

**DETROIT LAND BANK AUTHORITY**  
**BOARD OF DIRECTORS MEETING**  
**GUARDIAN BUILDING**  
**500 Griswold • Detroit, Michigan 48226**  
**(Executive Board Room – 6<sup>th</sup> Floor)**

**Tuesday, February 18, 2020**  
**11:00 AM**

**MINUTES**

**PRESENT:** Erica Ward Gerson  
Miranda Morrow-Bartell  
Patricia Pernell-Shelton  
Carol Walters

**Excused:** Richard Hosey

**OTHERS PRESENT:** Public, DLBA Staff

**CALL TO ORDER**

Board Chair Ward Gerson called the February 18, 2020 meeting to order at **11:12 a.m.**

**ROLL CALL**

Secretary Walters called roll. Four of five members were present, and a quorum was met. Member Hosey was excused.

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the January 28, 2020 Board of Directors meeting minutes. **Motion by Member Walters** for approval of minutes. **Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**PUBLIC COMMENT**

Board Chair Ward Gerson opened the floor to public comment.

- **Joanne Warwick** – Detroit resident, expressed concern about the recently reported over taxation of Detroit residents for their property taxes and stated that it was unconstitutional. Ms. Warwick also stated that she would like to see DLBA operations moved to the City of Detroit.
- **Vita Sherman**- Detroit resident stated that she complained to the Detroit Land Bank about damage to her sidewalk due to demolition and was told that the city would handle it. Ms. Sherman said that the issue has not been resolved and that she would like assistance regarding the matter. Tammy Daniels, Deputy Executive Director assisted Ms. Sherman immediately.
- **Ronald Berry** – Detroit resident, stated that he purchased 1226 W. Euclid in October of last year and had attempted to purchase three adjacent Side lots located at 1242;1246 and 1256 W. Euclid that he has been maintaining for the last 10 years. Mr. Berry stated that the lots were

unavailable because they were on hold for a nonprofit organization. Jano Hanna, Interim Director Disposition, assisted Mr. Berry immediately.

- **Venita Thompkins**, Virginia Park resident, stated that she attempted to purchase two Side Lots located at 1692 and 1698 W. Philadelphia and was told that they were part of a special project. Ms. Thompkins asked how to obtain information about the project. Saskia Thompson, Executive Director, responded and explained the FOIA process to Ms. Thompkins and Board Chair Ward Gerson also informed Ms. Thompkins that the project was through the City of Detroit.
- **Cary Junior**, General Manager, of a Detroit based development company and a licensed builder stated that he had provided services to a client that purchased two properties from the Detroit Land Bank and was unpaid for his services. Mr. Junior inquired about how to be compensated or obtain properties. Doug Parker, Chief Counsel, assisted Mr. Junior immediately.

## **EXECUTIVE DIRECTOR REPORT**

Saskia Thompson, Executive Director, provided the following department highlights for the month of January:

- Sales of 139 structures closed;
- Community Affairs team attended 17 community meetings and is focusing on radio ads
- Client Services had 6,000 calls and 873 walk-in customers.

### **Budget**

Saskia reported that we are continuing to work with David Massaron, CFO, City of Detroit to refine the budget and are scheduled to present to City Council in March 2020. Saskia will provide updates to members.

### **City of Detroit Memorandum of Understanding**

Saskia reported that the MOU was presented to the City Council committee of Planning and Economic Development last Thursday and will be going back on March 5<sup>th</sup>. Saskia also stated that our team is scheduled to meet with two remaining Council members individually to discuss.

### **Future Board meetings**

Saskia reminded the group that beginning March 2020, DLBA Board and Committee meetings will be held at the Detroit Public Safety Headquarters located at 1301 Third St. Detroit, MI.

## **STANDING COMMITTEE REPORTS**

### **Community Engagement**

The Committee did not meet in January as a quorum was not available.

### **Finance Audit Committee**

The Committee did not meet in January as a quorum was not available.

## **TREASURER'S REPORT**

Saskia Thompson, Executive Director, reported that we are continuing to work on the budget and will provide updates to the Board.

## NEW BUSINESS

### a. Election of Officers

Board Chair Ward Gerson reviewed the proposed Slate of Officers and called for a motion to accept as presented.

Erica Ward Gerson	Board Chair
Patricia Pernell-Shelton	Vice Chair
Miranda Morrow-Bartell	Secretary
Richard Hosey	Treasurer
Carol Walters	Board Member

**Motion by Member Walters to approve the proposed Slate of Officers. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

### b. Resolutions

**2-01-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH GENERAL HOME MANAGEMENT CORPORATION.** Karla Marshall, Manager, Projects & Community Partnership, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**2-02-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JESSICA SOULLIERE.** Karla Marshall, Manager, Projects & Community Partnership, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**2-03-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MARCIA SMITH CONSULTING LLC.** Karla Marshall, Manager, Projects & Community Partnership, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**2-04-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH GREGORY PEEBLES.** Karla Marshall, Manager, Projects & Community Partnership, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**2-05-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CARLA HOOD.** Karla Marshall, Manager, Projects & Community Partnership, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**2-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JORDAN FOX.** Karla Marshall, Manager, Projects & Community Partnership, provided background on the resolution. **Motion by Member Pernell-**

Shelton to approve resolution. Supported by Member Morrow-Bartell. **MOTION UNANIMOUSLY APPROVED.**

**2-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH COMMUNITY TREEHOUSE CENTER DETROIT.** Karla Marshall, Manager, Projects & Community Partnership, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**2-08-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT PAYMENT TO VONAGE NEW VOICE MEDIA ON BEHALF OF THE DETROIT LAND BANK AUTHORITY.** Kelley Singler, Director, Administration and Operations, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Walters Supported by Member Pernell-Shelton.** Member Walters called roll for the vote of each Board Member to go into Closed Session. Four of five members were present, and each member voted yes to move into Closed Session. **MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson moved to Closed Session at **11:50 a.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 **12:43 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 Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **12:43 p.m.**