

DETROIT LAND BANK AUTHORITY

**BOARD OF DIRECTORS MEETING
REMOTE MEETING VIA ZOOM**

Tuesday, September 21, 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 **September 21, 2021** meeting to order at **11:03 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 11:49 a.m.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the **July 20, 2021** Board of Directors meeting minutes. **Motion by Member Walters** for approval of minutes. **Supported by Member Pernell-Shelton.**
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 does not support the North End Landings development project and that she has been unable to get satisfactory responses from members of Detroit City Council to her questions regarding the project. She also reiterated that she does not believe that the Land Bank is an owner of last resort.
- **Vanessa Peake** – Ms. Peake stated that she has yet to hear from the Land Bank regarding the matter she raised at the July 2021 Board meeting in connection with a basement found on a vacant lot. She also described the dumping of construction materials that include lead and asbestos.

- **Maggie White** – Ms. White was unable to unmute and join the meeting so Board Chair Ward Gerson suggested that Ms. White submit her questions or comments to inquire@detroitlandbank.org.
- **Tammy James** – Ms. James introduced herself as Maggie White’s niece. She stated that Ms. White would like to purchase two DLBA-owned vacant lot next to her property but was told by a representative of the Land Bank that she could only buy one. She mentioned that Ms. White should get title due to adverse possession. Timothy Devine, General Counsel, noted that adverse possession is not viable against a public body such as the Land Bank. Ms. James was advised to provide the lot addresses and the question to inquire@detroitlandbank.org.

EXECUTIVE DIRECTOR UPDATE

Saskia Thompson, Executive Director, provided the following departmental highlights:

- **Sales Update**
Saskia reported that the Land Bank closed on the sale of 286 structures during the month of July and another 276 in August. The Land Bank also sold 672 and 511 lots during the months of July and August, respectively. She noted that sales were higher than usual during the year but expects that they will slow in the next few months as the Land Bank transfers houses to the City for stabilization. It is expected that sales will then increase as these houses are returned to the Land Bank for sale.
- **Inventory**
Saskia reported that the Land Bank owned approximately 78,000 parcels of property at the end of August of which just under 14,000 contained houses.
- **Staffing**
Saskia reminded the Board that in April 2020, the Land Bank reduced the number of staff due to budget constraints. She reported that as money is becoming available, the Land Bank is starting to increase staff. Seventeen positions are currently posted including some in the Legal, Disposition, Finance and Communications Departments.
- **Remote Working**
Saskia reported that while the Land Bank continues to permit staff to work remotely depending on the requirements of their job, all staff must be “DLBA Ready” and available to come to the office if needed.

EQUITABLE TRANSFER

Timothy Devine, General Counsel, reported to the Board an equitable transfer to a resident of the Fitzgerald neighborhood.

Board Members asked questions which were answered by Executive Director Thompson.

NEW BUSINESS

a. Resolutions

9-01-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A THIRD AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH ARMORBEARER INVESTIGATIONS, LLC. G. Gabriel Guerrero, Chief Counsel , Administration, 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.**

9-02-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH H&R PROCESS SERVING GROUP, LLC. Rob Linn, Director, Inventory, provided background on the resolution. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

9-03-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A RENEWAL OF AN EXISTING AGREEMENT BETWEEN THE DETROIT LAND BANK AUTHORITY AND BLUE CROSS BLUE SHIELD OF MICHIGAN. Kelley Singler, Director, Administrative Services & Operations, 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.**

9-04-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO SERVICES AGREEMENTS FOR RESIDENTIAL PLUMBING CONTRACTOR SERVICES. Veronica Johnson, Property Rehabilitation Program Manager, 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.**

9-05-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MICHELE CHIRCO. 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.**

9-06-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MICHELE CHIRCO. 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.**

9-07-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH KP ENDEAVOR LLC. Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Pernell-Shelton to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

Member Hosey joined the meeting.

9-08-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DWELL GRAND LLC. Karla Marshall, Manager, Projects &

Community Partnership, Disposition, provided background on the resolution. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

9-09-2021 RESOLUTION APPROVING SALE OF 19994 SAN JUAN. Rob Linn, Director, Inventory, 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.**

9-10-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO WAYNE COUNTY. 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.**

9-11-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ADAPTIVE CONSTRUCTION LLC. Rob Linn, Director, Inventory, provided background on the resolution. **Motion by Member Walter to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

9-12-2021 RESOLUTION APPROVING SALE OF 14949 WILFRED. Rob Linn, Director, Inventory, 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.**

9-13-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT WATER AND SEWERAGE DEPARTMENT FOR GREEN STORMWATER INFRASTRUCTURE PROJECTS. 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.**

9-14-2021 RESOLUTION ADOPTING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FIRE DEPARTMENT FOR EXPANSION OF TWO FIRE STATIONS. 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.**

9-15-2021 RESOLUTION TO APPROVE THE ANNUAL LOAN AGREEMENT FOR REHABBED & READY. Rob Linn, Director, Inventory and Saskia Thompson, Executive Director, 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.**

9-16-2021 RESOLUTION TO RELEASE THE DLBA'S INTEREST ON 3961 GRAYTON. Doug Parker, Chief Counsel, 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.

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 12:05 p.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 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 1:29 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 Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **1:30 p.m.**