

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING REMOTE MEETING VIA ZOOM

Tuesday, October 19, 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 **October 19, 2021** meeting to order at **11:04 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. Four of five members were in attendance, and a quorum was met. Board Chair Ward Gerson announced that Member Richard Hosey would be joining later, which he did at 11:11 a.m.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the **September 21, 2021** Board of Directors meeting minutes. **Motion by Member Morrow-Bartell** for approval of minutes. **Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

- **Joanne Warwick** – Ms. Warwick stated that she continues to believe that the Land Bank is being dishonest regarding the existence of a real estate committee at the City and also made comments regarding the North End Landings development, lack of maintenance of Land Bank property and her preference in the upcoming Mayoral election.
- **Terrance Nicoriah** – Mr. Nicoriah, a resident of City of Detroit District 3, requested assistance in connection with the purchase of property from the Land Bank. Board Chair Ward Gerson suggested that Mr. Nicoriah submit his question to inquire@detroitlandbank.org.

- **Jeffrey Policicchio** – Mr. Policicchio described a development project that included Land Bank property. The contract with the Land Bank with respect to the property expired and he asked if the Land Bank would extend it. Jano Hanna, Director, Disposition, explained that after receiving a previous extension, the Land Bank, after consulting with representatives of the City of Detroit and the Detroit Economic Growth Corporation, will be listing the property for sale to the public and that Mr. Policicchio would be free to submit purchase proposals. She also told Mr. Policicchio that representatives of the Land Bank would be willing to discuss the process with him.
- **Sharon Mitchell** – Ms. Mitchell, a resident of the North End neighborhood, discussed Land Bank owned vacant lots near her that she has maintained and would like to purchase as side lots but has been told by Land Bank representatives that they are not eligible as such to her given their location.
- **Duane Ashford** – Mr. Ashford, a resident of City of Detroit District 5, said he would like to purchase two side lots and asked who to contact at the Land Bank. Board Chair Ward Gerson suggested that Mr. Ashford submit his request to inquire@detroitlandbank.org.

EXECUTIVE DIRECTOR UPDATE

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

- **Website Attack**
Tammy reported that the Land Bank's website was the subject of a malicious attack which resulted in the website being taken down leaving only a static home page. This meant that there were no online auction or own-it-now sales or online side lot sales during the time that the website was down. After significant effort from the Land Bank's IT team, it was expected that the website would be back up later in the week. Timothy Devine, General Counsel, added that any Land Bank clients whose information may have been compromised by the attack have been contacted by the Land Bank.
- **Sales**
Tammy reported that sales for the month were impacted by the website being down but that during the month of September the Land Bank sold 115 structures and closed on a total of 177 structures. The Land Bank also sold over 200 side lots during the month.
- **Ramsey Yunus Update**
Tammy introduced Timothy Devine, General Counsel, who provided an update about the misinformation campaign being conducted by Ramzu Yunus. Mr. Yunus was ordered by the Circuit Court to refrain from encouraging people to move into Land Bank houses and claim them as owners using fraudulent deeds provided by Yunus and his colleagues. Mr. Yunus ignored the court order and a bench warrant was issued pursuant to which he was arrested and ultimately jailed. Mr. Yunus is in jail and will be released upon his complying with the order and removing the misinformation he has posted on a variety of websites.
- **Land Review Area Map**
Tammy introduced Rob Linn, Director, Inventory, who presented to the Board an updated version of the map of Land Review Areas, which is required to be done annually by the Land Bank's Vacant Land Policy.

- **Remote Working**

Tammy reported that the Land Bank continues to permit staff to work remotely depending on the requirements of their job, but that all staff must be “DLBA Ready” and available to come to the office if needed. She expects that the Land Bank will implement a hybrid workplace rule in January of 2022.

- **Audit Report**

Tammy introduced Reginald Scott, Chief Financial Officer, who provided a summary of some highlights of the recently completed financial audit of the Land Bank including that the outside auditors gave the Land Bank a “clean” opinion. He then introduced Michael Nicholas of the outside auditing firm of George Johnson & Co. who made a presentation to the Board.

NEW BUSINESS

a. Resolutions

10-01-2021 RESOLUTION ACCEPTING DRAFT AUDITED FINANCIAL STATEMENTS. Background was presented during the Executive Director update. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-02-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH 7410-7436 KERCHEVAL QOZB, 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.**

10-03-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOPMENT AND AGREEMENT TO MAINTAIN PROPERTY WITH THE BAILEY PARK PROJECT. 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.**

10-04-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BRIDGING COMMUNITIES, INC. Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-05-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DETROIT INTERNATIONAL HOLDING, LLC. 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.**

10-06-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MICHIGAN HISTORIC PRESERVATION NETWORK. Karla

Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. Member Hosey recused himself from voting as he is on the Board of the proposed purchaser. OTHER THAN MEMBER HOSEY, MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-07-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH UNIVERSITY OF DETROIT MERCY. Jano Hanna, Director 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.**

10-08-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOPMENT AND AGREEMENT TO MAINTAIN PROPERTY WITH RESCUE MI NATURE NOW, INC. Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Patricia Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

10-09-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO BUCHAREST GRILL I, INC. 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.**

10-10-2021 RESOLUTION APPROVING SALE OF 3735 AND 3755 WEST HANCOCK. 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.**

10-11-2021 RESOLUTION ADOPTING SALE OF 876 EAST GRAND BOULEVARD. 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.**

10-12-2021 RESOLUTION ADOPTING COMMUNITY COMMITMENT DISPOSITION POLICY. Jano Hanna, Director, 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.**

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 12:23 p.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 1:07 p.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 Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **1:08 p.m.**