

**DETROIT LAND BANK AUTHORITY**  

---

**BOARD OF DIRECTORS MEETING**  
**GUARDIAN BUILDING**  
**500 Griswold St, Suite 1200 • Detroit, Michigan**  
**(Belle Isle Conference Room)**  
**Tuesday, December 12, 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 December 12, 2017 meeting to order at 1:13 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 Hosey to adopt the agenda. Supported by Member Walters. MOTION APPROVED.**

**REVIEW AND APPROVAL OF MINUTES**

Chairperson Ward Gerson called for the approval of the minutes. **Motion by Member Hosey for approval of the November 14, 2017 Board of Directors meeting minutes. Supported by Member Pernell-Shelton. MOTION APPROVED.**

**PUBLIC COMMENT**

Chairperson Ward Gerson opened the floor to public comment. Mr. John Lauve inquired about the process for conversations during closed session and Michael Brady, General Counsel addressed his concerns. Mr. Lauve distributed a handout and stated that he would like to see a color-coded map that included Council Districts, precincts and status of properties in Inventory and provided suggestions. Mr. Lauve requested an Annual Report and Chairperson Ward Gerson informed Mr. Lauve that our Quarterly reports with this information could be found on the website. Joanne Warwick, Detroit Resident, commented that she was also concerned about discussions after closed session not being on the agenda. Ms. Warwick provided a handout with her comments addressing bidding on properties on the weekend and the Real Estate Committee. Mr. Donald Jones, Detroit resident, stated that he is moving to the Northend and inquired about 265 Custer a DLBA owned property. Craig Fahle, Director, Public Affairs will assist Mr. Jones with his inquiry.

## **STAFF REPORTS**

Each department provided a brief staff report.

## **STANDING COMMITTEE REPORTS**

### **Finance and Audit**

Member Hosey stated that the committee met last week, discussed upcoming projects and the FY2019 budget. Member Hosey reported that they have met with the City, requested \$14.4M for operating expenses and are awaiting their response. If approved, next steps will be to present to Board at the January 16<sup>th</sup> meeting.

### **Project Review**

Member Pernell-Shelton stated that the December 6, 2017 Projects Review Committee meeting was cancelled.

### **Community Engagement**

Member Pernell-Shelton reported that the Committee met last week and provided an update. Member Pernell-Shelton encouraged the public and community to attend these meetings as time has been allotted to address their comments or concerns.

## **TREASURER'S REPORT**

Irene Tucker, CFO, stated that the budget was the focus and distributed and reviewed the proposed FY2019 budget with the group and discussion ensued.

## **NEW BUSINESS**

### **Resolutions.**

**12-01-2017 RESOLUTION APPROVING AMENDED AND RESTATED CONFLICTS OF INTEREST POLICY.** Chairperson Erica Ward Gerson provided background and stated that the forms would be distributed to Board members in January prior to the Board meeting for completion and annually in the future. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**12-02-2017 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AGREEMENT AND OPTION AGREEMENT WITH RIVER DETROIT, LLC.** Jano Hanna, provided deal sheets and a brief background on the project. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**12-03-2017 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN HRD BACKSTOP GRANT AGREEMENT FOR THE REHABBED AND READY PROGRAM.** Chairperson Ward Gerson provided background and discussion ensued. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**12-04-2017 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AMENDED AND RESTATED OCCUPIED PROPERTY NON-PROFIT PROGRAM AGREEMENT WITH BRIDGES TO HOMEOWNERSHIP, INC.** Chairperson Ward Gerson and Doug Parker, Principal Attorney, provided

background to the group and discussion ensued. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**12-05-2017 RESOLUTION APPROVING CARRY OVER OF UNUSED COMBINED TIME OFF.** Chairperson Ward Gerson provided background to the group and discussion ensued. Group requested that the resolution be amended to allow accrued unused time to be carried over by the entire Executive Team. **Motion by Member Raheem to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

Chairperson Ward Gerson called for a **Motion to enter Closed Session. Motion by Member Hosey. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

Member Raheem called roll for each Board Member to go into Closed Session. All 5 members voted yes to move into closed session. **MOTION UNANIMOUSLY APPROVED.** Chairperson Ward Gerson moved to Closed Session at **3:00 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).

Return to open session at **3:51 p.m.**

#### **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 Walters. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **3:51 p.m.**