

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING
GUARDIAN BUILDING
500 Griswold • Detroit, Michigan 48226
(Executive Board Room – 6th Floor)

Tuesday, January 28, 2019
11:00 AM

MINUTES

PRESENT: Erica Ward Gerson
Richard Hosey
Miranda Morrow-Bartell
Patricia Pernell-Shelton
Carol Walters

OTHERS PRESENT: Public, DLBA Staff

CALL TO ORDER

Board Chair Ward Gerson called the January 28, 2020 meeting to order at **11:10 a.m.**

ROLL CALL

Secretary Walters called roll. Four of five members were present, and a quorum was met. Member Hosey arrived at 11:35 a.m.

REVIEW AND APPROVAL OF MINUTES

Board Chair Erica Ward Gerson called for a motion to approve the December 17, 2019 Board of Directors meeting minutes. **Motion by Member Walters** for approval of minutes. **Supported by Member Pernell-Shelton. MOTION APPROVED.**

PUBLIC COMMENT

Board Chair Erica Ward Gerson opened the floor to public comment.

- **Joanne Warwick** – Detroit resident, expressed concern that there is still no community engagement in her neighborhood and mentioned the over assessment and collection of property taxes by the city of Detroit that was the subject of a recent news story.

EXECUTIVE DIRECTOR REPORT

Saskia Thompson, Executive Director, informed the group that beginning March 2020, DLBA Board and Committee meetings will be held at the Detroit Public Safety Headquarters located at 1301 Third St. Detroit, MI. and information regarding how to obtain badges will be shared with members.

Budget

Saskia reported that the members of the DLBA executive team met with David Massaron, CFO, City of Detroit, on Friday, January 24th and submitted the draft budget. Saskia stated that Mr. Massaron will review and provide recommendations to the Mayor and then the DLBA we will make a presentation to City Council in March 2020. Saskia will provide updates to members.

City of Detroit Memorandum of Understanding

Saskia reported that we have made significant changes to the current MOU with the City of Detroit, which expires on June 30, 2020 and stated that our team has been meeting with Council members individually to discuss.

Vacant Land Policies

Saskia reported that revisions are being made to the sales policy to address vacant land. Saskia stated that we have been working with City Council staff and a resolution will come to the Board in March.

Disposition

Saskia reported that the sales program is doing well and reported an increase in Own-it-Now sales by 95% and overall by 41%.

STANDING COMMITTEE REPORTS

Community Engagement

Member Pernell-Shelton stated that the Committee met last week and added that she believes the DLBA team is doing a great job in all areas. Member Morrow-Bartell agreed and provided kudos to Saskia and the team.

Finance Audit Committee

The Committee did not meet in January as a quorum was not available. Saskia Thompson, Executive Director stated that Reginald Scott, DLBA new CFO, and the finance staff are working well together and doing a great job. Board Chair Ward Gerson provided kudos to the team for great work.

TREASURER'S REPORT

Reginald Scott, CFO, reported that budget meetings have been going well and he will continue to update the Board. Jeffrey Lam, Controller, reported that we received our scheduled payment from the City's general fund today. Jeff also reported that we have been working in conjunction with the legal department to ensure we have submitted all required documents requested for the audit currently being performed by the City's Office of Auditor General.

NEW BUSINESS

a. Resolutions

1-01-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH GUARDIAN ALARM. Timothy Devine, General Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

1-02-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH HCPP COMPANY, LLC. Doug Parker, Chief Counsel, provided

background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-03-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BG CAPITAL HOLDINGS, LLC. Karla Marshall, Manager, Projects & Community Partnership, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-04-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH FRACTURED ACRE FARMS LLC. Karla Marshall, Manager, Projects & Community Partnership, provided background and noted that the resolution also requires City Council approval. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-05-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BRITTANY BRADD Karla Marshall, Manager, Projects & Community Partnership, provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

1-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH FUNGI FREIGHTS & ENVIRONMENTAL STUDIO, LLC. Karla Marshall, Manager, Projects & Community Partnership, provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

1-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALL POINTES MGT. LLC. Karla Marshall, Manager, Projects & Community Partnership, provided background on the project. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

1-08-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH HAKIM ALMASMARI. Karla Marshall, Manager, Projects & Community Partnership, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters MOTION UNANIMOUSLY APPROVED.**

1-09-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DAPHNE LEE. Karla Marshall, Manager, Projects & Community Partnership, provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

1-10-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR PARK EXPANSION LLC. Doug Parker, Chief Counsel, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey Supported by Walters.** Member Walters called roll for the vote of each Board Member to go into Closed Session. Five of five members were present, and each member voted yes to move into Closed Session. **MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson moved to Closed Session at **11:39 a.m.**

CLOSED SESSION

In accordance with the State of Michigan's Open Meetings Act (OMA), Section 8, Closed Sessions are permitted. The conditions of such a Closed Session includes the following: 1) The Session must be for a "limited purpose," 2) the Session must be conducted during the course of an open meeting and 3) per Section 9(1) of the OMA, the minutes of the open meeting must include the purpose for which a closed session is held.

The purpose of the Closed Session was to consult with the DLBA's attorney regarding trial or settlement strategy in connection with specific pending litigation as permitted in MCL 15.268(e), and to consider material exempt from discussion or disclosure by state or federal statute, specifically Section 13(1)(g) of Michigan's Freedom of Information Act, which protects the attorney-client privilege, as permitted in MCL 15.268(h).

Return to open session at **12:28 p.m.**

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 **12:29 p.m.**