

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING IN PERSON & VIA ZOOM

Tuesday, January 25, 2022

10:00 AM

MINUTES

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

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

CALL TO ORDER

Board Chair Ward Gerson called the **January 25, 2022** meeting to order at **10:11 a.m.** and reviewed 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. Board Chair Ward Gerson noted that Member Hosey was excused.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the regular meeting of the Board of Directors held on **December 14, 2021**, and the special meeting of the Board of Directors held on January 14, 2022. **Motion by Member Morrow-Bartell** for approval of both sets of minutes. **Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

- **Joanne Warwick** – Ms. Warwick expressed concerns about the Land Bank including its process for selecting property purchasers, in particular with respect to land sales in the North End neighborhood.
- **Ms. Mitchell** – Ms. Mitchell expressed her displeasure with the Land Bank's decision to not sell her property located in her neighborhood that she wished to purchase under the side lot program.
- **Angela Allen** – Ms. Allen had a specific inquiry regarding a property she would like to purchase located on Walden Street.

- **Vanessa Peake** – Ms. Peake expressed concerns she has with the methods used by the Land Bank to sell property in her neighborhood.

INTERIM DIRECTOR UPDATE

Tammy Daniels, Interim Executive Director, provided the following departmental highlights.

- **Executive Director Transition**. Tammy noted that the transition to her new position was going well, and she has or will be meeting members of City Council to discuss Land Bank issues.
- **Budget**
The annual budget process is moving forward with presentations to City Council expected be made before the March Board meeting.
- **Sales**
Property sales continued to recover from the disruption to the Land Bank's website that occurred earlier in the quarter, however, this was slightly offset by the holiday closures.

NEW BUSINESS

- Resolutions.** Note that the resolution numbers begin with 1-05-2022 which reflects that there were four resolutions presented at the Special Meeting of the Board of Directors held earlier in January 2022.

1-05-2022 RESOLUTION APPROVING INTERIM EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CIVIC TEKTON LLC. 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.**

1-06-2022 RESOLUTION APPROVING INTERIM EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH NEW E.R.A. COMMUNITY GROUP, INC. 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.**

1-07-2022 RESOLUTION APPROVING INTERIM EXECUTIVE DIRECTOR TO ENTER TO PURCHASE & DEVELOPMENT AGREEMENT WITH COLLEGE CORE COMMUNITY DEVELOPMENT. 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.**

1-08-2022 RESOLUTION APPROVING INTERIM EXECUTIVE DIRECTOR TO ENTER TO TRANSFER OF LAND AGREEMENT WITH CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY. Doug Parker, Chief Counsel 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.**

1-09-2022 RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD TO RENOVATE DETROIT LLC. Jano Hanna, Director, Disposition and 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.**

1-10-2022 RESOLUTION ADOPTING NEIGHBORHOOD BEAUTIFICATION PROGRAM PILOT POLICY. Jano Hanna, Director, 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.**

1-11-2022 RESOLUTION APPROVING INTERIM EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT DEPARTMENT OF TRANSPORTATION FOR EXPANSION OF COOLIDGE TERMINAL SITE. Rob 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.**

1-12-2022 RESOLUTION APPROVING INTERIM EXECUTIVE DIRECTOR TO ACQUIRE PROPERTY FROM DETROIT RESCUE MISSION MINISTRIES. Rob Linn, Director, Inventory, provided background on the resolution. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

CLOSED SESSION

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Morrow-Bartell Supported by Member Walters.** Ms. Bejo called roll for the vote of each Board Member to go into Closed Session. **MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

Board Chair Ward Gerson moved to Closed Session at 11:19 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 12:46 p.m.

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 ON A ROLL CALL VOTE.** The meeting was adjourned at **12:46 p.m.**