

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS' MEETING

IN PERSON & VIA ZOOM

DPS Headquarters

Tuesday, July 22, 2025

10:00 AM

MINUTES

IN PERSON: Richard Hosey
Patricia Pernell-Shelton
Miranda Morrow-Bartell

EXCUSED: Erica Ward-Gerson
Carol Walters

OTHERS PRESENT: Members of the Public, Members of DLBA Staff

CALL TO ORDER

Board Member Hosey called **July 22, 2025**, meeting to order at **10:18 a.m.** and reviewed the process and logistics for the meeting for the members of the public appearing/participating via Zoom.

ROLL CALL

Executive Assistant, Adela Bejo called the roll. Three of the five members were in attendance, and a quorum was met. **Board Chair Erica Ward-Gerson and Member Patricia Pernell-Shelton were excused.**

REVIEW AND APPROVAL OF MINUTES

Board Member Hosey called for a motion to approve the minutes for the **June 24, 2025**, Board of Directors meeting. **Motion by Member Morrow-Bartell** for approval of the minutes. **Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Member Hosey opened the floor for public comments.

Kalissa Maxwell - Detroit resident, inquired about receiving the deed to 7716 Charlevoix. Ms. Maxwell stated that she has secured, improved, and protected the property for the last two years and lives there with her children. Ms. Maxwell also emphasized that the Detroit Land Bank has the power to offer generational wealth to families and to expand access to programs that support home renovation and community stability and asked the Board to lean in on this responsibility and thanked them for their time. In response, Board Member Hosey suggested working to connect with Ms. Maxwell with the City's homeowner down payment program to walk through the process and ensure alignment.

Jano Hanna, Director, Real Estate Sales and Marketing, responded and stated that staff have been in touch with Ms. Maxwell regarding her situation and she is occupying a property that the Land Bank intended to sell but cannot because of Maxwell's transient occupancy. Hanna clarified that Ms. Maxwell does not qualify for the Buy Back program, and she has already been vetted several times. Hanna also stated that Ms. Maxwell has been asked to vacate the property in order for the Land Bank to proceed. Board Member Hosey emphasized the importance of continuing along this path while also coordinating with the City to better define what can and cannot be offered in similar cases. This includes exploring other potential programs or support, even in situations where residents may not qualify for Buy Back.

Branesha Loyd – Detroit resident, inquired about requesting a full refund for her recent purchase of 5769 Belvedere. Ms. Loyd attended the last board meeting where she shared her concerns about being unable to view the interior prior to closing and has been in communication with DLBA staff but has not received a follow-up. Hanna responded and stated that she will reach out to Ms. Loyd and issue a refund.

Stephen Ladell – Detroit resident, inquired about purchasing lots for years but has not received any response from the Land Bank and would like to speak to someone. Robbie Linn, Director, Planning & Analysis, responded and provided Mr. Ladell with his contact information.

Bassam Alkablan - Detroit resident, inquired about 11833 St. Louis side lot. Mr. Alkablan stated that they were informed they must have the title to the adjacent home for two years to secure the side lot next to it, and they recently reached that two-year mark and inquired when the side lot would be available for purchase. Linn responded and will assist Mr. Alkablan.

CEO UPDATE –TAMMY DANIELS

Memorandum of Understanding

Daniels reported that we have been re-engaged by City Council regarding our MOU and the initial belief was that we would have the MOU finalized before recess; however, during last week's City Council PED meeting, that timeline shifted, and the matter has now been pushed until after recess. Daniels stated that she expects to have more to report at the September Board meeting.

VVK

Daniels reported that we have engaged the services of VVK to support the DLBA with public relations. Daniels also reported that we held our first meeting recently, and it was a very productive start and are excited about the direction of this partnership and look forward to providing more updates as that work progresses.

Audit

Daniels reported that the annual audit is underway with our new auditors, and on-site work is scheduled to begin in the weeks of August 4th and 11th. Daniels stated Rehmann completed our internal control audit and is now conducting the annual audit and they have been excellent partners in this process and she is confident that this audit will follow the same positive pattern.

NEW BUSINESS

Resolutions

7-01-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH FOCUS FOR GROWTH, LLC Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-02-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH DETROIT GROUNDS CREW, LLC Reginald Scott, CFO/COO provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-03-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH RT CONTRACTING, INC. Reginald Scott, CFO/COO provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-04-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH CHIRCO TITLE AGENCY, INC. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-05-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH ETITLE AGENCY, INC. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-06-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH COLONIAL TITLE COMPANY, INC. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-07-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH DECIMA, LLC. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-08-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH PRIME RENOVATION & CONSTRUCTION, LLC Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-09-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH PREMIER CONTRACTORS OF MICHIGAN, LLC Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-10-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH GOLDEN GATE CONSTRUCTIONS, LLC Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-11-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH PREMIER CONTRACTORS OF MICHIGAN, LLC Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-12-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE AN AGREEMENT WITH PERRY COLUMBUS JENKINS, JR. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-13-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH RUCKER PROPERTY MANAGEMENT GROUP, LLC Ben Newman, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-14-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH DETROIT LUXURY HOMES, LLC Ben Newman, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-15-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH TWENTY FOUR SIXTY SIX LLC Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

7-16-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO MINERAL RIGHTS PURCHASE AGREEMENT WITH THE DETROIT SALT COMPANY Doug Parker, Chief of Government Affairs and Special Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

7-17-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT AS PART OF ROUTINE INVENTORY MANAGEMENT Robert Linn, Director, Planning & Analysis provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Member Hosey stated that he has been informed by General Counsel that we will not have a closed session.

ADJOURNMENT

There being no further business, Board Member Hosey called for a **Motion to adjourn. Motion by Member Morrow-Bartell to adjourn the meeting. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **10:52 a.m.**