

DETROIT LAND BANK AUTHORITY

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

Tuesday, December 15, 2020

11:00 AM

MINUTES

VIA ZOOM: Erica Ward Gerson
Miranda Morrow-Bartell
Richard Hosey
Patricia Pernell-Shelton (Excused)
Carol Walters

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

CALL TO ORDER

Board Chair Ward Gerson called the **November 17, 2020** meeting to order at **11:04 a.m.** and reiterated the process and logistics for a Zoom meeting.

ROLL CALL

Board Chair Ward Gerson asked Ms. Adela Bejo, Administrative Assistant, to call the roll. Ms. Bejo called roll. Four of five members were in attendance, and a quorum was met. Member Pernell-Shelton was excused.

SPECIAL RESOLUTION

12-08-2020 RESOLUTION CELEBRATING MICHAEL P. DONOVAN'S 40 YEARS OF SERVICE AS AN ATTORNEY. Timothy Devine, General Counsel, presented the resolution and Board Chair Ward Gerson read the resolution to the Board, a copy of which will be included with the minutes. **Motion by Board Chair Ward Gerson to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the **November 17, 2020** Board of Directors meeting minutes. **Motion by Member Hosey** 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.

- **Chris Holcomb** – Asked that someone contact him about working with the DLBA and Place of Refuge in the Morningside neighborhood. Saskia Thompson, Executive Director told him that someone from the DLBA's Projects Team would contact him.

- **Lucius Vassar** – SVP of Cinnaire wanted to acknowledge members of the DLBA’s Projects Team and Inventory Department, including Gus Andreasen and Sara Elbohy of the Projects Team, and Daniel Stefanski of the Inventory Department, for their outstanding work on a project.

EXECUTIVE DIRECTOR UPDATE

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

- **Sales**
Saskia reported 277 closings for the month of November 2020 which was slower than this past summer but still well above average. Calendar year to date, the DLBA has had 3,175 closings on structures and sold over 2,000 side lots. Online sales will be closed during the holiday break.
- **Discounts**
Although it has not happened yet, Saskia reported that she still expects the City to request the DLBA to implement one or more discount programs related to over-assessed properties.
- **Budget**
Saskia reported that the DLBA submitted an initial high-level budget to the City’s Office of the Chief Financial Officer and is waiting for input. Due to the COVID pandemic, the City is facing fiscal constraints and she does not expect the City to provide to the DLBA any more than the \$11 million from its general fund that it did last year.

NEW BUSINESS

a. Resolutions

12-01-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENTS WITH DETROIT INTERNATIONAL HOLDING LLC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

12-02-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT WITH JCVP HOLDINGS LLC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

12-03-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT WITH K&M SOLUTIONS 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.**

12-04-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH LR LOGISTICS LLC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

12-05-2020 RESOLUTION APPROVING SALE OF VACANT LOT TO MIRIAM SMITH. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

12-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH WOODBRIDGE BUILDING LLC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

12-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH H&R PROCESS SERVING GROUP, LLC. J. Gabriel Guerrero, Chief Counsel, Administration, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Walters Supported by Member Hosey.** Adela Bejo, Administrative Assistant, called roll for the vote of each Board Member to go into Closed Session. Four of four members were present, and each member voted yes to move into Closed Session. **MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

Board Chair Ward Gerson moved to Closed Session at 11:32 a.m.

CLOSED SESSION

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 12:01 p.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 ON A ROLL CALL VOTE.** The meeting was adjourned at **12:02 p.m.**