

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING IN PERSON & VIA ZOOM

Tuesday, April 25, 2023

10:00 AM

MINUTES

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

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

CALL TO ORDER

Board Chair Ward Gerson called the **April 25, 2023**, meeting to order at **10:00 a.m.** and reviewed the process and logistics for a Zoom meeting.

ROLL CALL

Board Chair Ward Gerson called the roll. Four of five members were in attendance, and a quorum was met. Member Hosey arrived at 10:05 a.m.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the March 28, 2023 Board of Directors meeting. **Motion by Member Walters** for approval of the minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

Rutlege Huckstep – Developer at the Huckstep Group, introduced himself and his partner, and stated that his company specializes in foreclosures, real estate development and affordable housing. Mr. Rutledge stated that he has already been in contact with Robbie Linn, Director, Planning and Analysis, and is looking forward to partnering with us. Board Chair Ward Gerson responded and asked Jano Hanna, Director, Real Estate and Marketing Sales to contact Mr. Rutledge to discuss further.

Jonathan Middleton - Community partner, The 4R's Inc, inquired about 20116 Greydale and stated that he is trying to acquire this property through his non-profit organization and was told that the property was being held by the City Tax Assessor. Mr. Middleton stated that he would like to close on the property as soon as possible and would like to know how to resolve this issue. Karla Marshall, Manager, Real Estate and Marketing Sales responded and said that she is reaching out to her team to find out where we are in the closing process and will contact Mr. Middleton with an update.

Patricia Reid – Chandler Park Community Partner, provided positive feedback and stated that she has received great customer service from DLBA staff as well as the Community Engagement team during their attendance at the community meetings.

CEO UPDATE

Occupied/Buy Back program

Tammy Daniels, CEO, reported that there have been issues surrounding the Buy Back and Occupied programs raised by a member of City Council and a resolution was created to halt the programming while an OIG investigation is being conducted. Tammy stated that we will continue to offer transparency and have provided a comprehensive report as requested for the investigation. Board Chair Ward Gerson stated that it is unfortunate that the program might be halted and the effect that would have on the citizens of the City. Tammy agreed and stated that we have over 100 individuals slated to graduate this summer from the Buy Back program, as well as 136 individuals cued up for the next cohort. Tammy also stated that the Executive Team has meetings scheduled with each individual Council Member to discuss this matter further.

Resolutions

Tammy reported that two resolutions will be coming to the Board at a future meeting regarding programs that the Land Bank is working on in conjunction with the city to offer a discount to Detroit residents who have been over assessed for their property taxes. The Land Bank would be to provide a 50% discount to such persons on structures or side lots as part of the City's program. The Land Bank is also working with the City in connection with a proposed program in which the Land Bank would provide property to nonprofit organizations who would renovate the houses with grants from the City. The resulting houses would be offered as affordable housing.

Bargain Block Tour

Tammy reported that she went on a tour in the Fitzgerald neighborhood with Council Member Whitfield-Calloway to see a former Land Bank home that the Bargain Block crew will be showcasing on the HGTV show in August. The crew has rehabbed and recently put the house on the market for sale. Tammy stated that it was great to see the enthusiasm, excitement, and impact that it will have on the community.

Habitat for Humanity Partnership

Tammy reported that the Land Bank has partnered with Habitat for Humanity and will be attending a home dedication service in the Flores community tomorrow.

Budget

Tammy reported that the Land Bank's budget request from the City was approved by City Council for the first time in years without any cuts and stated that the Executive Team has worked very hard to open the lines of communication and provide transparency to Council.

Community Presence

Tammy reported that the Land Bank's community presence suffered during the COVID pandemic, but more recently has done a tremendous job of changing that specifically with the help of Alyssa's team, Jano's team and Dwayne Barnes, Council Liaison. Tammy stated that the entire team has shown a level of commitment that is endearing, and she would like to applaud them for their great work. Tammy also stated that the Land Bank will be participating in the Motor City Makeover as well as planning building block events and side/neighborhood lot fairs. Board Chair Ward Gerson suggested that member Morrow-Bartell be introduced to Council. Tammy responded that she would be sure to invite Member Morrow-Bartell to the upcoming meetings with Council Members.

NEW BUSINESS

a. Resolutions

4-01-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO SIGN A LEASE FOR MAINTENANCE AND STORAGE SPACE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Gabriel Guerrero, Chief Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-02-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH TITLE SOLUTIONS AGENCY, LLC. Gabriel Guerrero, Chief Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-03-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH CML ENTERPRISE, LLC, Veronica Johnson, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

4-04-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH 3R HOME IMPROVEMENT, LLC, Veronica Johnson, Assistant Director of Property Rehabilitation, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

4-05-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH D MALONE MECHANICAL & PLUMBING, LLC. Veronica Johnson, Assistant Director of Property Rehabilitation, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-06-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH C & T HOLDINGS, LLC. Karla Marshall, Manager, Real Estate Team, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

4-07-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH GHALEB ALSHAIBAH. Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-08-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH NASHAWN QURAY. Karla Marshall Manager, Real Estate

Team, provided background on the resolution. Motion by Member Walters to approve resolution as amended. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.

4-09-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH KARIMA JULIEN. Karla Marshall Manager, Real Estate Team, provided background on the resolution. Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.

4-10-2023 RESOLUTION APPROVING CORRECTIVE TRANSFER OF 5267 MARLBOROUGH. Rob Linn, Director, Planning and Analysis, provided background on the resolution. Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.

4-11-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ACQUIRE THE PROPERTY COMMONLY KNOWN AS 2924 GARLAND. Rob Linn, Director, Planning and Analysis, provided background on the resolution. Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.

CLOSED SESSION

Board Chair Ward Gerson stated that she has been advised by our General Counsel that there were no matters that required members to go into closed session.

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. The meeting was adjourned at 10:55 a.m.