

**DETROIT LAND BANK AUTHORITY**

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**BOARD OF DIRECTORS MEETING**

**REMOTE MEETING VIA ZOOM**

**Tuesday, July 28, 2020**

**11:00 AM**

**MINUTES**

**VIA ZOOM:**

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

**EXCUSED:**

Richard Hosey

**OTHERS PRESENT:**

N/A

**CALL TO ORDER**

Board Chair Ward Gerson called the **July 28, 2020** meeting to order at **11:05 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 **June 30, 2020** Board of Directors meeting minutes. **Motion by Member Walters** 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.

**Venita Thompkins**, Detroit resident, informed the group that there have been fires in the community at developers' properties purchased from the Land Bank. Ms. Thompkins inquired about 1602 Clairmount and asked if it was owned by the Detroit Land Bank or if it was transferred to the Brownfield Authority. Ms. Thompkins also asked why taxpayers are paying for demolitions. Board Chair Ward Gerson provided Ms. Thompkins with the Land Bank's inquiry email address and advised her to send her questions to staff for assistance.

**Joanne Warwick**, Detroit resident, stated that she was concerned about the lack of transparency and community engagement with development deals. Ms. Warwick also stated that Community Partner, Vanguard, CDC, has not been engaging the community.

**Vanessa Peak**, Detroit resident, stated that she noticed that the DLBA has been cleaning out their properties and it is much appreciated although some backyards still need work. Ms. Peak informed the group that the garage of a property located at 19317 St. Louis has collapsed and needs to be demolished. Ms. Peak also asked if we would consider doing deeper vetting of future purchasers.

**Everett Stone**, Vanguard CDC, addressed Ms. Warwick's concern and stated that unfortunately they had to cancel the last community meeting and will be rescheduling as soon as possible. Mr. Stone ensured Ms. Warwick that they will have a very open community engagement process.

## **EXECUTIVE DIRECTOR UPDATE**

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

- **Sales**

Saskia reported that sales were very robust during the month of June with a record of 588 structures sold and 172 closings.

- **Proposal N**

Saskia reported that City Council approved Proposal N last Tuesday, a plan to address vacant houses in Detroit through rehabilitation or demolition. Saskia stated that Proposal N would allow Detroit to spend \$250 million in Neighborhood Improvement Bonds and may be a mechanism for future demolitions and rehabilitation on Land Bank property. Saskia also stated that Detroit residents will get a chance to vote on Proposal N on the November 3<sup>rd</sup> ballot and discussions and community meetings on how the money should be spent are set to begin this fall.

- **Equitable Transfer**

Tim Devine, General Counsel, informed the group of an equitable transfer with Detroit resident Nagi Almasmari. Mr. Almasmari purchased the property located at 6249 Edwin in the 2017 tax auction with the intention of renovating the house. In July, 2019 after making major repairs to the house and turning on utilities, Mr. Almasmari due to no fault of his own discovered that he had been repairing a DLBA owned house located at 6255 instead of the one he thought he had purchased. The DLBA determined that we would transfer 6255 Edwin to Mr. Almasmari conditioned upon his signing an agreement committing him to finish renovating the property.

- **NAP Agreement**

Tim reported that we have finalized a new NAP Agreement with Banyan Investments for approximately 40 properties.

## **NEW BUSINESS**

### **a. Resolutions**

**7-01-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT PAYMENT TO FINANCIALFORCE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY.** Kelley Singler, Director, Administration and Operations provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernel-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**7-02-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH LAGARDA SECURITY.** Kelley Singler, Director, Administration and Operations, 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.**

**7-03-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT PAYMENT TO SALESFORCE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY.** Kelley Singler, Director, Administration and Operations, 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.**

**7-04-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH 1433 SHERIDAN STREET PARTNERS, 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.**

**7-05-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JUBILEE CELLARS & BREWERY 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.**

**7-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH LARRY'S CONSTRUCTION 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.**

**7-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH VELVEDA NELMS.** Karla Marshall Manager, Projects & Community Partnership, Disposition, 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.**

**7-08-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH OMOR ENTERPRISE LLC.** Karla Marshall Manager, Projects & Community Partnership, Disposition, 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.**

**7-09-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT AFTER QUIET TITLE ACTION.** Doug Parker, Chief Counsel Disposition and Corporate Governance, 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.**

**7-10-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH FSI 4, LLC.** Jano Hanna, Director, Disposition, and Doug Parker, Chief Counsel Disposition and Corporate Governance, provided background on the resolution and discussion ensued. Member Pernell Shelton stated that she would like to ensure that a community involvement clause is added to the agreement and an annual progress report would be provided to the group. **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 Pernell-Shelton to adjourn the meeting. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **12:14 p.m.**