

DETROIT LAND BANK AUTHORITY
BOARD OF DIRECTORS MEETING
GUARDIAN BUILDING
500 Griswold • Detroit, Michigan 48226
(Executive Board Room – 6th Floor)

Tuesday, November 12, 2019
11:00 AM

MINUTES

PRESENT: Erica Ward Gerson
Miranda Morrow-Bartell
Richard Hosey
Carol Walters

Patricia Pernell-Shelton - Excused

OTHERS PRESENT: Public, DLBA Staff

CALL TO ORDER

Board Chair, Ward Gerson called the November 12, 2019 meeting to order at **11:19 a.m.**

ROLL CALL

Secretary Walters called roll. Three of five members were present, and a quorum was met. Member Hosey arrived at **11:22 a.m.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Erica Ward Gerson called for a motion to approve the October 15, 2019 Board of Directors meeting minutes. **Motion by Member Walters** for approval of minutes. **Supported by Member Morrow-Bartell. MOTION APPROVED.**

PUBLIC COMMENT

Board Chair Erica Ward Gerson opened the floor to public comment.

- **Dana Chicklas**, Corktown resident, owner of property located at 1546 Butternut street stated that she has been maintaining the vacant lot located at 1540 Butternut and has inquired about purchasing it as a side lot, but to date has not received a response. Reginald Scott, Director, Disposition, assisted Ms. Chicklas immediately.
- **Joanne Warwick** – Detroit resident, inquired about who Jano Hanna, Assistant Director, Projects and Doug Parker, Chief Counsel, meet with at the City offices regarding projects. Ms. Warwick informed members that there was an interesting 60-minute segment with Jamie Dimon, CEO of JP Morgan Chase Bank, about Detroit. Ms. Warwick also stated that she would like to see community engagement in the Northend.

•**Peter Shear** stated that he has been working in Neighborhoods in the City of Detroit for the last 10 years and stated that the Detroit Land Bank needs to do a better job of maintaining its properties and clearing blight, especially with respect to shrubbery. Mr. Shear also stated that he would like to see the squatter situation being dealt with in a more sensitive manner.

EXECUTIVE DIRECTOR REPORT

Saskia Thompson, Executive Director provided the following department highlights:

Inventory

Saskia highlighted 88,098 properties in our inventory of which 66,000 are vacant lots and 22,000 are structures.

Administration & Operations

Saskia reported 8,000 phone calls and 1,045 walk ins.

Disposition (Sales)

Saskia highlighted 288 closings in October, 42 Auction and 225 OIN; and 212 side lot sales.

STANDING COMMITTEE REPORTS

Community Engagement

No quorum met.

Finance Audit Committee

Member Hosey stated that the Committee met last week and were excited to hear about the clean audit. Member Hosey also stated that he was glad to hear that the Inventory Department is working on a strategy to bring some services currently provided to the Detroit Land Bank by outside parties in house.

TREASURER'S REPORT

Marlene Beach, UHY, reported that an official copy of the audit of the Detroit Land Bank's financials has been turned in to the City of Detroit. Marlene also stated that she is currently working on the budget for next year.

NEW BUSINESS

a. Resolutions

11-01-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH VISIONSOFT INTERNATIONAL, INC. LLC. Kelley Singler, Director, Operations & Administration provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

11-02-2019 RESOLUTION APPROVING AN AGREEMENT BETWEEN THE DETROIT LAND BANK AUTHORITY AND BLUE CROSS BLUE SHIELD OF MICHIGAN. Kelley Singler, Director, Operations & Administration provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

11-03-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MACK ALTER HOMES LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP. Board Chair Ward Gerson and Jano Hanna, Assistant Director, Projects provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-04-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CLASS INVESTMENTS 2, LLC. Karla Marshall, Manager, Projects and Community Partnership, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-05-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR PARK EXPANSION. Jano Hanna, Assistant Director, Projects provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-06-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR THE NEW GEORGIA STREET PARK. Jano Hanna, Assistant Director, Projects provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

11-07-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ANDRE AND FATIMA GREEN. Karla Marshall, Manager, Projects & Community Partnership, provided background on the project. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

11-08-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SHAMROCK DETROIT, LLC. Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters MOTION UNANIMOUSLY APPROVED.**

11-09-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CEBO HOLDINGS LLC. Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

11-10-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH CBL LLC. Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-11-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH PRINCE REALTY LLC. Jano Hanna, Assistant Director, Projects provided background. Jano also stated that City Council

approval is also required. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-12-2019 RESOLUTION APPROVING SALE OF CERTAIN OVERSIZED LOTS. Jano Hanna, Assistant Director, Projects provided background. Board Chair Ward Gerson stated that we need a policy going forward to allow for the streamlining of oversized lots. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey Supported by Walters.** Member Walters called roll for the vote of each Board Member to go into Closed Session. 4 of 5 members were present and each member voted yes to move into closed session. **MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson moved to Closed Session at **11:53 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 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), 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 **12:37 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 Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **12:38 p.m.**