

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING IN PERSON & VIA ZOOM

Tuesday, October 25, 2022

10:00 AM

MINUTES

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

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

CALL TO ORDER

Board Chair Ward Gerson called the **October 25, 2022**, meeting to order at **10:09 a.m.** and reviewed the process and logistics for a Zoom meeting.

ROLL CALL

Rhonda Bass called the roll. Four of five members were in attendance, and a quorum was met. Member Hosey arrived at 10:13 a.m.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the September 27, 2022, Board of Directors meeting. **Motion by Member Walters** for approval of the minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

Gaston Nash – Detroit resident, stated that he purchased 1659 Santa Rosa in February of 2021 and did not receive the taxes for this property. Mr. Nash contacted DLBA and was told that the DLBA no longer does the transfer of the property affidavit. Mr. Nash also stated that he went to the Assessor's office and there was 200 dollars fee that he was unaware and is asking the DLBA to take care of the fee because he was did not know the policy had changed. Jano Hanna, Real Estate and Marketing Director, replied and addressed Mr. Nash issue.

Michele Jackson– Detroit resident, Sustainable Community Farms, inquired about how a non-profit organization can be a community partner and receive a bundle of properties. Ms. Jackson stated that an organization that purchased property from the DLBA has not maintained or rehabbed their properties, and they were allowed to purchase 8 more lots from the DLBA and would like to know how they were able to do that. Ms. Jackson also stated that she has been a community partner with the DLBA when it

was created and was unable to purchase lots and would like to talk to staff members to work with her for her to purchase lots. Board Chair Ward Gerson responded and asked Ms. Jackson to provide her information and a staff member from Real Estate and Marketing will be getting in touch with her.

Shane Overby– Detroit resident, stated that he owns two commercial properties that are scheduled to close in January 2023 and inquired about purchasing four adjacent properties from the DLBA. Mr. Overby was told his application would be rejected because he does not own the properties yet and was inquiring if he could start the acquisition process now. Jano Hanna, Real Estate and Marketing, Director responded and said she would be in touch with Mr. Overby and address his concern.

Vanessa Byes– Freedom Run Dog Park, stated that she would like to give Kudos to the DLBA as she is in the process of purchasing three lots for the dog park from the DLBA and it has been a smooth experience and is looking forward to removing blight and expanding her dog park.

CEO UPDATE

General Matters

Tammy Daniels, CEO, reported that the November 15th Board meeting would be the last meeting to be held at the Detroit Land Bank offices and all 2023 Board and Committee meetings would be held at DPS Headquarters. Tammy also reminded members that our offices would be closed beginning December 23, 2022 through January 3, 2023 for the holiday season.

Employee Survey update

Michele Shelton, Human Resources Director reported that the employee survey has been completed and reviewed the results with the group. Michele also stated that she has been sharing results with Department Directors and working with them to prepare an action plan. Board Chair Ward Gerson inquired as to why we were being placed in the financial services category and suggested that Ms. Shelton contact the survey provider to ask if there might be a more appropriate category.

Audit Wrap up

Reginald Scott, CFO, introduced Michael Nicholas and Gloria Zhao, Auditors with the George C. Johnson firm, to the group and provided a high-level review of the audit materials. Reginald also reported that since we are in the 5-year window an RFP for audit services would be issued. Board Chair Ward Gerson congratulated the team on the audit results and stated that a resolution to adopt the audit will come before the Board at the next Board meeting.

NEW BUSINESS

a. Resolutions

10-01-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE SALVATION ARMY IN EXCHANGE FOR RELEASE ON INTEREST ON ANOTHER PARCEL. Robbie Linn, Director Planning and Analysis, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

10-02-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT AS PART OF ROUTINE INVENTORY MANAGEMENT. Robbie Linn, Director, Planning and Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey. Supported by Member Walters.** Board Chair Ward Gerson called roll for the vote of each Board Member to go into Closed Session. **MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson moved to Closed Session at 11:03 a.m.

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 11:24 a.m.

ADJOURNMENT

There being no further business, Board Chair Ward Gerson called for a **Motion to adjourn. Motion by Member Hosey to adjourn the meeting. Supported by Member Morrow-Bartell** **MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **11:25 a.m.**