

# DETROIT LAND BANK AUTHORITY

---

## BOARD OF DIRECTORS MEETING IN PERSON & VIA ZOOM

**Tuesday, March 28, 2023**

**10:00 AM**

### MINUTES

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

**EXCUSED:** Richard Hosey

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

#### **CALL TO ORDER**

Board Chair Ward Gerson called the **March 28, 2023**, meeting to order at **10:02 a.m.** and reviewed the process and logistics for a Zoom meeting.

#### **ROLL CALL**

Board Chair Ward Gerson called the roll. Four of five members were in attendance, and a quorum was met. Member Hosey was excused.

#### **REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the minutes for the January 24, 2023, and February 10, 2023(Special Meeting) Board of Directors meetings. **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. There were no members of the public present that requested to make a comment.

#### **CEO UPDATE**

##### Occupied/Buy Back program

Tammy Daniels, CEO, reported that she would like to take the opportunity to clear up any confusion around a potential deal to save and renovate 21 occupied houses and clarified that the properties selected were chosen because they were occupied properties and did not qualify for Buy Back. Tammy also reiterated the process to qualify for the Buy Back program and stated that currently the DLBA has 1,836 houses that are suspected to be occupied. The DLBA rarely evicts occupants from properties, but will work with the Detroit Police Department to remove individuals from properties when there is illegal activity or threats to neighbors. Tammy also stated that the Land Bank is not designed, nor does it have the wrap around resources to assist this precariously housed population; however, the DLBA's Occupied

and Buy Back programs were created to help address this problem and with the goal of trying to keep individuals in houses. Tammy also reported that last Wednesday there was media coverage at a Land Bank property and explained the details of the case and stated that it was very disheartening to the team that so diligently works on the occupied property program to hear their integrity called into question. Tammy also stated that the Land Bank is looking forward to work with its City partners to find new ways to resolve the issues that are plaguing this population and discussion ensued.

### **Program Idea Presentation**

Tammy introduced Robbie Linn, Veronica Johnson, Ellie Schneider and Savannah Robbins who presented some ideas to create programs to support the DLBA's property inventory. Robbie and the team presented the following four program ideas.

- 4-unit multifamily renovations
- Building Home-based childcare centers
- Community Lot beautification and general maintenance
- Environmental abatement

### **NEW BUSINESS**

#### **a. Resolutions**

**3-01-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALL BUSINESS MANAGEMENT SOLUTIONS INC.** Karla Marshall, Manager, Real Estate Team, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**3-02-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BAOLVILLA INC.** Karla Marshall, Manager, Real Estate Team, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**3-03-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH BIRTH DETROIT, INC.** Karla Marshall, Manager, Real Estate Team, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-04-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BUY THE BLOCK.** Karla Marshall, Manager, Real Estate Team, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-05-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO TWO PURCHASE & DEVELOPMENT AGREEMENTS WITH JEFFERY CRUSE.** Karla Marshall, Manager, Real Estate Team, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-06-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH KRIS LAURA DEVELOPMENTS, CORP.** Karla Marshall, Manager, Real Estate Team, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**3-07-2023 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH LOOKING AT THE WHOLE PICTURE FOUNDATION.** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**3-08-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH THE NINJA & THE SAXOPHONE TRUST.** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution as amended. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-09-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH NW TERRITORIES LLC.** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**3-10-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH RESCUE MI NATURE NOW, INC.** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**3-11-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SPB GLOBAL LLC.** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**3-12-2023 RESOLUTION APPROVING CORRECTIVE TRANSFER OF 86 W GREENDALE.** Robbie Linn, Director, Planning and Analysis, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-13-2023 RESOLUTION APPROVING CORRECTIVE TRANSFER OF 5923 VERMONT.** 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.**

**3-14-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTIES TO THE CITY OF DETROIT FOR SIX PLANNED PROJECTS.** Robbie Linn, Director, Planning and Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**3-15-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO EXCHANGE PROPERTY WITH BRIDGET CRAWFORD.** Robbie Linn, Director, Planning and Analysis, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

#### **CLOSED SESSION**

Board Chair Ward Gerson stated that she has been advised by our General Counsel, that there were no matters that required members to go into 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 Morrow-Bartell MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **11:06 a.m.**