

DETROIT LAND BANK AUTHORITY

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

Tuesday, June 30, 2020

11:00 AM

MINUTES

VIA ZOOM:

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

OTHERS PRESENT: Catherine Frazier, Detroit Economic Growth Corporation Staff

CALL TO ORDER

Board Chair Ward Gerson called the **June 30, 2020** meeting to order at **11:05 a.m.** and reiterated the process and logistics for a Zoom meeting.

ROLL CALL

Member Morrow-Bartell called roll. Five 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 **May 26, 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.

Joanne Warwick, Detroit resident, commented that she would like to see participants instructed more on how to use Zoom formats such as how to raise their hands. Ms. Warwick stated that she attended a community meeting last week held by Council President Jones and spoke about side lots. Ms. Warwick also stated that Community Partner, Vanguard, CDC, has not been maintaining their properties and does not engage the community.

Venita Thompkins, Detroit resident, inquired about 1692 and 1598 W. Philadelphia and stated that she sent an email regarding the status of the properties and asking how to receive assistance to purchase. Timothy Devine, General Counsel and Erica Ward Gerson, Board Chair, informed Ms. Thompkins that the Detroit Land Bank does not own the properties. Karla Marshall, also informed Ms. Thompkins that she had contacted the developer about the properties and is awaiting a response. Ms. Thompkins also

inquired about assistance with the FOIA process. Tim Devine stated that he would be happy to assist Ms. Thompkins with the FOIA process.

Tyson Gersh commented that the meetings are well organized and would like for us to consider continuing a digital format in the future. Board Chair Ward Gerson stated that we will take the request into consideration.

EXECUTIVE DIRECTOR UPDATE

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

- Call volume increased to pre-COVID levels: 8,901 calls during the month of May
- 3,508 new buildingdetroit.org accounts in May is the highest single month of new account creations to date for FY2020
- Increase in sales with 397 properties sold

Saskia asked Reginald Scott, CFO, to review the proposed amended FY20 and the FY21 operational budget(s) with the group.

FY20 – Proposed budget Amendment

Reginald Scott, CFO reviewed the proposed FY20 budget with the group and reported that due to the reduction of revenue from \$14M to \$11M from the City of Detroit, the budget had to be amended. Reginald provided details and discussion ensued.

FY21 – Operational budget

Reginald reviewed the proposed FY21 Operating budget with the group, provided details and discussion ensued.

NEW BUSINESS

a. Resolutions

6-01-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO SERVICES AGREEMENTS FOR PROPERTY MAINTENANCE SERVICES. Robbie Linn, Director, Inventory provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

6-02-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH LAKE STAR CONSTRUCTION SERVICES, LLC. Veronica Johnson, Property Rehabilitation Program Manager, Disposition, and Rob Saxon, Manager, 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.**

6-03-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A LEASE FOR MAINTENANCE AND STORAGE SPACE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY Robbie Linn, Director, Inventory, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

6-04-2020 RESOLUTION TO APPROVE AMENDMENT TO FY20 BUDGET Reginald Scott, CFO, provided background on the resolution. **Motion by Member Hosey to approve resolution.**

Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.

6-05-2020 RESOLUTION TO APPROVE BUDGET FY21. Reginald Scott, CFO, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

6-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CHRISTINA BLISS. 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.**

6-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH LORI L CATALDO-KING AND NASIR I CATALDO-TAYLOR Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

6-08-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH 3701 LINCOLN, 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.**

6-09-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO RECRRAFT LLC ON BEHALF OF THE CITY OF DETROIT FOR PARK EXPANSION. Robbie Linn, Director, Inventory provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

6-10-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO LAND TRANSFER AGREEMENT WITH CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY. Jano Hanna, Director, Disposition, and Doug Parker, Chief Counsel Disposition and Corporate Governance, provided background on the resolution and discussion ensued. Catherine Frazier, Senior Real Estate Manager, DEGC, provided additional details and stated that a clause would be added to the agreement to ensure that an annual progress report would be provided to the group. **Motion by Member Hosey to approve resolution. Supported by Member Walters. 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.** Member Morrow-Bartell called roll for the vote of each Board Member to go into Closed Session. Five of five 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 12:58 p.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 1:25 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 **1:27 p.m.**