

## DETROIT LAND BANK AUTHORITY

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### BOARD OF DIRECTORS MEETING REMOTE MEETING VIA ZOOM

**Tuesday, November 16, 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 **November 16, 2021** meeting to order at **11:02 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. Five 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 **October 19, 2021** Board of Directors meeting minutes. **Motion by Member Walters** for approval of minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

#### **PUBLIC COMMENT**

Board Chair Ward Gerson opened the floor to public comment. No members of the public indicated that they wished to address the Board.

#### **EXECUTIVE DIRECTOR UPDATE**

Tammy Daniels, Deputy Director, provided the following departmental highlights.

- **Website Security**

Tammy updated the Board that in connection with the previously reported malicious attack on the Land Bank's website, security enhancements have been made and the website is now fully functional. A review disclosed that the information of 109 website users may have been compromised and the Land Bank offered LifeLock identity theft protection to each of them.

- **Sales**

Tammy reported that sales for the month were significantly impacted by the website being down and as a result during the month of October the Land Bank sold only 15 structures and closed on a total of 102 structures. The Land Bank also sold only two side lots and three neighborhood lots during the month. Tammy noted that sales should increase in future months as the website is again operational.

- **Herman Kiefer Project**

Tammy reported that the Detroit City Council rejected an amendment to the City's agreement with the developer of the Herman Kiefer hospital complex. As a result, the related amendment to the developer's agreement with the Land Bank regarding surrounding residential properties, which was contingent on City Council's approval of the City amendment, will not become effective. Therefore, the Land Bank is moving forward with selling subject residential properties to the developer. A brief discussion ensued.

- **Proposed Home Sales Policy**

Rob Linn, Director Inventory, presented a summary of a proposed Home Sales Policy. A brief discussion ensued and it was agreed that there would be further discussion at the Board's December meeting.

## **NEW BUSINESS**

- a. **Resolutions**

**11-01-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH GLORYLAND NEIGHBORHOODS DEVELOPMENT CORPORATION.** 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.**

**11-02-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH GASTON NASH III.** 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.**

**11-03-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH THE GARDEN BUG 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.**

**11-04-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JOY CRANSHAW AND KYLIE BELACHAIKOVSKY.** 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.**

**11-05-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JEFFREY TRANCHELL.** 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.**

**11-06-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BRECK CRANDELL AND MIRIAM PRANSCHKE.** 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.**

**11-07-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH DETROIT BLACK COMMUNITY FOOD SECURITY NETWORK.** 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.**

**11-08-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SHATIKA CLAXTON-DAVIDSON.** 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.**

**11-09-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BLUE GATE MI LLC.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, 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.**

**11-10-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DARNETTA BANKS.** 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.**

**11-11-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CRAIG AND TANYA BELL.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution and responded to questions from the Board. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**11-12-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH KAREN MCKIERNAN.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, 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.**

**11-13-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO AGREEMENTS WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION.** 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.**

**11-14-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH INNER CITY PROPERTY MANAGEMENT, INC.** 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.**

**11-15-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO EXCHANGE PROPERTY WITH DACORY COOPER.** Rob Linn, Director, Inventory, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**11-16-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO TRANSFER PROPERTY TO THE CITY OF DETROIT.** 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.**

**11-17-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR CONSTRUCTION OF THE JOE LOUIS GREENWAY.** Rob Linn, Director, Inventory, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**11-18-2021 RESOLUTION ADOPTING AMENDMENTS TO THE AMENDED AND RESTATED VACANT LAND POLICY.** Rob Linn, Director, Inventory, provided background on the resolution and responded to questions from the Board. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**11-19-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO WAYNE COUNTY.** Rob Linn, Director, Inventory, 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.**

**11-20-2021 RESOLUTION ADOPTING RETAIL SALES ASSIGNMENT POLICY.** Tammy Daniels, Deputy Executive Director, and Tim Devine, General Counsel, provided background on the resolution. **Motion by Member Hosey 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 Hosey Supported by Member Walters.** Ms. Bejo called roll for the vote of each Board Member to go into Closed Session. Five members were present, and each voted yes to move into Closed Session. **MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**Board Chair Ward Gerson moved to Closed Session at 11:48 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 12:17 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 Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **12:17 p.m.**