

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING
GUARDIAN BUILDING
500 Griswold St, Suite 1200 • Detroit, Michigan
(Belle Isle Conference Room)

Tuesday, July 17, 2018

11:00 AM

MINUTES

PRESENT: Erica Ward Gerson
Richard Hosey
Patricia Pernell-Shelton
Rasul Raheem
Carol Walters

ABSENT:

OTHERS PRESENT: Public, DLBA Staff

CALL TO ORDER

Board Chair, Erica Ward Gerson called the July 17, 2018 meeting to order at **11:08 a.m.**

ROLL CALL

Member Raheem called roll. Four of five members were present, and a quorum was met. Member Hosey arrived at 11:12 a.m.

ADOPTION OF THE AGENDA

Board Chair Erica Ward Gerson requested that the agenda be amended to remove the closed session and called for a Motion to amend and approve the agenda. **Motion by Member Walters to amend and approve the agenda. Supported by Member Pernell-Shelton. MOTION APPROVED.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Erica Ward Gerson called for a motion to approve the June 19, 2018 Board of Directors meeting minutes. **Motion by Member Pernell-Shelton for approval of minutes. Supported by Member Walters. MOTION APPROVED.**

PUBLIC COMMENT

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

- **John Lauve** stated that he should not be required to sign into the building to attend the meetings. Mr. Lauve provided photos and inquired about the status of 2 properties located at 939 and 947 Clay street. Mr. Lauve suggested that we consider creating a platform for neighbor to neighbor involvement.
- **Lela Howard** Detroit resident, inquired about purchasing 2 side lots located at 15045 and 15035 Fairfield St. and stated that she was told that they would not be available until 2019. Ms. Howard also inquired about purchasing 15082 and 15068 Dexter. Reginald Scott, Director, Disposition will assist Ms. Howard.

- **Susan Newell**, Detroit resident of Morningside community, stated that she has been taking care of a Detroit Land Bank property located at 3-mile drive as she is concerned about keeping her community clean. Ms. Newell stated that she has been pitching an idea to the City for a Volunteer incentive program initially in pilot areas that would allow individuals to take care of properties in their communities. Board Chair Ward Gerson thanked Ms. Newell and stated that this was a great idea.
- **Joanne Warwick**, Detroit resident, agreed with Ms. Newell and stated that the volunteer program would be a good idea. Ms. Warwick inquired about the status of 947 Clay, and suggested that 944 Marstons, a vacant property, be placed into a “Sell it Now” Neighborhood program.
- **Gary Williams**, Detroit resident, stated that he has been trying to purchase 947 Clay, a property he has been maintaining, that is currently moving through the Quiet Title pipeline. Saskia Thompson, Executive Director provided a detailed update on the status of the property and Michael Brady, General Counsel provided a legal update and stated that there is a “Cloud” on the title that must be cleared before the property can be made available. Board Chair Ward Gerson explained to Mr. Williams that it is in his best interest to allow the title to be cleared and ensured Mr. Williams that he would be contacted as soon as the property is made available. Darnell Adams, Director, Inventory stated that he would have the property secured and boarded by tomorrow afternoon.
- **Cindy Darrah**, Detroit resident, stated that she was in support of Mr. Gary Williams and inquired about the process for property disposition.
- **Vanessa Peak**, Detroit resident, stated that DLBA owns over 70 parcels in her community that are not being maintained and it has been very hard on homeowners and neighbors. Ms. Peak stated that she would also like to see a volunteer clean up pilot in the neighborhoods. Ms. Peak also reported that she had inquired about 19405 Gable and 19450 St. Louis, two properties that are vacant, burned out and on the DLBA demo list. Ms. Peak expressed her concern about the criminal activity that is occurring and stated that she had sent a request to Darnell Adams, Director, Inventory to address. Board Chair Ward Gerson informed Ms. Peak that in the event of criminal activity she should call the Detroit Land Bank and report it to our Legal department. Michael Brady, General Counsel reiterated the process of how to report criminal activity. Rod Liggons, Director, Community Affairs also offered to assist Ms. Peak.

EXECUTIVE DIRECTOR REPORT

Cabinet Presentation

Saskia Thompson Executive Director, Darnell Adams, Director of Inventory, Reginald Scott, Director, Disposition and Robbie Linn, provided a brief presentation of the Inventory Department to the group and discussion ensued.

STANDING COMMITTEE REPORTS

Finance and Audit

Member Hosey reported that the Committee met last week and provided a brief update. Member Hosey requested that Reginald Scott, Director, Disposition provide an update on June 2018 sales. Saskia Thompson, Executive Director highlighted the closing pipeline and stated that they are continuing to work to clear.

Project Review

Member Pernell-Shelton reported that a quorum was not met for the July meeting.

Community Engagement

Member Pernell-Shelton reported that the Committee met last week and provided a brief update. Member Pernell-Shelton stated that anyone interested in the Detroit Land Bank being a part of their community meetings could now access and submit the new presentation request form on the website.

TREASURER'S REPORT

Irene Tucker, CFO, distributed and reviewed the June 30, 2018 financials with the group and discussion ensued. Members inquired about the increase in the employee turnover rate, Saskia Thompson, Executive Director, provided a detailed explanation and stated that the increased rate is due to higher salaries being offered at other organizations and we need to re-evaluate for key positions.

NEW BUSINESS

a. Resolutions

07-01-2018 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH PICALLI REAL ESTATE INVESTMENTS, LLC. Erica Ward Gerson, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

07-02-2018 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH PRINCE REALTY LLC. Erica Ward Gerson provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

07-03-2018 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE AND DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH TEKTON DEVELOPMENT, LLC AND TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON THE SUBJECT PROPERTY. Erica Ward Gerson provided background. **Motion by Member Walters to approve resolution. Supported by Member Raheem. Member Hosey abstained. MOTION APPROVED.**

07-04-2018 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A THIRD AMENDMENT TO PARKING LICENSE AGREEMENT WITH THE WAYNE COUNTY ECONOMIC DEVELOPMENT CORPORATION; AND RATIFYING THE SECOND AMENDMENT TO PARKING LICENSE AGREEMENT. Erica Ward Gerson provided background. **Motion by Member Hosey to approve resolution. Supported by Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

07-05-2018 RESOLUTION APPROVING THE SECOND AMENDMENT TO THE DEMOLITION ADVANCE FUNDS LOAN AGREEMENT WITH THE CITY OF DETROIT. Erica Ward Gerson provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

ADJOURNMENT

There being no further business, Board Chair Erica Ward Gerson called for a **Motion to adjourn. Motion by Member Raheem to adjourn the meeting. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **12:47 p.m.**