama 35203-2290

Board of Directors
LONNIE HANNON
NOLANDA HATCHER
REVEREND LYORD WATSON
BRADLEY P. GREEN

January 7, 2021

Alabama Department of Revenue
Property Tax Division
P. O. Box 327210
Montgomery, Alabama 36132-7210
Attention: Ms. Shelley Tice

RE: Request for Tax Deeds for the Purpose of Acquiring Tax Delinquent Properties Pursuant to Code of Alabama (1975) Section 24-9-10(a), (e) and Section 24-9-6

Dear Ms. Tice:

The Birmingham Land Bank Authority is a local authority created and organized by the City of Birmingham pursuant to Section 24-9-10 of the Code of Alabama for the purpose of acquiring tax delinquent properties in order to rehabilitate land that is in a non-revenue generating and non-tax producing status. Pursuant to Section 24-9-10(e), the local authority possesses all of the powers that the Alabama Land Bank Authority holds. As such, the Birmingham Land Bank Authority is permitted to submit a written request to the Land Commissioner of the Alabama Department of Revenue for the transfer of certain tax delinquent properties and upon such transfer, the Land Commissioner shall issue a tax deed conveying the state's interest to the Birmingham Land Bank Authority. Ala. Code § 24-9-6(a) (1975).

Therefore, on behalf of the Board of Directors of the Birmingham Land Bank Authority, I am requesting tax deeds transferring the state's interest in the nine (9) tax delinquent properties listed on the attached as Exhibit A that have been tax delinquent for at least five years and are located within the corporate limits of the City of Birmingham. Pursuant to Section 24-9-6(a), there is no fee required to obtain property tax deeds. If you have any questions, please contact Land Bank Administrator, Eric Fancher at 205-254-2309. Thank you!

Sincerely,

Marshall Anderson
Board Chairman

Enclosures

cc: James C. Stanley, City Attorney

Exhibit A
Property List

1. Tax parcel identification number 0129001130220240000
Name of the owner who last assessed the property for taxes: WOODS DAN
Year of the tax sale: 2011
Legal Description: LOT 24 BLK 10 GREEN SPRINGHILLS 6TH ADD 1ST SECTO
Address: 2312 1ST ST S
2. Tax parcel identification number 012900164030004000

Name of the owner who last assessed the property for taxes: GREEN MARILYN RILEY

Year of the tax sale: 2011

Legal Description: LOT 4 BLK 9 PLAT A - ISHKOODA

Address: 1612 PINE AVE SW

3. Tax parcel identification number 0123000740040170000

Name of the owner who last assessed the property for taxes: RESIDENTIAL FUNDING CORP & ATTN JEFF GRIFFIN

Year of the tax sale: 2000

Legal Description: LOT 7 BLK 8 BOYLES PARKLAND CO

Address: 4322 HARMON ST

4. Tax parcel identification number 012900173023006000

Name of the owner who last assessed the property for taxes: LAWSON ROSA MAE

Year of the tax sale: 2008

Legal Description: LOT 5 BLK 5 ORIGINAL TRACT OF PLEASANT VALLEY LAN

Address: 2717 DAWSON AVE SW

5. Tax parcel identification number 0113003520020490000

Name of the owner who last assessed the property for taxes: EARLS MELVIA M

Year of the tax sale: 2002

Legal Description: LOT 26 MAPLE GROVE GARDENS

Address: 419 PITTSBURG ST

6. Tax parcel identification number 012900084020006000

Name of the owner who last assessed the property for taxes: 3MH PROPERTIES

Year of the tax sale: 2013

Legal Description: LOT 4 BLK 4 EUREKA

Address: 1915 PEARSON AVE SW

7. Tax parcel identification number 0123002240070030000

Name of the owner who last assessed the property for taxes: BERRY ROBERTA

Year of the tax sale: 2008

Legal Description: LOT 5 BLK 1 DROMGOOLES ADD TO GATE CITY

Address: 6833 6TH AVE S

8. Tax parcel identification number 01290034027001000

Name of the owner who last assessed the property for taxes: SMITH VIOLA K

Year of the tax sale: 2015

Legal Description: LOTS 31 & 32 BLK 2 LUCY E SMITH SUB OF BLK 7 WALKE

Address: 511 CENTER ST S

9. Tax parcel identification number 012900034026001000

Name of the owner who last assessed the property for taxes: HAWKINS WAYNE
G

Year of the tax sale: 2015

Legal Description: LOTS 22 & 23 BLK 1 LUCY E SMITH SUB OF BLK 7
WAYNE

Address: 16 5TH CT S

RESOLUTION 1.7.21.6
RESOLUTION AUTHORIZING CANCELLATION OF PROPERTY TRANSFER
AGREEMENTS

WHEREAS, the Birmingham Land Bank Authority (the “BLBA”) 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 BLBA 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 BLBA has (i) acquired a tax deed to certain property as identified in application (“Property”), (ii) cleared title to the Property by filing a quiet title action; and

WHEREAS, Purchaser has provided a proposal for the maintenance and/or development of the Property; and

WHEREAS, as a material component of the consideration for the acquisition, clearing title and sale of the Property, Purchaser has agreed to improve, develop and use the Property in a manner specified in the Maintenance/Development Plan; and

WHEREAS, the BLBA has determined that Purchaser’s proposal and subsequent submitted information related to the maintenance and/or development of the Property as set forth in the Maintenance/Development Plan is insufficient to demonstrate capacity and feasibility to follow through with initial plan;

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

1. The Board authorizes the Cancellation of the Property Transfer Agreements listed in EXHIBIT A.
2. This Resolution shall be effective immediately upon passage.

RESOLUTION 1.7.21.7

RESOLUTION RESCINDING THE DECEMBER 10, 2020 APPROVAL OF RESOLUTION 12.20.6 AUTHORIZING BOARD CHAIR TO EXECUTE ENGAGEMENT LETTER WITH HAND ARENDALL HARRISON SALE FOR SERVICES RELATED TO PROPOSED AMENDMENTS TO THE ALABAMA LAND BANK ACT AND OTHER AMENDMENTS NECESSARY FOR THE CONTINUED

**FUNCTION OF THE BIRMINGHAM LAND BANK AUTHORITY FOR THE 2021
ALABAMA LEGISLATIVE SESSION.**

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 has sought to make certain amendments to the Alabama Land Bank Act and support other necessary amendments during the last three Alabama Legislative Sessions; and

WHEREAS, the Authority requires specialized and particular assistance related to the legal and governmental affairs needs related to those amendments; and

WHEREAS, the Authority Authorized its Board Chair, through Resolution 12.20.6 to execute an engagement letter with Hand Arendall Harrison Sale, the Authority’s current General Counsel, for services that are to be rendered in support of the Authority’s efforts in the Alabama Legislature; and

WHEREAS, the City of Birmingham Mayor’s Office and the City of Birmingham Director of Community Development has requested that the Authority rescind its approval of Resolution 12.20.6.

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

1. The Approval of Resolution 12.20.6 is rescinded.
2. This Resolution shall be effective immediately upon passage.