

**DETROIT LAND BANK AUTHORITY**

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**BOARD OF DIRECTORS MEETING**

**REMOTE MEETING VIA ZOOM**

**Tuesday, July 20, 2021**

**11:00 AM**

**MINUTES**

**VIA ZOOM:** Erica Ward Gerson  
Miranda Morrow-Bartell  
Richard Hosey  
Patricia Pernell-Shelton

**OTHERS PRESENT:** Members of the Public, Members of DLBA Staff

**CALL TO ORDER**

Board Chair Ward Gerson called the **July 20, 2021** meeting to order at **11:05 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 Carol Walters was excused.

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the **June 15, 2021** Board of Directors meeting minutes. **Motion by Member Hosey** 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.

- **Joanne Warwick** – Ms. Warwick expressed her disappointment with the Land Bank regarding the proposed North End Landings project. She suggested that the members of the Board should do more to take into account the opinions of residents.
- **Barbara Flowers** – Ms. Flowers expressed thoughts regarding bike lanes in the City of Detroit and had questions about parcel boundaries with respect to one or more specific lots. Board Chair Ward Gerson requested that Ms. Flowers provide the addresses of any specific lots for which she has questions to [inquire@detroitlandbank.org](mailto:inquire@detroitlandbank.org).

- **Joe McGuire** – Mr. McGuire advocated on behalf of Latasha Robinson who is the defendant in a Land Bank eviction case which had been recently adjourned. Mr. McGuire asked that the Land Bank dismiss the case and sell the subject property to Ms. Robinson.
- **James Dwight** – Mr. Dwight is a resident of Rosedale Park and he requested that the Land Bank review the case of Latasha Robinson.
- **Taura Brown** – Ms. Brown advocated on behalf of Latasha Robinson and suggested that the Land Bank focus more on maintaining its property.
- **Alexa Eisenberg** – Ms. Eisenberg supported the comments of previous speakers regarding the Latasha Robinson case and also spoke in favor of the Land Bank dismissing the case.
- **Fenanda** – Fernanda spoke in support of Latasha Robinson with respect to her case with the Land Bank.
- **Brian Silverstein** – Mr. Silverstein expressed support for the comments made by Ms. Warwick and the speakers who support Latasha Robinson. He suggested that the Land Bank convert the structures it owns into affordable housing.
- **Rebecca Paris** – Ms. Paris is affiliated with Detroit Will Breath and requested that the Land Bank give Latasha Robinson the house that is the subject of the adjourned eviction proceeding.
- **Vanessa Peake** – Ms. Peake told the Board that an organization she is affiliated with purchased two vacant parcels from the Land Bank and subsequently found basements were located on them. She requested assistance with removing the basements. Tim Devine, General Counsel, advised the Board and Ms. Peake that a member of the Legal Department was investigating this matter.

#### **EXECUTIVE DIRECTOR UPDATE**

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

- **Sales Update**  
Saskia reported that the Land Bank sold 318 structures during the month of June and closed on 354. She noted that almost 20,000 side lots have been sold by the Land Bank during its existence. She also reported that neighborhood lot sales were moving forward, and staff are working on additional policy updates.
- **Inventory**  
Saskia reported that the Land Bank owned just under 80,000 parcels of property at the end of June which was also the end of fiscal year 2021.

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

#### **NEW BUSINESS**

##### **a. Resolutions**

**7-01-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH AMERICAN INDIAN HEALTH AND FAMILY SERVICES OF SOUTHEASTERN MI., INC.** Jano Hanna, Director, Disposition, provided background on the

resolution. **Motion by Member Hosey to approve resolution. Supported by Board Chair Ward Gerson. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**7-02-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CANFIELD CONSORTIUM.** 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.**

**7-03-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DAVISON COLLECTIVE, 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.**

**7-04-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DIAMONDS IN THE ROUGH 313, 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.**

**7-05-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DMB WORKS, 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.**

**7-06-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH EAST DAVISON VILLAGE COMMUNITY GROUP.** 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.**

**7-07-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH EAST LAKE BAPTIST CHURCH.** Jano Hanna, Director, Disposition, 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.**

**7-08-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH FPJ INVESTMENTS 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.**

**7-09-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO AGREEMENTS WITH PAMELA GARRETT.** 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.**

**7-10-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH LYNELLE HERNDON.** 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.**

**7-11-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH WILLIE'S DETROIT 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.**

**7-12-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR EXPANSION OF O'HAIR PARK.** 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.**

**7-13-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO 2 MARLBOROUGH LLC ON BEHALF OF THE CITY OF DETROIT FOR HISTORIC SITE PRESERVATION.** 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.**

**7-14-2021 WITHDRAWN**

**7-15-2021 RESOLUTION ADOPTING ACQUISITION POLICY.** 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.**

**7-16-2021 RESOLUTION ADOPTING AMENDED AND RESTATED COMMUNITY PARTNER POLICY.** 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.**

**7-17-2021 RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO REMIT PAYMENT TO SALESFORCE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY.** Kelley Singler, Director, Administration and Operations, 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.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey Supported by Member Pernell-Shelton.** Ms. Bejo called roll for the vote of each Board Member to go into Closed Session. Four 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 12:04 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 12:28 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 **12:29 p.m.**