

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS' MEETING

IN PERSON & VIA ZOOM

DPS Headquarters

Tuesday, April 21, 2026

10:00 AM

MINUTES

IN PERSON: Richard Hosey
Miranda Morrow-Bartell
Donna Givens Davidson
Raymond Lozano

EXCUSED: None

OTHERS PRESENT: Members of DLBA Staff

CALL TO ORDER

Board Member Hosey called **April 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

CEO, Tammy Daniels called the roll. Four members were in attendance, and a quorum was met. **Member Miranda Morrow-Bartell arrived at 10:12 a.m.**

REVIEW AND APPROVAL OF MINUTES

Board Member Hosey called for a motion to approve the minutes for the **January 20, 2026**, Board of Directors meeting. **Motion by Member Givens Davidson** for approval of the minutes. **Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Member Hosey opened the floor for public comments.

No public comments.

CEO UPDATE –Tammy Daniels

Tammy Daniels welcomed the newly appointed Board Members and thanked them for their willingness to dedicate their time and expertise to the organization's mission of supporting Detroit neighborhoods and advancing the city's growth. Daniels reported that one remaining Board appointment from MSHDA is still pending and staff anticipates that the final appointment will be made within the next few weeks, resulting in a full board complement by the next Board meeting.

Housing

Daniels reported that the Land Bank has been working closely with the City Administration following the Mayor's announcement of an ambitious goal to create 1,000 new housing units over the next four years. Daniels stated that staff has been participating in ongoing planning discussions to determine how the Land Bank can support and contribute to that initiative and additional information regarding the organization's role is expected to be shared in the future.

Memorandum of Understanding (MOU)

Daniels informed the Board that the current one-year Memorandum of Understanding (MOU) with the City will expire within the next seven to eight months. Daniels stated that historically, MOUs have covered three-year terms; however, the current administration opted for a one-year agreement to allow flexibility in determining how the Land Bank would support its priorities. Staff will begin discussions with the new administration in the coming months to negotiate a new agreement and hopes to have a new MOU finalized before the current one expires. Daniels noted that the DLBA previously operated for nearly two years without an MOU and emphasized the importance of avoiding a similar gap moving forward.

Board Member Hosey responded and discussed conducting a more in-depth review of the current MOU to provide newer members with additional context and understanding of how the agreement has evolved over time. Member Hosey emphasized the importance of allowing Board members to identify and communicate their priorities for the Land Bank so that, as discussions with the City progress, the Board can coordinate its goals, provide strategic direction to staff, and help shape future MOU negotiations in alignment with both organizational and City priorities.

Board Member Givens Davidson inquired about the role of the Advisory Committee in the strategic planning process and asked how community members would be involved moving forward. Daniels responded that the Advisory Committee is a newly established body and that the process is still being developed and emphasized that the organization intends to allow as much community involvement as appropriate and beneficial throughout the process. Daniels also noted that there is flexibility to expand the Advisory Committee to include additional community representatives if needed and stated that the organization is committed to ensuring that a wide range of stakeholders have an opportunity to help shape future policies and programming.

Board Member Givens Davidson emphasized the importance of giving community members a meaningful voice in the process. While expressing continued support for the organization, Board Member Givens Davidson stated that the Land Bank has a responsibility to remain accountable to residents and responsive to community concerns and further noted that City Council has similarly expressed interest in ensuring that policies and procedures reflect direct input from the community and from residents with varied experiences interacting with the Land Bank. Daniels agreed that expanding engagement opportunities and clarifying the distinction between the strategic planning process and the separate MOU negotiation process would be beneficial and was also noted that formal discussions regarding these matters have not yet begun, but the suggestion was well received and would be considered moving forward.

NEW BUSINESS

Resolutions

4-01-2026 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 Lozano to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-02-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH HERITAGE WORKS Ben Newman, Project Manager provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.**

4-03-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTIONS TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH DETROIT AFFORDABLE HOMES 1, LLC Ben Newman, Project Manager, provided background on the resolution. **Motion by Member Givens Davidson to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-04-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH KEYLIGHT HOLDINGS LLC Ben Newman, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Givens Davidson. MOTION UNANIMOUSLY APPROVED.**

4-05-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH BELLEVIEW VILLAGE LIMITED DIVIDEND HOUSING ASSOCIATION LLC Ben Newman, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.**

4-06-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ANGIE PROPERTIES LLC Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Lozano to approve resolution. Supported by Member Givens Davidson. MOTION UNANIMOUSLY APPROVED.**

4-07-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ANDRE JOHNSON Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Lozano to approve resolution. Supported by Member Givens Davidson. MOTION UNANIMOUSLY APPROVED.**

4-08-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH WOODROW WILSON STREET RESIDENCES, LLC Ben Newman, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.**

4-09-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DETROIT URBAN WOMEN FARMING LLC Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Lozano to approve resolution. Supported by Givens Davidson. MOTION UNANIMOUSLY APPROVED.**

4-10-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH DEVELOP DETROIT, INC. Ben Newman, Project Manager, provided background on the resolution. **Motion by Givens Davidson to approve resolution. Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.**

4-11-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO GRAND RIVER 14, LLC Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.**

4-12-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT WATER AND SEWERAGE DEPARTMENT FOR GREEN STORMWATER INFRASTRUCTURE PROJECTS, Robbie Linn, Planning and Data Analysis, provided background on the resolution. **Motion by Member Givens Davidson to approve resolution. Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.**

4-13-2026 RESOLUTION AUTHORIZING THE DETROIT LAND BANK AUTHORITY TO TRANSFER 19690 DEAN FOR DE MINIMIS CONSIDERATION Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.**

4-14-2026 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO EXCHANGE PROPERTY WITH ALTCO, LLC Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Lozano to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

CONFLICT OF INTEREST POLICY

Gabriel Guerrero informed the Board about the Conflict of Interest Policy and the Annual Disclosure Form. Guerrero explained that the Annual Disclosure Form is required to be completed by current Board members, while the Conflict of Interest Policy acknowledgment is generally only required once during a member's tenure and explained that the disclosure form requires board members to disclose any business dealings or involvement with the Land Bank, as well as whether any immediate family members are employed by the organization and discussion ensued.

ELECTION OF OFFICERS DISCUSSION

CEO Daniels encouraged members to discuss future officer elections and evaluate how the Board wishes to operate moving forward in regard to the current committee structure and whether modifications or additional committees may be beneficial.

Member Givens Davidson suggested that the committees provide reports directly to the Board, rather than solely reporting to staff, in order to strengthen communication and transparency between the committee and the Board. Member Givens Davidson also proposed that a Board representative serve in a liaison capacity with the committees and expressed interest in serving in that role and discussion ensued.

ADJOURNMENT

There being no further business, Board Member Hosey called for a **Motion to adjourn. Motion by Member Givens Davidson to adjourn the meeting. Supported by Member Lozano. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **11:07 a.m.**