

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS' MEETING

IN PERSON & VIA ZOOM

DPS Headquarters

Tuesday, July 21, 2026

10:00 AM

MINUTES

IN PERSON: Donna Givens Davidson
Steve Watson
Raymond Lozano

EXCUSED: None

OTHERS PRESENT: Members of DLBA Staff

CALL TO ORDER

Board Chair Lozano called **July 21, 2026**, 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

Executive Assistant, Adela Bejo, called the roll. Three members were in attendance, and a quorum was met. Board member Ja'Von Glenn attended the meeting virtually via Zoom; however, his attendance was not included in determining quorum.

REVIEW AND APPROVAL OF MINUTES

Board Chair Lozano called for a motion to approve the minutes for the **June 23, 2026**, Board of Directors meeting. **Motion by Member Givens Davidson** for approval of the minutes. **Supported by Member Watson. MOTION UNANIMOUSLY APPROVED.**

Board members discussed the September 16, 2025, Finance & Audit Committee and July 16, 2025, Community Engagement Committee meeting minutes. Members expressed their desire to defer voting to approve the meeting minutes, thereby allowing additional time to review in greater detail. It was also noted that due to their recent appointments, no current board members were present at the Committee meetings in question. Staff agreed to redistribute the meeting minutes to ensure all members had an opportunity to review.

PUBLIC COMMENT

Board Chair Lozano opened the floor for public comment.

Jima Thomas-Gilbert - Detroit resident, expressed appreciation for the assistance she has received from Robbie Linn, Director, Planning & Data Analysis and commended his professionalism and support

throughout their interactions. Ms. Thomas-Gilbert thanked the organization and stated that she looks forward to continuing to work with the Detroit Land Bank Authority.

CEO UPDATE –Tammy Daniels

Election of Officers

Daniels informed the Board that extension of the terms of the interim Board Chair and Interim Treasurer through the September 22, 2026, Board meeting may be necessary, thus allowing for all Board members to be in attendance for the election of officers for a full term. **Motion by Givens Davidson. Supported by Member Watson. MOTION UNANIMOUSLY APPROVED.**

Board Retreat

Daniels reported that the Legal department is exploring options for conducting a future Board retreat in a manner that complies with the Michigan Open Meetings Act. Daniels also shared that several ideas for restructuring the Board's committee framework have been proposed and would be circulated to Board members for consideration. Daniels noted that the current committee structure was inherited from the previous Board, and the new Board should have the opportunity to determine whether modifications are appropriate to better support its priorities and operations. Daniels stated that all governance-related suggestions would be compiled and shared with the Board, allowing members to review the proposals and submit any additional recommendations before future Board action.

Program Overview

Daniels stated that the September Board meeting will include a program overview from the Procurement Department. The presentation will provide Board members with an overview of the Land Bank's procurement and contracting processes and is intended to support the Board's understanding of the organization's contracting activities.

City Council

Daniels reported that City Council will begin its annual recess at the end of the month, and as a result, no Board or Committee meetings are scheduled for the month of August. Daniels encouraged the Board to consider its meeting schedule, committee calendar, and overall governance structure as part of planning for the upcoming year.

Ethics Hotline Designee

Daniels informed the Board that the Detroit Land Bank Authority maintains a confidential Ethics Hotline (formerly known as Lighthouse, now administered through Mitratach) that allows residents, contractors, stakeholders, and others to submit confidential complaints regarding employees, programs, or other organizational matters. Daniels also noted that information about the hotline is included in contracts and available on the Land Bank's website and explained that the Board has historically designated a Board member to receive and review hotline complaints before routing them to the appropriate department for investigation. Daniels requested that the Board appoint a member to serve as the Ethics Hotline Designee. Board Member Givens Davidson agreed to serve as the Ethics Hotline Designee. **Motion by Member Watson. Supported by Board Chair Lozano. MOTION UNANIMOUSLY APPROVED.**

NEW BUSINESS

Resolutions

7-01-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CANFIELD CONSORTIUM Jano Hanna, Director, Real Estate Sales & Marketing, provided background on the resolution **Motion by Member Givens Davidson to approve resolution. Supported by Member Watson. MOTION UNANIMOUSLY APPROVED.**

7-02-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALTERNATIVE FOUNDATION Jano Hanna, Director, Real Estate Sales & Marketing, provided background on the resolution **Motion by Member Givens Davidson to approve resolution. Supported by Member Watson. MOTION UNANIMOUSLY APPROVED.**

7-03-2026 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 Watson to approve resolution. Supported by Member Givens Davidson. MOTION UNANIMOUSLY APPROVED.**

7-04-2026 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING MASTER SERVICES AGREEMENT WITH ALTUDO LLC Reginald Scott, CFO/COO, provided background on the resolution **Motion by Member Givens Davidson to approve resolution. Supported by Member Watson. MOTION UNANIMOUSLY APPROVED.**

7-05-2026 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH FOCUS FOR GROWTH, LLC Gabriel Guerrero, General Counsel, provided background on the resolution **Motion by Member Givens Davidson to approve resolution. Supported by Member Watson. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Chair Lozano stated that he has been informed by Deputy General Counsel that there will not be a closed session.

ADJOURNMENT

There being no further business, Board Chair Lozano called for a **Motion to adjourn. Motion by Member Givens Davidson to adjourn the meeting. Supported by Member Watson. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **10:33 a.m.**