

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING
GUARDIAN BUILDING
500 Griswold St, Suite 1200 • Detroit, Michigan
(Belle Isle Conference Room)
Tuesday, September 19, 2017
1:00 PM
MINUTES

Present: Erica Ward Gerson
Patricia Pernell-Shelton
Rasul Raheem
Richard Hosey
Carol Walters

Others Present: Public, DLBA Staff

CALL TO ORDER

Chairperson Ward Gerson called the September 19, 2017 meeting to order at 1:12 p.m.

ROLL CALL

Member Raheem called roll. All 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 Walters 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 Pernell-Shelton for approval of the August 29, 2017 Board of Directors meeting minutes. Supported by Member Walters. MOTION APPROVED.**

PUBLIC COMMENT

Chairperson Ward Gerson opened the floor to public comment. Joanne Warwick, Detroit resident, expressed concerns in regards to the auction bidding process and the unfairness of the process used to purchase properties that are not listed on the Detroit Land Bank Authority website. Ms. Warwick also commented that there seems to be an equity issue in her community and that she had a list of individuals that were interested in purchasing properties from the Detroit Land Bank Authority. Chairperson Ward Gerson requested that Ms. Warwick provide the list to Mr. Craig Fahle, Director of Public Affairs.

STAFF REPORTS

Each department provided a brief staff report.

STANDING COMMITTEE REPORTS

Finance and Audit.

Member Hosey provided an update to the group and reported that they are continuing to work on the website roll-out and the annual audit.

Project Review.

Member Pernell-Shelton provided a brief update.

Community Engagement.

Member Pernell-Shelton provided an update, and reiterated the importance of information about all DLBA properties being on the website. Reginald Scott, Director, Disposition assured Member Pernell-Shelton that everything that is for sale would be available on the new website, along with instructions on how to inquire about properties that are not listed. Ms. Pernell-Shelton also thanked Reginald for the sale of 8,000 Side lots, and for the Side Lot fairs, and commented that we should continue to try to find more ways to make our programs even more visible out in the community.

TREASURER'S REPORT

Irene Tucker, Chief Financial Officer, distributed and reviewed the August 2017 metrics and discussion ensued. Ms. Tucker reported that she is scheduling meetings with Directors to review their department budgets. Ms. Tucker also reported that we are finalizing the audit with George C. Johnson and expects to receive financial statements by Friday of this week, and to bring the final audit report to the Board at the October Board meeting.

NEW BUSINESS

Resolutions.

09-01-2017 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH METHOD DEVELOPMENT, LLC. Jano Hanna provided background on the project. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION APPROVED.**

09-02-2017 RESOLUTION APPROVING INTERIM EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH EMILY STAUGAITIS AND WILLIAM RUSSELL WEBNER LLC. Jano Hanna provided background on the project. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION APPROVED.**

09-03-2017 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO A PROMISSORY NOTE. Erica Ward Gerson provided background to the group concerning this loan for the Rehabbed and Ready program and discussion ensued. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION APPROVED.**

Chairperson Ward Gerson made a Motion to enter into Closed Session. Supported by Member Walters. Member Raheem called roll for each Board Member to go into Closed Session. All 5 members voted yes to move into closed session. **MOTION APPROVED UNANIMOUSLY.** Chairperson Ward Gerson moved to Closed Session at 1:49 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.

Permitted purpose of closed session was "to consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation" as permitted in MCL 15.268(e) and "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, as permitted in MCL 15.268(h).

After returning to open session at 2:58 PM, the Board discussed communications, notice of upcoming property sales and the status of the City Auditor General's inquiry.

ADJOURNMENT

There being no further business, Chairperson Ward Gerson called for a motion to adjourn. **Motion by Member Hosey to adjourn the meeting. Supported by Member Pernell-Shelton. MOTION APPROVED UNANIMOUSLY.** The meeting was adjourned at **3:19 p.m.**