

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS' MEETING

IN PERSON & VIA ZOOM

DPS Headquarters

Tuesday, May 20, 2025

10:00 AM

MINUTES

IN PERSON: Erica Ward-Gerson
Richard Hosey
Carol Walters
Patricia Pernell-Shelton

EXCUSED: Miranda Morrow-Bartell

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

CALL TO ORDER

Board Chair Ward Gerson called **May 20, 2025**, meeting to order at **10:06 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 10:20 a.m. Member Morrow-Bartell was excused.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the **April 22, 2025**, 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 for public comments.

Nathaniel Rawls - Former Detroit Land Bank Authority employee, expressed concern over the recent terminations that occurred on April 23, 2025. Mr. Rawls emphasized his continued support for the mission of the DLBA but criticized the handling of the layoff process, describing it as impersonal and lacking respect for long-serving staff. His concerns included the absence of severance packages or letters of recommendation for impacted staff, despite the organization's reported financial strength. Mr. Rawls urged leadership to reflect on the impact of these actions on both affected individuals and the overall culture and credibility of the organization. Mr. Rawls concluded his comment by reaffirming pride in his work and dedication to the mission of the DLBA.

Board Chair Ward Gerson responded and thanked Mr. Rawls for his thoughtful comments and acknowledged the difficulty of the recent reduction in force, but cited the need to ensure long-term sustainability without City support. Board Chair Ward Gerson emphasized the ongoing commitment to managing DLBA's large property inventory and extended appreciation to former staff for their dedication and service.

Tracie McMillan - Detroit property owner, 2493 Concord St, expressed concern with the pricing of a vacant lot adjacent to her property. After submitting a proposal under the agency's land activation and beautification program, she was informed the lot would be sold at fair market value, but was quoted a price of \$17,500 which she believes is significantly above comparable sales in the area. Ms. McMillan also expressed concern over the approach of communication from DLBA staff, describing it as dismissive. Ms. McMillan requested clarification from the Board on how fair market value is determined and communicated.

Jano Hanna, Director, Real Estate Sales and Marketing, responded and stated that properties in the Island View and Villages areas are often subject to City-directed development holds and, in such cases, pricing is determined through third-party brokers based on comparable area sales. Ms. Hanna explained that the push for infill development in these neighborhoods is largely guided by the City's planning and development partners. Ms. Hanna stated that staff will follow up directly with Ms. McMillan after this meeting.

CEO UPDATE –TAMMY DANIELS

Reduction in Force

Daniels provided an update on the recent reduction in force, noting it was a necessary but difficult decision driven by current financial constraints. Daniels stated that the DLBA operates with a \$26 million annual budget, and the complete elimination of its \$10.5 million subsidy, combined with a historically low structure inventory, significantly impacted revenue and DLBA was compelled to reduce costs. Daniels reported that the reduction affected approximately 16% of the workforce, or about 25 staff members, across various DLBA programs. Daniels stated that the programs that were affected included the Occupied Program, where staffing was reduced to reflect the drop in occupied properties (from over 1,500 in January 2024 to under 700). The Nuisance Abatement Program (NAP) was also impacted, despite its success and additional reductions occurred within the Compliance Team, which is undergoing restructuring, and the Title and Closing teams. Daniels noted that closings have slowed significantly—from 400–500 per month during COVID to around 200 currently—and they continue to be supported by external contractors as needed. Daniels expressed a commitment to aligning staffing with current demand while continuing to deliver key services.

DLBA Programming

Daniels stated that in the next few months, staff will bring to the Board proposals for new programming aimed at growing revenue and creating new revenue streams for the DLBA moving forward.

NEW BUSINESS

Resolutions

5-01-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SIXTH AMENDMENT TO AN EXISTING TITLE INSURANCE ESCROW AGREEMENT. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

5-02-2025. RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO REMIT PAYMENT TO TRANSUNION ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-03-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO SIGN A FIRST AMENDMENT TO LEASE AGREEMENT FOR MAINTENANCE AND STORAGE SPACE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

5-04-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A MONTHLY PARKING AGREEMENT WITH THE DETROIT REGIONAL CONVENTION FACILITY AUTHORITY. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-05-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH QUALIFIED ABATEMENT SERVICES, INC. Veronica Johnson, Assistant Director, Property Rehabilitation, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

5-06-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A FIFTH AMENDMENT TO OFFICE LEASE WITH THE WAYNE COUNTY ECONOMIC DEVELOPMENT CORPORATION. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

5-07-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH 405 W SAVANNAH LLC Ben Newman, Program Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

5-08-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH WARREN/CONNER DEVELOPMENT CORPORATION D/B/A EASTSIDE COMMUNITY NETWORK. Ben Newman, Program Manager, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-09-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SELMAN SALEH. Ben Newman, Program Manager 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 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 Hosey. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **10:34 a.m.**