

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS' MEETING

IN PERSON & VIA ZOOM

DPS Headquarters

Tuesday, January 20, 2026

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 **January 20, 2026**, meeting to order at **10:20 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. Four of the five members were in attendance, and a quorum was met. **Member Patricia Pernell-Shelton was excused.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the **November 11, 2025**, Board of Directors meeting. **Motion by Member Hosey** for approval of the minutes. **Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor for public comments.

Michelle Jackson – 5815 Malcom, expressed concern that several properties for which she was not selected as the winning bidder remain vacant and in dilapidated condition. Ms. Jackson explained that she had previously assisted in cleaning the area due to ongoing illegal dumping and had paid for dumpsters to help maintain the property and expressed frustration that the property was later sold to another party after their involvement in maintaining the site.

Tammy Daniels, CEO, responded and stated that she will follow up with Ms. Jackson to discuss the property at 5815 Malcolm and the adjacent lots in order to gather additional information and review the matter.

Richard Ganas – 3261 Bellevue St, inquired about a vacant lot across from a building he owns in Islandview neighborhood. Mr. Ganas stated that he and his wife are interested in purchasing the vacant lot to develop employee parking and green space. After discussing preliminary costs with DLBA staff and obtaining estimates for parking, architecture, and landscaping work, he noted that their available budget is approximately equal to the estimated purchase price of \$85,000 and inquired about the next steps for submitting an offer or proposal for the property.

Janno Hanna, Director, Real Estate Sales & Marketing, responded and stated that she will follow up with Mr. Ganas and discuss it further.

Spencer Giovanni – Inquired about purchasing DLBA vacant land to build a home. Mr. Giovanni explained that he has experienced difficulty obtaining pricing information for certain vacant lots that are not listed as side lots and also noted challenges related to financing, stating that some program requirements—such as construction timelines and approval processes—make it difficult to secure bank financing. Mr. Giovanni also inquired about the process for purchasing such properties and whether there are programs or partnerships with lenders that could help support financing for residential development.

Hanna responded and explained the application and development process and stated that she would contact Mr. Giovanni directly to discuss the details and provide additional guidance to assist him.

CEO UPDATE –Tammy Daniels

Tammy Daniels, CEO, reported that the Memorandum of Understanding (MOU), which had been under negotiation for several years, was approved on November 25, 2025. Tammy stated that all required signatures were obtained prior to the transition in administration, and no major changes were noted.

NEW BUSINESS

Resolutions

1-01-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE WAYNE COUNTY TREASURER Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

1-02-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT AS PART OF ROUTINE INVENTORY MANAGEMENT Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

1-03-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO UNITED COMMUNITY HOUSING COALITION FOR CITY'S MAKE IT HOME PROGRAM Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-04-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO DETROIT RESCUE MISSION MINISTRIES Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

1-05-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO EXCHANGE PROPERTY WITH HANTZ FARMS LLC Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-06-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH GENESIS HARBOR OF OPPORTUNITIES PROMOTING EXCELLENCE D/B/A GENESISHOPE Ben Newman, Project Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-07-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH NATHAN LINTO Ben Newman, Project Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-08-2026 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A THRID AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING WITH THE CITY OF DETROIT Tammy Daniels, CEO, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow Bartell. MOTION UNANIMOUSLY APPROVED.**

1-09-2026 RESOLUTION ADOPTING AN INVESTMENT POLICY Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

1-10-2026 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENGAGE REHMANN ROBSON, LLC FOR ANNUAL AUDIT SERVICES Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-11-2026 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH MICHAEL BRADY LAW, PLLC Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Chair Ward Gerson stated that he 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 Morrow-Bartell to adjourn the meeting. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **10:50 a.m.**