

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING IN PERSON & VIA ZOOM

Tuesday, October 24, 2023

10:00 AM

MINUTES

IN PERSON:

Erica Ward-Gerson
Miranda Morrow-Bartell
Patricia Pernell-Shelton
Carol Walters

EXCUSED:

Richard Hosey

OTHERS PRESENT:

Members of the Public, Members of DLBA Staff, George C. Johnson Auditors

CALL TO ORDER

Board Chair Ward Gerson called the **October 24, 2023**, meeting to order at **10:07 a.m.** and reviewed the process and logistics for the meeting for the members of the public appearing/participating via Zoom.

ROLL CALL

Rhonda Bass, Senior Executive Assistant called the roll. Three of five members were in attendance, and a quorum was met. Member Morrow-Bartell arrived at 10:14 a.m., and Member Hosey was excused.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the **September 26, 2023**, Board of Directors meeting. **Motion by Member Walters** for approval of the minutes. **Supported by Member Pernell- Shelton. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

Shane Overby – Artisan Contracting, inquired about four side lots located on Yates Street that are adjacent to a building he is purchasing. Mr. Overby stated that the current purchase agreement has expired and now that his financing is in place, he would like to request an extension to the agreement. Jano Hanna, Director, Real-estate Sales and Marketing, responded and asked Mr. Overby to send his contact information to her so that she can assist him.

CEO UPDATE

Tammy Daniels, Chief Executive Officer (“Daniels”) reported that George C. Johnson auditors would be joining the meeting to present the audit results and she would be ceding most of her time.

MOU

Daniels reported that the DLBA is actively involved with re-negotiating our Memorandum of Understanding (MOU) with City Council and the DLBA is having multiple conversations about what Council would like to see from the DLBA going forward. Daniels stated that the conversations have gone extremely well, and she expects the MOU to be presented to the Planning and Economic Development Committee next week.

Building Blocks Event

Tammy Daniels reported that the DLBA has relaunched the Building Blocks event. Tammy stated that Robbie Linn’s team has been phenomenal with planning and so far, the DLBA has held two events in the Grixdale and Nolan communities and the next event is scheduled this fall in District 1.

Strategic Planning

Daniels reported that we have begun the community outreach portion of the strategic planning process and are using our own DLBA events as an opportunity to engage the public and receive feedback. She reported the DLBA also has plans to host at least 100 dedicated meetings to engage with the community to see what they would like to see in relation to additional programming from the DLBA. Daniels stated that the DLBA will continue to update members on the strategic planning process. Member Walters requested a schedule for the 5-year plan and Daniels responded that the DLBA staff would have a plan for Board Members by spring of 2024.

Rehabbed and Ready

Daniels reported that on October 17th we completed the 100th, all electric, Rehabbed and Ready house. Daniels stated that Mayor Duggan held a press conference where Rock Financial announced a down payment assistance program to assist low and middle income buyers to purchase Rehabbed and Ready homes. Daniels also stated that the DLBA is excited about the continued partnership with Rock Financial and provided Kudos to Veronica Johnson and her team, as well as to Reginald Scott and Robbie Linn.

United Developers Conference

Daniels reported that the DLBA participated in the United Developers conference and provided thanks to Member Morrow-Bartell for the invitation. Member Morrow-Bartell thanked the staff for attending as well as Member Hosey for presenting.

Lots of Lot’s Event

Daniels reported that the DLBA relaunched the Side Lot fairs this summer as Lots of Lots and the last one was held in September for Districts 1 and 7. Daniels stated that it was a great opportunity to be back in the community and interact face-to-face with our constituents and that the DLBA will continue with more events next year.

George C. Johnson Audit Presentation

Reginald Scott, CFO/COO (“Scott”) introduced George C. Johnson Auditors, Gloria Zhao, and Michael Nichols to the group and stated that they would be providing a high-level wrap up of the FY23 audit results. Scott also informed members that a formal resolution to adopt the audit results would be presented to the Board at next month's meeting. Scott also provided kudos to Jeffrey Lam, Controller and the Finance

team for their hard work on the audit. Board Chair Ward Gerson also congratulated Scott and the Finance team for a clean audit.

Housekeeping

Daniels referenced the list of 2024 Board and Committee meeting dates and stated that Rhonda Bass, Senior Executive Assistant, would be sending calendar invites.

NEW BUSINESS

Resolutions

10-01-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTIES TO THE CITY OF DETROIT FOR FOUR PROJECTS. Robbie Linn, Director Planning and Analysis, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-02-2023 RESOLUTION APPROVING SALE OF 13925 WARWICK. Robbie Linn, Director Planning and Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

10-03-2023 RESOLUTION APPROVING CHIEF EXECUTIVE TO ENTER INTO PURCHASE AGREEMENT WITH EL-BETH-EL TEMPLE AND CONVEY THE PROPERTY RECEIVED TO THE CITY OF DETROIT DEPARTMENT OF TRANSPORTATION FOR EXPANSION OF COOLIDGE TERMINAL SITE. Robbie Linn, Director Planning and Analysis, and Doug Parker, General Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

10-04-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH SECOND CHANCE 2000, INC. Jano Hanna, Director, Real estate Sales and Marketing, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

10-05-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH STRAIGHT-GATE CHURCH, INC. Jano Hanna, Director, Real estate Sales and Marketing, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

10-06-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN WITH ARCHDALE SENIOR LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP. Jano Hanna, Director, Real estate Sales and Marketing, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Walters Member. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Chair Ward Gerson stated that she was instructed by General Counsel that there would not be a Closed Session.

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 **10:40 a.m.**