

DETROIT LAND BANK AUTHORITY

**BOARD OF DIRECTORS MEETING
REMOTE MEETING VIA ZOOM**

Tuesday, October 27, 2020

11:00 AM

MINUTES

VIA ZOOM:

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 **October 27, 2020** meeting to order at **11:03 a.m.** and reiterated the process and logistics for a Zoom meeting.

ROLL CALL

Board Chair Ward Gerson asked Mrs. Rhonda Bass, Executive Assistant, to call the roll. Mrs. Bass called roll. Four of five members were in attendance, and a quorum was met.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the **September 22, 2020** Board of Directors meeting minutes. **Motion by Member Walters** for approval of minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

Dennis Schreibeis – Director, Crown Enterprises, stated that he was in attendance to ask for support and approval of resolution 10-06-2020 on today’s agenda.

Joanne Warwick – **Detroit resident**, stated that she hoped that the Board was following the requirements of the Open Meetings Act as recently amended to allow for virtual meetings. Ms. Warwick also stated that she asked Tim Devine, General Counsel, to give an explanation of the rules regarding “cascading” in the DLBA Side Lot Policy. Ms. Warwick also commented that there continues to be disparate treatment to individuals in the neighborhoods that are trying to purchase side lots.

EXECUTIVE DIRECTOR UPDATE

Saskia Thompson, Executive Director, provided the following departmental highlights:

- **Sales**
Saskia reported record closings of 515 structures during the month of September, and over 1,200 such closings during the first quarter of the fiscal year which ended September 30, 2020.
- **Board Committee Dates**
Saskia stated that proposed Board and Committee meeting dates and times for November and December have been sent to members and asked if they had an opportunity to review. All members approved the proposed dates and Member Pernell-Shelton commented that she would like to change the Community Engagement Committee meeting time to 11:00 a.m. for next year as well. Board Chair Ward Gerson stated that we would also begin to work on dates for next year.
- **Proposal N**
Saskia reported that the debate over the City of Detroit's Proposal N is ongoing and we are waiting to see if passed what impact it will have on the Land Bank. Saskia stated that there is a proposal on today's City Council agenda regarding the past property tax over assessments in the City, which could include the DLBA offering discounts to Detroit homeowners. The DLBA will work with the City on any resulting discount policy and bring it to the Board for approval.

TREASURERS REPORT

Reginald Scott, CFO, Finance, introduced Michael Nichols and Gloria Zhao representing George Johnson and Company, the Land Bank's independent auditors, to present their audit report. Michael Nichols and Gloria Zhao reviewed the audit report with the group and stated that they found no major issues or findings and issued a clean opinion. Reginald thanked the auditors, Finance team and Marlene Beach of UHY, for great work on the audit.

NEW BUSINESS

a. Resolutions

10-01-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT 4 TO PROMISSORY NOTE IN FAVOR OF RHI OPPORTUNITIES, LLC. Erica Ward Gerson, Board Chair, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-02-2020 RESOLUTION ACCEPTING DRAFT AUDITED FINANCIAL STATEMENTS. Erica Ward Gerson, Board Chair, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-03-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MYLES A. AND LINDSAY HAMBY. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-04-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH TRENESIA JACKSON. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-05-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BEDFORD INVESTMENTS US, LIMITED PARTNERSHIP. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CROWN ENTERPRISES, INC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH HARRYSON DURAND. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-08-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH KING & COCHRANE LLC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-09-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH RAY REALTY & CO. LLC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-10-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH XYZ 20-02 RPF LLC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-11-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR THE CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PROJECT.

Robbie Linn, Director, Inventory provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

CLOSED SESSION

Board Chair Ward Gerson consulted with General Counsel and stated that there would not be a 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 Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **11:54 a.m.**