

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS' MEETING

IN PERSON & VIA ZOOM

DPS Headquarters

Tuesday, October 21, 2025

10:00 AM

MINUTES

IN PERSON: Richard Hosey
Carol Walters
Miranda Morrow-Bartell

EXCUSED: Erica Ward Gerson
Patricia Pernell-Shelton

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

CALL TO ORDER

Board Member Hosey called **October 21, 2025**, meeting to order at **10:20 a.m.** and reviewed the process and logistics for the meeting for the members of the public appearing/participating via Zoom.

ROLL CALL

Board Member Hosey 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 **September 24, 2025**, Board of Directors meeting. **Motion by Member Walters** for approval of the minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Member Hosey opened the floor for public comments.

Joanne Warwick – Detroit resident, shared photographs and addressed concerns regarding properties that are owned by the North End Landing, noting that the lots are not being properly maintained — with overgrown grass, debris present, and several structures open to trespass.

Michele Jackson – Detroit resident, expressed concern about individuals being able to purchase vacant lots before completing or achieving compliance on their existing DLBA-purchased properties. Ms. Jackson noted that a nearby property at 5815 Malcom was reportedly sold and being advertised for resale, though she was uncertain whether the buyer had fulfilled the required DLBA compliance obligations. Jano Hanna, Director, Real Estate Sales, and Marketing, responded and clarified that side lots are not sold until the

primary property is in full compliance. However, other acquisition programs, such as direct sales, do exist for development purposes. Hanna stated that she will review the specific addresses provided and follow up with Ms. Jackson to confirm ownership and compliance status.

Megan Douglass – 1732 Atkinson, inquired about a vacant lot located next to her home along with another parcel across the street, being marketed as part of a private sale for \$20,000. Ms. Douglass expressed concern that the price and sale structure seemed prohibitive for a Detroit homeowner seeking to purchase a simple side lot, noting that it appeared she would need to engage as a business entity to qualify and would like clarification on oversight requirements if purchased.

Hanna responded and stated that the lots are being actively marketed and have been bundled together for sale and will follow up directly with Ms. Douglass to provide clarity on the property's status and eligibility.

Caroline Whitfield - Inquired about the process for purchasing two parcels located at 1460 and 1490 Franklin Street and asked for clarification on the proper procedure and next steps for acquiring these properties. Hanna responded and stated that both parcels are owned by the City of Detroit and advised to complete the City's Property Application Form, available on the City's official website.

Tharmond Ligon – Rescue MI Nature Now, reported that certain DLBA lots are being utilized by non-residents, with woodchips and other materials left on the properties for extended periods—some for years. Mr. Ligon noted that one of the properties in question is owned by a group that has been inactive for approximately 10 years, yet utility charges continue to be billed, despite the property not being in active use. Mr. Ligon also expressed concerns about compliance and property management, noting that these lots appear to be out of compliance with DLBA standards and may pose safety issues in the community.

Robbie Lin, Director, Planning and Data Analysis, responded and stated that he will follow up with Mr. Ligon to further assist.

CEO UPDATE –Reginald Scott, CFO/COO on behalf of Tammy Daniels

Memorandum of Understanding (MOU)

Scott reported that the MOU hearing has advanced from committee to full City Council. Scott reported that a vote has not yet taken place, but staff will continue to monitor the progress.

Audit

Scott reported that the annual audit process is moving forward and auditors are preparing a draft report, which will be circulated to the Finance Committee for review prior to the November board meeting. Scott stated that the audit is expected to be completed in time to meet the City's reporting requirements.

Media Outreach

Scott highlighted ongoing efforts to increase public and media engagement, that included a promotional commercial that was aired during recent sporting events on WDIV during the Detroit Lions game and Fox 2 during the Tigers game.

Talking with Tammy

Scott reported that Talking with Tammy Live on Instagram has been well received and the next one will be featuring Calvin McGhee, a well-known real-estate professional in Detroit and talk about his DLBA journey, challenges and successes.

Capital Projects

Scott noted that further discussion would occur later in the meeting regarding the use of reserve funds for upcoming capital projects, with special emphasis on transparency and strategic allocation.

NEW BUSINESS

Resolutions

10-01-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO SERVICES AGREEMENTS FOR SECURITY & INVESTIGATOR SERVICES Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-02-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO SERVICES AGREEMENTS FOR RESIDENTIAL GENERAL CONTRACTOR SERVICES Veronica Johnson, Director, Strategic Development, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

10-03-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH HOMRICH WRECKING, INC Veronica Johnson, Director, Strategic Development, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-04-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SUPPORT AGREEMENT WITH ROCKET COMMUNITY FUND Robert Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

10-05-2025 RESOLUTION AUTHORIZING THE DETROIT LAND BANK AUTHORITY TO TRANSFER CERTAIN RESIDENTIAL LOTS FOR DE MINIMIS CONSIDERATION Robert Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-06-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO SIGN A SECOND AMENDMENT TO LEASE AGREEMENT FOR MAINTENANCE AND STORAGE SPACE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-07-2025 RESOLUTION TO APPROVE THE COMMITMENT AND ASSIGNMENT OF A PORTION OF THE DETROIT LAND BANK AUTHORITY'S EXISTING FUND BALANCE Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

10-08-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY 4640 CASS TO THE WAYNE COUNTY TREASURER Robert Linn, Director, Planning and Data Analysis, provided background on the

resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-09-2025 RESOLUTION ADOPTING AMENDMENT TO THE AMENDED AND RESTATED VACANT LAND POLICY Robert Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

10-10-2025 RESOLUTION ADOPTING AMENDMENTS TO THE ACQUISITION POLICY Robert Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

10-11-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENGAGE THE UNITED COMMUNITY HOUSING COALITION IN PILOT PROJECT TO ADDRESS OCCUPIED PROPERTIES Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-12-2025 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO LAND TRANSFER AGREEMENT WITH CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY Doug Parker, Chief of Government Affairs & Special Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-13-2025 (WALK-ON) RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SUPPORT AGREEMENT WITH ROCKET COMMUNITY FUND Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. 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 Walters. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at 10:59 a.m.