

# DETROIT LAND BANK AUTHORITY

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## BOARD OF DIRECTORS' MEETING

### IN PERSON & VIA ZOOM

#### DPS Headquarters

**Tuesday, June 24, 2025**

**10:00 AM**

### MINUTES

**IN PERSON:** Erica Ward-Gerson  
Richard Hosey  
Carol Walters  
Miranda Morrow-Bartell

**EXCUSED:** Patricia Pernell-Shelton

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

#### **CALL TO ORDER**

Board Chair Ward Gerson called **June 24, 2025**, meeting to order at **10:10 a.m.** and reviewed the process and logistics for the meeting for the members of the public appearing/participating via Zoom.

#### **ROLL CALL**

Administrative Assistant, Adela Bejo called the roll. Three of the five members were in attendance, and a quorum was met. **Member Hosey arrived at 10:19 a.m. Patricia Pernell-Shelton was excused.**

#### **REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the minutes for the **May 20, 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 Chair Ward Gerson opened the floor for public comments.

**Branesha Loyd** – Detroit resident, inquired about her recent purchase of 5769 Belvedere, and shared concern regarding the viewing process prior to closing. Ms. Loyd reported paying for the property viewing but was unable to enter the property due to the absence of front stairs and a safe entry point. Ms. Loyd stated that a DLBA contractor onsite indicated that a report would be submitted and the viewing would be rescheduled or refunded. Ms. Loyd also stated that no follow-up occurred, and they proceeded with the closing without having been able to view the interior. Ms. Loyd requested clarification on the process of moving forward and requested a refund for the viewing.

Tammy Daniels, CEO, apologized for the inconvenience, and confirmed that Ms. Loyd would receive a refund for the missed viewing. Daniels asked Ms. Loyd to provide her contact information via the ZOOM chat and will follow up directly this week.

## **CEO UPDATE –TAMMY DANIELS**

### **Media and Community Engagement**

Daniels highlighted the following updates on recent media and community engagement efforts. Daniels reported that on May 21, a comprehensive interview was conducted with Bridge Detroit, highlighting the DLBA's successes and vision for the future. On June 13, an interview with Channel 4 focused on the impact of the vacant lot program, which preceded the June 14 Vacant Lot Celebration at Etheldra Mae Williams Park. Daniels stated that the event was well attended, with remarks from the Mayor and coverage by multiple media outlets, including CBS and Channel 2,4, and 7 News. Daniels reported an additional outreach that included two appearances on the Detroit Black and White podcast and a presentation at the June 12, PED meeting, where second and third quarterly reports were shared. The DLBA is also working toward finalizing a Memorandum of Understanding (MOU) with the City before the end of the year.

## **NEW BUSINESS**

### **Resolutions**

#### **6-01-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION**

**TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH SWEG LLC.** Martina Orange, Program Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**6-02-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO AGREEMENTS WITH MICHIGAN DEPARTMENT OF TRANSPORTATION – PARTIAL LOT SALES.** Martina Orange, Program Manager, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**6-03-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO AGREEMENTS WITH MICHIGAN DEPARTMENT OF TRANSPORTATION – ENTIRE LOT SALES.** Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**6-04-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO TEMPORARY EASEMENT AGREEMENTS WITH MICHIGAN DEPARTMENT OF TRANSPORTATION.** Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**6-05-2025 RESOLUTION TO APPROVE FINAL FY25 BUDGET.** Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**6-06-2025 RESOLUTION TO APPROVE BUDGET FY26.** Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

## **CLOSED SESSION**

Board Chair Ward Gerson stated that she has been informed by General Counsel that we will not have a closed session.

#### **ADJOURNMENT**

There being no further business, Board Chair Ward Gerson called for a **Motion to adjourn. Motion by Member Walters to adjourn the meeting. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **10:28 a.m.**