

**DETROIT LAND BANK AUTHORITY**  

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**BOARD OF DIRECTORS MEETING**  
**IN PERSON & VIA ZOOM**

**Tuesday, November 15, 2022**  
**10:00 AM**

**MINUTES**

**IN PERSON:** Erica Ward-Gerson  
Miranda Morrow-Bartell  
Richard Hosey  
Carol Walters

**EXCUSED:** Patricia Pernell-Shelton

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

**CALL TO ORDER**

Board Chair Ward Gerson called the **November 15, 2022**, meeting to order at **10:15 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 Pernell-Shelton was excused.

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the minutes for the October 25, 2022, Board of Directors meeting. **Motion by Member Hosey** for approval of the minutes. **Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.** Board Chair Ward Gerson also noted that the schedule for the 2023 Board and Committee meetings have been provided and will be held at the Detroit Public Safety Headquarters as well as via ZOOM.

**PUBLIC COMMENT**

Board Chair Ward Gerson opened the floor to public comment.

**Aminah Stieger** – Attending on behalf of the President of the Schoolcraft Improvement Association, stated that the organization purchased a side lot located at 12751 Memorial for community gatherings, meetings and annual jazz concerts in the garden. Ms. Stieger also stated that they received a grant from the Neighborhood Beautification program and are planning to expand the property to include additional gardens and host other events. Ms. Stieger expressed her excitement to own the lot and wanted to thank the Detroit Land Bank for making this possible.

**Vanessa Peake**– Detroit resident, stated that she sent an email to Tammy Daniels, CEO, on November 2, 2022, and did not receive a response. Ms. Peake expressed concerns about the actions that are

scheduled to take place on St. Louis Street, the effects they will have on the quality of life for residents, and the constant police presence. Ms. Peake also expressed concerns about the Land Bank selling houses to unruly individuals and would like to meet to discuss some viable solutions for the community. Tammy Daniels, CEO, responded to Ms. Peake and stated that she did receive her email and is in the process of investigating to obtain additional details about the side lot swap and will provide a response once complete. Ms. Daniels also stated that in response to the activity in the neighborhood, Ms. Peake was invited to her small group community meeting to discuss further and did not accept the invitation. However, the DLBA will extend an invitation to the next meeting.

## **CEO UPDATE**

### **Employee Engagement Survey update**

Tammy Daniels, CEO, asked Michele Shelton, Human Resources Director, to provide members with an update on the Employee Engagement survey. Michele reported that the Employee Engagement survey results have been released and reviewed by managers and stated that she has conducted a training on how to understand and navigate the dashboard, as well as provided some additional resources on how to have interactive discussions with their teams to develop and implement action plans. Michele reported that she also has meetings scheduled with senior leadership to review solutions that will be implemented around five target areas and to identify the items that will be communicated organizationally wide. Michele also reported that the Executive summary is forthcoming.

### **Video Success Stories**

Tammy reported that a video of Land Bank success stories will be sent to members over the holiday break as well as shared at the January Board meeting and released on our social media platforms.

### **Equitable Transfers**

Doug Parker, General Counsel refreshed members on the equitable transfer policy and process and shared four equitable transfers with the group. Doug reported that the Land Bank has agreed to transfer four houses to separate people, each of whom believed they had purchased the house and invested resources in renovating it. The houses are located at the following addresses located in Detroit.

1. 19948 Chapel
2. 19149 Westphalia
3. 9104 Prairie
4. 13601 Monte Vista

## **NEW BUSINESS**

### **a. Resolutions**

**11-01-2022 RESOLUTION ACCEPTING AUDITED FINANCIAL STATEMENTS.** Reginald Scott, CFO/COO provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**11-02-2022 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO SERVICES AGREEMENTS FOR TREE AND STUMP REMOVAL SERVICES.** Jamie Furst, Assistant Director, Operations, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**11-03-2022 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO REMIT PAYMENT TO EVERSTREAM FKA ROCKET FIBER ON BEHALF OF THE DETROIT LAND BANK AUTHORITY.** Gabriel Guerrero, Chief Counsel, provided background on the resolution. **Motion by Member Walters to**

**approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**11-04-2022 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH TRADEMARK BUILDING COMPANY, INC. DBA UNLIMITED MODULAR HOMES.** 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.**

**11-05-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR DEDICATION TO BLOOMFIELD PLAY LOT.** 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.**

**11-06-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR THE PLANNED OSSIAN SWEET PROJECT.** 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.**

**11-07-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ACCEPT PROPERTY FROM AND TRANSFER PROPERTY TO BLANCA VELAZQUEZ CERDA.** 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.**

**11-08-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DETROIT FRIENDS MEETING (QUAKERS).** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**11-09-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH GARDEN PARTY COLLECTIVE.** 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.**

**11-10-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH OMNIA, INC. DBA NINE DESIGN & HOMES.** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**11-11-2022 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO LAND TRANSFER AGREEMENT WITH THE DETROIT HOUSING COMMISSION.** Doug Parker, General Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**11-12-2022 RESOLUTION APPROVING SALE OF 2077 CLAIMOUNT.** Robbie Linn, Director, Planning and Analysis, provided background on the resolution. **Motion by Member Hosey 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 Morrow-Bartell.** 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 11:17 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 11:49 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 Walters MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **11:50 a.m.**