

**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, February 4, 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 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 the Cisco Webex platform and Youtube Live.

Join by phone:

+1-415-655-0002 United States Toll

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

Access code: 146 041 6331

Via Video: https://youtu.be/_Fg_foAhYfg

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.

Lonnie Hannon, Chairman



Memorandum

DATE: January 30, 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/Youtube, 2:00pm on Thursday February 4, 2020.

**ROLL CALL
AGENDA**

- 2.4.21.1 Resolution Approving Applications and Authorizing Board Chair to Execute Agreements with Applicants for Lot Lease Program.**
- 2.4.21.2 Resolution Approving Applications and Authorizing Board Chair to Execute Agreements with Applicants for Quiet Title Program.**
- 2.4.21.3 Resolution Approving Applications and Authorizing Board Chair to Execute Agreements with Applicants for Immediate Acquisition Program.**
- 2.4.21.4 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.**
- 2.4.21.5 Operations Update**

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

RESOLUTION 2.4.21.1
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 2.4.21.2

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:

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 2.4.21.3
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 2.4.21.4
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.

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 twelve 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 twelve 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

