

DETROIT LAND BANK AUTHORITY
BOARD OF DIRECTORS MEETING
REMOTE MEETING VIA ZOOM

Tuesday, June 15, 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 **June 15, 2021** meeting to order at **11:02 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 Hosey would join later, which he did at 11:59 a.m.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the **May 18, 2021** 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.

- **Joanne Warwick** – Ms. Warwick reported that she heard the plans for the North End Landings project may be revised and she looks forward to working with the developer.

- **Rodney Wilson** – Mr. Wilson recently purchased from the Land Bank a property on Martin Street and would like to hear from a Land Bank representative on a question he has. Board Chair Ward Gerson suggested he submit the question to inquire@detroitlandbank.org.

- **Nicole Curtis** – Ms. Curtis asked why Land Bank properties are not boarded or maintained and how decisions are made regarding which properties to demolish. Board Chair Ward Gerson suggested she submit the questions to inquire@detroitlandbank.org.

- **Resident** – A resident of the City’s Northeast Side described how a fire at a Land Bank owned house next to her house burned and caused damage to her garage and fence. Board Chair Ward Gerson asked her to email her address and other information to inquire@detroitlandbank.org.
- **Aresha Johnson** – Ms. Johnson purchased a side lot from the Land Bank and saw that it is still on the website as available for sale. She will email the address to inquire@detroitlandbank.org.
- **Tanya Stephens** – Ms. Stephens is the Director of the Detroit Vacant Land Conservancy and asked if the Land Bank will be creating new programs for Community Partners.
- **Maureen Dritsan** – Ms. Dritsan is a 29-year resident of the East English Village neighborhood, and she believes the Land Bank is less effective than it was several years ago. She stated that there were blighted houses in her neighborhood owned by the Land Bank. Board Chair Ward Gerson asked that she submit addresses to the Land Bank using inquire@detroitlandbank.org.
- **Christine Szabo** – Ms. Szabo commented that the Land Bank should know its inventory rather than relying on the public for information and also objected to investors purchasing homes and removing occupants.
- **Vanessa Peake** – Ms. Peake reported that she has sent emails to Land Bank representatives and would like a response. She also believes that the Land Bank is not meeting the demands of long-standing residents of the City.
- **Resident** – A resident who is disappointed with the Land Bank Board’s vote approving the North End Landings Project. She also noted that some residents have been unable to purchase side lots from the Land Bank and that Land Bank houses are not being maintained.

EXECUTIVE DIRECTOR UPDATE

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

- **Sales Update**
Saskia reported that the Land Bank sold 608 side lots and 391 structures during the month of May. There were also 395 closings on sales during the month. She noted that an overwhelming number of buyers of these properties are Detroit residents and people of color.
- **Staffing**
Saskia reported that the Land Bank is short staffed in certain areas given increased workloads and previous reductions in force. She anticipates at least partially addressing this issue by hiring new employees in certain departments including Compliance, Disposition, Inventory, Legal and Administration.
- **Board Meetings**
Saskia introduced Tim Devine, General Counsel and Doug Parker, Chief Counsel – Disposition, who reported that, due to the expiration of certain emergency orders, the Land Bank Board may have to return to in-person meetings as soon as September. The specifics were discussed as well as alternatives that may be available to the Board including hybrid meetings that would combine in-person meetings with remote participation by the public.

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

NEW BUSINESS

a. Resolutions

6-01-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO SERVICES AGREEMENTS FOR PROPERTY MAINTENANCE SERVICES. 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.**

6-02-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A LEASE FOR MAINTENANCE AND STORAGE SPACE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. 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.**

6-03-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH MILLER, CANFIELD, PADDOCK AND STONE, PLC. J. 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.**

6-04-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH DICKINSON WRIGHT, PLLC. J. 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.**

Member Hosey joined the meeting.

6-05-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH PREMIER PROPERTY SERVICES, LLC. Jano Hanna, Director, Disposition, provided background on the resolution and discussion ensued. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

6-06-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH RCH BROKERAGE LEGACY, INC. Jano Hanna, Director, 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.**

6-07-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH REAL ESTATE ONE, INC. Jano

Hanna, Director, 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.**

6-08-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH SUMMIT COMMERCIAL, LLC. Jano Hanna, Director, 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.**

6-09-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH BELLABAY REALTY, LLC. Jano Hanna, Director, 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.**

6-10-2021 RESOLUTION TO APPROVE AMENDMENT TO FY21 BUDGET. Reginald Scott, Chief Financial Officer, provided background on the resolution and discussion ensued. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION APPROVED FOUR TO ONE ON A ROLL CALL VOTE. BOARD CHAIR WARD GERSON AND MEMBERS HOSEY, MORROW-BARTELL, AND WALTERS VOTED YES, AND MEMBER PERNELL-SHELTON VOTED NO.**

6-11-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH GJC. Do Reginald Scott, Chief Financial Officer, provided background on the resolution and discussion ensued. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

6-12-2021 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.**

6-13-2021 RESOLUTION APPROVING SALE OF 4108 CADILLAC BLVD. 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.**

6-14-2021 RESOLUTION APPROVING TRANSFER OF 3721 HEIDELBERG TO MILDRED HEAD-BUNKLEY. Rob Linn, Director, Inventory, 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.**

6-15-2021 RESOLUTION APPROVING SALE OF 19994 AND 20004 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.

6-16-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH CASH STETSON COMPTON. 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.**

6-17-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH OMNISOURCE, 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.**

6-18-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH SMF ACQUISITIONS LLC. 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.**

6-19-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO FIRST AMENDMENT TO PURCHASE & DEVELOPMENT AGREEMENT WITH 1727 MCCLELLAN, 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.**

6-20-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MOTOR CITY PROPERTY BUYERS 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.**

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 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 12:18 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 1:40 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 **1:41 p.m.**