

DETROIT LAND BANK AUTHORITY

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

Tuesday, September 22, 2020

11:00 AM

MINUTES

VIA ZOOM:

Erica Ward Gerson
Miranda Morrow-Bartell
Richard Hosey
Patricia Pernell-Shelton
Carol Walters

OTHERS PRESENT:

Brian McKinney, CEO, Gayanga Co.
Catherine Frazier, Senior Real estate Manager, Detroit Economic Growth Corp.
Damion Ellis, Director of Operations, Gayanga Co.
Julie Schneider, Deputy Director, Housing & Revitalization, City of Detroit
Kenyetta Hairston-Bridges, Executive V.P., Economic Development & Investment Services, Detroit Economic Growth Corp.

CALL TO ORDER

Board Chair Ward Gerson called the **September 22, 2020** meeting to order at **11:12 a.m.** and reiterated the process and logistics for a Zoom meeting.

ROLL CALL

Board Chair Ward Gerson asked Mrs. Rhonda Bass, Executive Assistant, to call the roll. Mrs. Bass called roll. Four of five members were in attendance, and a quorum was met. Member Hosey joined the meeting at 11:37 a.m.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the **July 28, 2020** 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.

Anthony Harris expressed concerns about the Bangladesh community and stated that he has been trying to purchase homes but has not been permitted the same opportunities as others. Board Chair Ward Gerson advised Mr. Harris to send his contact information to the inquire@detroitlandbank.org email to receive assistance from a member of the Disposition team.

EXECUTIVE DIRECTOR UPDATE

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

- **Sales**
Saskia reported record closings of 404 structures for August, comprised of 36 Auction; 351 Own It Now and 17 Buy Back sales.
- **Demolition**
Saskia reported that we have completed our last demolition under the HHF program and are awaiting a final 1 million in reimbursements from MSHDA. Saskia stated that we will meet our deadline for closing the program. Saskia provided kudos to the Demolition Department staff for their hard work.
- **Community Engagement**
Saskia reported that we are continuing remote outreach and have launched new pages on the website for the Vacant Land Policy.
- **Covid Update**
Saskia reported that to ensure the safety of everyone, the public lobby on the 12th floor remains open by appointment only. Saskia also reported that we have provided hotspots for all DLBA staff to continue to work remotely without internet issues and have made virtual conference rooms available.

NEW BUSINESS

a. Resolutions

9-01-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH GTJ CONSULTING, LLC. Robbie 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.**

9-02-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH GTJ CONSULTING, LLC. Robbie 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.**

9-03-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH PREMIER GROUP ASSOCIATES, LLC., Robbie 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.**

9-04-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH TOP NOTCH TREE SERVICE, LLC. Robbie Linn, Director, Inventory, provided background on the resolution. **Motion by Member**

Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.

9-05-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALEXANDRIA SIERACKI. 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.**

9-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BREWER INVESTMENT GROUP, 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.**

9-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH FRANK BECKER. 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.**

9-08-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ANTHONY SHERMAN. 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.**

9-09-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DANIEL A. CLAXTON. 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.**

9-10-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH KAMER ZINDANI. 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.**

9-11-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH STEP LADDER CONSTRUCTION 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.**

9-12-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH TULSA INVESTMENT GROUP, L.L.C. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

9-13-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH YUSEF EL-ESES. 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.**

9-14-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BUCHANAN LAND GROUP, 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.**

9-15-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SHEILA MONROE AND WESLEY OSAZE. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

9-16-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO LAND TRANSFER AGREEMENT WITH CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY. Kenyetta Hairston-Bridges, Executive V.P Economic Development & Investment Services, DEGC presented and provided details on the project. Board Chair Ward Gerson provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

9-17-2020 RESOLUTION ADOPTING AMENDED AND RESTATED VACANT LAND POLICY. Robbie Linn, Director, Inventory, presented the Land Review Area Map, provided background on the resolution and discussion ensued. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

9-18-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR HISTORIC STREAMS PROJECT. Robbie 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.**

9-19-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO RECEIVE PROPERTY FROM THE CITY OF DETROIT. Robbie 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.

9-20-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR JOE LOUIS GREENWAY. Robbie 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.**

9-21-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR THE NORTH CORKTOWN CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PROJECT. Jano Hanna, Director, 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.**

9-22-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH 200 EAST PALMER 2019 L.L.C. 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.**

9-23-2020 RESOLUTION APPROVING EARLY RELEASE OF INTEREST ON EMPLOYEE DISCOUNT PURCHASE. Doug Parker, Chief Counsel Disposition and Corporate Governance, 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.**

b. Freedom of Information Act (FOIA) Appeal Review

Doug Parker, Chief Counsel Disposition and Corporate Governance, stated that Mr. Joe Guillen of the Detroit Free Press made a FOIA request via email dated June 30, 2020 to the Detroit Land Bank, requesting copies of all purchase agreements for property sold by us since January 2014. Doug provided details of the request and stated that Mr. Guillen disputed the fee estimate and submitted an appeal. Doug stated that the DLBA's fee estimate is consistent with the DLBA's practice and requested that in accordance with Michigan's FOIA statute the Board decide how to address Mr. Guillen's request. After review and discussion of the options, **Member Hosey made a Motion** to uphold the fee and issue a written determination to the requesting party indicating the specific basis under Michigan's FOIA statute that supports the requested fee. **Member Walters second the Motion. 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.** Rhonda Bass called roll for the vote of each Board Member to go into Closed Session. Five of five members were present, and each member voted yes to move into Closed Session. **MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

Board Chair Ward Gerson moved to Closed Session at 12:26 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 1:13 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 Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **1:14 p.m.**