

**DETROIT LAND BANK AUTHORITY**

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**BOARD OF DIRECTORS' MEETING**

**IN PERSON & VIA ZOOM**

**DPS Headquarters**

**Tuesday, September 24, 2025**

**10:00 AM**

**MINUTES**

**IN PERSON:** Erica Ward-Gerson  
Patricia Pernell-Shelton  
Miranda Morrow-Bartell

**EXCUSED:** Richard Hosey  
Carol Walters

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

**CALL TO ORDER**

Board Chair Ward Gerson called **September 24, 2025**, meeting to order at **10:37 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 Member Richard Hosey and Member Carol Walters were excused.**

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the minutes for the **July 22, 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 Chair Ward Gerson opened the floor for public comments.

**Jacob Graham** - 501(c)(3) nonprofit with Townsend Block Club, stated that the association hosts bi-annual neighborhood cleanups in the spring and fall, referred to as "makeovers," during which residents clean up Land Bank lots, remove illegal dumping, and trim overgrown vegetation that obstructs sidewalks and pedestrian access. Mr. Graham expressed that the association wishes to move beyond maintenance efforts to implement beautification projects such as community gardens, native wildflower and pollinator gardens, and small gathering spaces for residents to enjoy. However, he stated that the group was informed they are not eligible to purchase lots for such projects because their neighborhood is located within a project development area. Mr. Graham concluded by reiterating the neighborhood's desire to partner with the Land Bank to bring beautification, green space, and community investment to the area

and provided the following addresses for the lots they like to purchase: 2402 Townsend Street, 2474 Townsend Street, 2476 Sheridan Street, and 2511 Townsend Street.

Robbie Linn, Director, Planning & Analysis responded and provided Mr. Graham with his contact information to speak about the process and how to help.

**Jaime Worthington** – Detroit resident, stated that she represents a group of Native Americans seeking land within the City of Detroit to establish a cultural and spiritual space. Ms. Worthington shared that the group’s vision is to create a place for prayer, reflection, and connection with ancestral lands—a space open to Native youth, elders, and the broader Native community. Board Chair Ward Gerson responded and stated that the project is on the agenda today under New Business, and to stay tuned for the final update.

**Jeff Brown** – Real estate agent, stated his interest in creating single family Detroit homeowners and has been working with the Land Bank to secure an option to develop DLBA parcels. Mr. Brown emphasized the importance of coupling Detroit’s large-scale redevelopment efforts with sensible single-family housing. Jano Hanna, Director, Real Estate Sales and Marketing, responded and confirmed that the project had been reviewed at the committee meetings and does not require a board resolution. The project will move forward without the need for a formal board vote.

**Van Adams** – Detroit resident, inquired about 1312, 1315, and 1346 East Grand Boulevard and expressed interest in purchasing the listed lots and sought clarification on whether there are any restrictions, planned developments, or other considerations affecting those parcels. Mr. Adams requested guidance on the process of purchasing the lots through the Detroit Land Bank Authority. Robbie Linn, Director, Planning & Analysis responded and provided his contact information to discuss further after this meeting.

## **CEO UPDATE –TAMMY DANIELS**

### **Buy Back Exit Event**

Daniels reported that last Thursday, the Land Bank celebrated its 9th annual Buy Back Exit Graduation. Daniels also reported that the Mayor was in attendance, and approximately 88 individuals/families participated in this round, either receiving their deeds that day or expected to receive them soon. This brings the total to nearly 1,400 families who have been reconnected to ownership of the homes they live in. Daniels reported that the event was well-received, with positive media coverage and press highlighting the Land Bank’s accomplishments.

### **Human Resources Policy Updates**

Daniels reported that the HR Department has been revising several internal policies, including updates to the CTO (Compensatory Time Off) and Sick Leave policies. Daniels stated that the changes align with recent state law updates, increasing available sick time from 56 hours to 72 hours annually. Daniels also reported that the HR team has also launched a wellness initiative that promotes walking during lunch, smoothie and meal prep sessions, and other activities to encourage staff health and wellness, with the additional goal of reducing insurance costs.

### **Charter-Mandated Meetings**

Daniels reported that the annual Charter-Mandated District Meetings are underway and meetings have been held in District 3, and District 1, with five additional meetings scheduled across the remaining districts. Daniels stated that turnout has been strong, with minimal issues or complaints related to the Land Bank and staff will continue attending all remaining sessions.

### **City Council Candidates**

Daniels reported that the Land Bank has been meeting with potential City Council candidates, particularly in Districts 5 and 7, to educate them on the organization's mission and operations, dispelling misinformation and fostering informed dialogue. Daniels stated that these meetings have been positive and well received.

### **Media Outreach**

Daniels reported that the Land Bank has participated in eight to nine media interviews over the past six weeks, including a recent interview with the Wall Street Journal. Daniels also reported that WSJ plans to visit Detroit for an on-site tour to observe Land Bank activities firsthand.

### **City Planning Commission Presentation**

Daniels reported that the Land Bank attended a City Planning Commission hearing in support of proposed zoning ordinance changes aimed at making residential development more accessible. Staff provided an overview of Land Bank processes and answered questions from commissioners. Daniels stated that the discussion was productive, with commissioners offering constructive suggestions, including adding zoning classifications to the Land Bank's property listings map to help developers better assess buildability. Daniels reported that one concern was raised regarding sidewalks and inclusive housing opportunity area restrictions, noting these limitations can hinder community residents' ability to participate in property development. Daniels acknowledged the feedback and expressed appreciation for the thoughtful discussion.

### **Center for Community Progress**

Daniels reported that the National Land Bank Conference was held in Detroit earlier this month. Daniels stated that the Land Bank had a prominent role in the event, reflecting its national reputation as the largest and most innovative land bank in the country. Daniels also stated that the DLBA's programs and operations were highlighted throughout the conference as examples of best practices in property management, redevelopment, and community revitalization. Property Rehabilitation team conducted tours showcasing Rehab & Ready homes in various stages of development, providing attendees with firsthand insight into DLBA's rehabilitation and property disposition processes. Additionally, the Compliance Team presented DLBA's approach to working with property owners to successfully navigate compliance requirements. Daniels stated that both the tours and presentations were very well received, with attendees expressing high levels of interest and engagement.

Board Chair Ward Gerson praised staff efforts, emphasizing that the DLBA continues to serve as a national model, pioneering programs and strategies that other cities aim to replicate. Daniels expressed appreciation for the team's work and noted that this recognition underscores DLBA's continued position at the forefront of land banking nationwide.

## **NEW BUSINESS**

### **Resolutions**

**9-01-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO SERVICES AGREEMENTS FOR REAL ESTATE BROKERAGE SERVICES** 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.**

**9-02-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING SUBSCRIPTION AGREEMENT WITH LEXISNEXIS** 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.**

**9-03-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH MICHAEL BRADY LAW, PLLC** Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**9-04-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH DMC CONSULTANTS, 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.**

**9-05-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PROPERTY EXCHANGE AGREEMENT WITH HENRY FORD HEALTH SYSTEM** 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.**

**9-06-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO TEMPORARY EASEMENT AGREEMENT WITH MICHIGAN DEPARTMENT OF TRANSPORTATION** Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**9-07-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JASMINE WHITE** Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**9-08-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JAIME WORTHINGTON** Jano Hanna, Director, Real Estate, Sales & Marketing, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**9-09-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DETROIT FARMACY LLC** Martine Orange, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**9-10-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SUN SHINE VENTURES, MI, 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.**

**9-11-2025 (WALK-ON) RESOLUTION ADOPTING COMMUNITY LAND BANK TRUST POLICY** Doug Parker, Chief of Government Affairs & Special Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**9-12-2025 (WALK-ON) RESOLUTION ADOPTING THE TRIBAL MEMBER DISCOUNT POLICY** 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.**

Gabriel Guerrero, General Counsel, briefed the board on one Equitable Transfer.

#### **CLOSED SESSION**

Board Chair Ward Gerson called for a Motion to enter Closed Session. Motion by Member Morrow-Bartell Supported by Member Walters. Adela Bejo called roll for the vote of each Board Member to go into Closed Session. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.

**Board Chair Ward Gerson moved to Closed Session at 11:17 a.m.**

In accordance with the State of Michigan's Open Meetings Act (OMA), 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. The purpose of the Closed Session was to consult with the DLBA's 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 **11:54 a.m.**

#### **ADJOURNMENT**

There being no further business, Board Chair Ward Gerson 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 **11:54 a.m.**