

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS' MEETING

IN PERSON & VIA ZOOM

DPS Headquarters

Tuesday, April 22, 2025

10:00 AM

MINUTES

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

EXCUSED: Patricia Pernell-Shelton

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

CALL TO ORDER

Board Chair Ward Gerson called **April 22, 2025**, meeting to order at **10:15 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. Four of the five members were in attendance, and a quorum was met. **Member Pernell-Shelton was excused.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the **March 25, 2025**, Board of Directors meeting. **Motion by Member Hosey** 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.

Gaston Nash - Detroit resident, expressed an interest and concern around several side lots in his neighborhood that appear to be "locked up" and requested assistance with purchasing. Robbie Linn, Director Planning and Analysis provided his contact information to Mr. Nash and stated that he would contact him after the meeting to assist with the matter.

Bassam Alchalani -- Detroit resident, expressed an interest in purchasing a side lot located at 114827 St. Louis next to a property that he purchased located at 11833 St. Louis through the Own It Now program. Mr. Alchalani stated that the property next door was demolished, and the lot is not currently listed for sale. Robbie Linn, Director, Planning and Analysis provided his contact information to Mr. Alchalani and stated that he would contact him after the meeting to assist with the matter.

CEO UPDATE –TAMMY DANIELS

Budget

Daniels informed the group that on April 8th City Council cut the DLBA budget completely. Daniels stated that we are working to adjust to the reduction of the budget and will be actively implementing the five-year plan. Daniels also stated that she would be updating the board next month in regard to the plan for future operations.

12,000 Renovations Press Conference

Daniels reported that the 12,000 renovations press conference was a success and asked Nicole Simmons, Assistant Director, Communications and Engagement to share media links with Board members. Board Chair Ward Gerson commented that she had a very positive interview on the Paul W. Smith show and thanked Daniels and Simmons for their assistance with arranging.

Compliance Fair

Daniels reported that the DLBA Compliance Fair is scheduled for Saturday, April 26, 2025, at 10:00 am. and will be held at the Northwest Activity Center.

NEW BUSINESS

Resolutions

4-01-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH DREAM COMMUNITY LAND TRUST. Ben Newman, Program Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-02-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH THE NINJA & THE SAXOPHONE TRUST. Martina Orange, Program Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-03-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH 402310 HOLDINGS, LLC. Ben Newman, Program Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-04-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH GREEN GROWTH, L.L.C. Martina Orange, Program Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-05-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH L & T HOMES LLC. Ben Newman, Program

Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-06-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH BEACON VILLAGE, LLC. Ben Newman, Program Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-07-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH ADK DEVELOPMENT LLC. Ben Newman, Program Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-08-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH THE 4D UNICORN LLC. Ben Newman, Program Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

4-09-2025 RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR BREWER PARK EXPANSION. Rob Linn, Director, Planning and Analysis provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-10-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR THE SECOND PHASE OF THE NEIGHBORHOOD SOLAR INITIATIVE AND TO OTHERWISE SUPPORT THE INITIATIVE. Doug Parker, General Counsel, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-11-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENGAGE REHMANN ROBSON, LLC FOR ANNUAL AUDIT SERVICES. Reginald Scott, CFO, and COO provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. 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 Hosey to adjourn the meeting. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **10:43 a.m.**