

DETROIT LAND BANK AUTHORITY
BOARD OF DIRECTORS MEETING
IN PERSON & VIA ZOOM

Tuesday, November 14, 2023
10:00 AM

MINUTES

IN PERSON:

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

EXCUSED: Patricia Pernell-Shelton

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

CALL TO ORDER

Board Chair Ward Gerson called the **November 14, 2023**, meeting to order at **10:05 a.m.** and reviewed the process and logistics for the meeting for the members of the public appearing/participating via Zoom.

ROLL CALL

Board Chair Ward Gerson called the roll. Three of five members were in attendance, and a quorum was met. **Member Hosey arrived at 10:18 a.m.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the **October 24, 2023**, Board of Directors meeting. **Motion by Member Walters** for approval of the minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment. There were no comments from any members of the public.

CEO UPDATE

MOU

Tammy Daniels, CEO, reported that the DLBA is actively involved with re-negotiating our Memorandum of Understanding (MOU) with City Council and continuing conversations about what Council would like to see from the DLBA going forward. Daniels stated that the MOU is due to expire on December 19, 2023, however; the DLBA will continue to move through the process as required and will keep members informed.

Housekeeping

Daniels stated that this is the last Board meeting of the year, and the next meeting is scheduled for January 23, 2024.

Daniels ceded the remainder of her time to Stephanie Hume, Digital Content Specialist, to share a year-in review video with the group and stated that it would be posted on the website.

NEW BUSINESS

Resolutions

11-01-2023 RESOLUTION ACCEPTING AUDITED FINANCIAL STATEMENTS. Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-02-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH H&R PROCESS SERVING GROUP, LLC. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

11-03-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH SPARTAN-6 SECURITY, INC. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-04-2023 RESOLUTION APPROVING THE APPLICATION BY THE DETROIT LAND BANK AUTHORITY FOR A BLIGHT ELIMINATION GRANT THROUGH THE MICHIGAN STATE LAND BANK AUTHORITY. Reginald Scott, CFO/COO provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

11-05-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH OMNIA INC d/b/a NINE DESIGN AND HOMES (16135 MONICA). Jano Hanna, Director, Real Estate Sales and Marketing, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey MOTION UNANIMOUSLY APPROVED.**

11-06-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH OMNIA INC d/b/a NINE DESIGN AND HOMES (16651 AVON). Jano Hanna, Director, Real Estate Sales and Marketing, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Walters Member. MOTION UNANIMOUSLY APPROVED.**

11-07-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH NORTH CORKTOWN COMMUNITY LAND TRUST. Jano Hanna, Director, Real Estate Sales and Marketing, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

11-08-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION. Jano Hanna, Director, Real Estate Sales and Marketing, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

11-09-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN WITH GDC-3466 LINCOLN LIMITED DIVIDEND HOUSING ASSOCIATION, LLC. Jano Hanna, Director, Real Estate Sales and Marketing, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-10-2023 (Walk-on) RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE AN AGREEMENT WITH LIZ BLONDY, LLC. Doug Parker, Chief General Counsel provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey. Supported by Member Morrow-Bartell.** Adela Bejo, Administrative Assistant, called roll for the vote of each Board Member to go into Closed Session. **MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson moved to Closed Session at 10:32 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 10:45 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.** The meeting was adjourned at **10:46 a.m.**