

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING
GUARDIAN BUILDING
500 Griswold St, Suite 1200 • Detroit, Michigan
(Belle Isle Conference Room)

Tuesday, April 18, 2017

1:00 PM

MINUTES

Present: Erica Ward Gerson
Patricia Pernell-Shelton
Rasul Raheem

Absent: Richard Hosey

Others Present: Megan Norris, Miller Canfield, DLBA Staff, Members of the public

CALL TO ORDER

Chairperson Ward Gerson called the April 18, 2017 meeting to order at 1:07 p.m.

ROLL CALL

Member Hosey's absence was excused. 3 of 4 Members were present and a quorum was met.

ADOPTION OF THE AGENDA

Chairperson Ward Gerson called for the adoption of the agenda. **Motion by Member Pernell-Shelton to adopt the agenda. Supported by Member Raheem. MOTION APPROVED.**

REVIEW AND APPROVAL OF MINUTES

Chairperson Ward Gerson called for the approval of the minutes. **Motion by Member Raheem for Approval of the March, 21, 2017 Board of Directors meeting minutes. Supported by Member Pernell-Shelton. MOTION APPROVED.**

PUBLIC COMMENT

Chairperson Ward Gerson opened the floor to public comment. Joanne Warwick, Detroit resident, expressed concern about the demolition process and the impact to the neighborhoods. Ms. Warwick also expressed concerned about Community Partner Vanguard CDC and its unwillingness to work with the community. Ms. Warwick requested a response in regards to the sale of real estate prior to the transfer from the City to DLBA. Ms. Warwick also provided concerns on behalf of the Smith Clay Block Club. She commented that the community is concerned about the alley running into a main street. Mr. Robert Patterson, Detroit resident of the Grandmont community provided handouts and commented that he would like to talk with someone about maintaining beautification in the Grandmont community. He also requested that 14034 Southfield be torn down.

STAFF REPORTS

Each department provided a brief staff report.

STANDING COMMITTEE REPORTS

Finance and Audit.

Irene Tucker, CFO provided an update, reporting that the Committee had a great meeting last week. She reported that she is working with Darnell Adams on an RFP for property maintenance. Ms. Tucker also reported that she has invited Experis to provide a status update at the next meeting.

Project Review.

Member Pernell-Shelton noted the Project Review Committee did not meet this month.

Community Engagement.

Member Pernell-Shelton provided an update, and reported that she has noticed an increase in community attendance at DLBA and Community Engagement Committee meetings and said how helpful and productive that was, especially at the Committee.

TREASURER'S REPORT

Irene Tucker, Chief Financial Officer, reviewed the FY17 Financial Metrics summary with the group and discussion regarding current salaries ensued. Chairperson Ward Gerson requested that the Executive Team explore the Salary Banding study further.

EXECUTIVE DIRECTOR SEARCH PROCESS

Outside counsel Megan Norris of Miller Canfield spoke in open session to the Board and all present regarding the Open Meetings Act and its various rules and obligations. She also provided a general overview of the process for the upcoming executive director search and how it will be conducted to be done in full compliance with the OMA.

EXECUTIVE SEARCH FIRM INTERVIEW

Kate Koehler and Gloria Marione from the Korn Ferry executive search firm called-in to be interviewed by the Board regarding their response to the Board's RFP for an Executive Search Firm for the Executive Director position.

NEW BUSINESS

Resolutions.

04-01-2017 RESOLUTION APPROVING AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT ON BEHALF OF THE DETROIT LAND BANK AUTHORITY WITH THE EXECUTIVE SEARCH FIRM SELECTED THROUGH THE REQUEST FOR PROPOSALS PROCESS. Motion by Member Raheem to approve resolution. Supported by Member Pernell-Shelton. MOTION APPROVED.

04-02-2017 RESOLUTION APPOINTING AND DEFINING THE SEARCH COMMITTEE FOR THE EXECUTIVE DIRECTOR POSITION. Motion by Member Raheem to approve resolution. Supported by Member Pernell-Shelton. MOTION APPROVED.

04-03-2017 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AGREEMENT WITH ARB Investments, LLC. Jano Hanna provided background information. Motion by Member Raheem to approve resolution. Supported by Member Pernell-Shelton. MOTION APPROVED.

04-04-2017 RESOLUTION APPOINTING ACTING EXECUTIVE DIRECTOR. Motion by Member Raheem to approve resolution. Supported by Member Pernell-Shelton. MOTION APPROVED.

04-05-2017 RESOLUTION ADOPTING THE EDUCATOR DISCOUNT POLICY. Reginald Scott, Disposition Director provided background information on the policy and reported that we are working on development of the website to ensure capability to support the new program. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Raheem. MOTION APPROVED.**

Motion by Member Raheem to enter Closed Session. Supported by Member Pernell-Shelton. Member Raheem called roll for each Board Member to go into Closed Session. **MOTION** Unanimously approved. Chairperson Ward Gerson dismissed for Closed Session at 2:46 p.m.

CLOSED SESSION

In accordance with the State of Michigan’s Open Meetings Act, Section 8, Closed Sessions are permitted. The conditions of such a Closed Session includes the following: 1) The Session must be for a “limited purpose,” 2) the Session must be conducted during the course of an open meeting and 3) per Section 9(1) of the OMA, the minutes of the open meeting must include the purpose for which a closed session is held.

It is noted that the purpose of the Closed Session was called for a permitted purpose as described within OMA, Section 8(e): “to consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation,” as well as a permitted purpose as described within OMA, Section 8(h): “to consider material exempt from discussion or disclosure by state or federal statute,” specifically, Section 13(1)(g) of Michigan’s Freedom of Information Act, which protects the attorney-client privilege.

Chairperson Ward Gerson adjourned Closed Session and re-opened the public meeting at 3:05 p.m.

ADJOURNMENT

There being no further business, Chairperson Ward Gerson adjourned the meeting at 3:06 p.m.