

DETROIT LAND BANK AUTHORITY

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

Tuesday, January 19, 2021

11:00 AM

MINUTES

VIA ZOOM:

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

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

CALL TO ORDER

Board Chair Ward Gerson called the **January 19, 2021** meeting to order at **11:02 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 Morrow-Bartell joined the meeting at 11:10.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the **December 15, 2020** Board of Directors meeting minutes. **Motion by Member Hosey** for approval of minutes. **Supported by Member Pernell-Shelton.** **MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

- **Roy Gutierrez** – Mr. Gutierrez expressed surprise that he was unable to purchase a vacant lot from the DLBA that is next door to his house. Board Chair Ward Gerson directed his attention to meeting agenda item number 7 which was regarding the sale of the lot to him.
- **Ms. Spencer** – Ms. Spencer and her sister are interested in the Land Bank. Board Chair Ward Gerson suggested they also look at the Land Bank's website.

EXECUTIVE DIRECTOR UPDATE

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

- **Sales Update**
Saskia reported total closings for the calendar year of 3,319 structures and 2,156 side lots.
- **Fiscal Year 2022 Budget Update**
Saskia reported that the Land Bank is requesting \$11 million in support from the City of Detroit’s general fund which is the same amount as last year. Representatives of the Land Bank are scheduled to meet with the City’s Office of Chief Financial Officer on Friday to discuss the proposed budget. The Land Bank will need resources to strategically add staff in certain programs including those needed to support the City’s blight remediation efforts that will be accelerated with proceeds from the Proposal N bond offering.

NEW BUSINESS

a. Election of Officers

Board Chair Ward Gerson proposed that Member be reelected to their current offices.

Chairperson	Erica Ward Gerson
Vice Chairperson	Patricia Pernell-Shelton
Secretary	Miranda Morrow-Bartell
Treasurer	Richard Hosey

Motion by Member Morrow-Bartell to approve the elections. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.

b. Resolutions

1-01-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH GTJ CONSULTING. Rob Linn Director, Inventory, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

1-02-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A THRID AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH H&R PROCESS SERVING. 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.**

1-03-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER A GRANT AGREEMENT WITH INVEST DETROIT. Board Chair Ward Gerson provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

1-04-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A SUPPORT AGREEMENT WITH ROCKET COMMUNITY FUND. Board Chair Ward Gerson provided

background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

1-05-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH CONCORD SQUARE AT ISLANDVIEW. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MEMBER HOSEY RECUSED HIMSELF FROM VOTING AS HE KNOWS THE PROPOSED BUYER, OTHERWISE, MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

1-06-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SWEET KINGDOM MISSIONARY BAPTIST CHURCH. 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.**

1-07-2021 RESOLUTION APPROVING SALE OF VACANT LOT TO ROY GUTIERREZ. 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.**

1-08-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH HALPERT INVESTMENTS 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.**

1-09-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH PALADIN PARTMERS 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.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey Supported by Member Walters.** Ms. Bejo 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 11:33 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 11:56 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 ON A ROLL CALL VOTE.** The meeting was adjourned at **11:57 a.m.**