

**DETROIT LAND BANK AUTHORITY**

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

**Tuesday, February 16, 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 **February 16, 2021** meeting to order at **11:09 a.m.** and reiterated 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. All five members were in attendance, and a quorum was met.

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the **January 19, 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 asked how she should submit questions to the Board. She also stated that she believes the Land Bank does not uniformly enforce its development agreements. She also expressed her opinion that the DLBA should not sell land to a community partner planning a development in the North End neighborhood.
- **Dr. Joanne Sobek** – Dr. Sobek is a Director of American Indian Health & Family Services of Southeast Michigan, Inc. She spoke in favor of a proposed sale of land by the Land Bank to that organization as part of a health center development. Board Chair Ward Gerson recommended that Dr. Sobek speak with Jano Hanna, Director, Disposition or Doug Parker, Chief Counsel.

- **Julius Debardeleben.** – Mr. Debardeleben, a Detroit volunteer, would like to work with the Land Bank to address blight on Land Bank properties in areas of the City where he has made improvements. Board Chair Ward Gerson asked if he could share specific addresses to which he replied that he would like to be at the table with the Land Bank.
- **Rob Pastor** – Mr. Pastor is working with some Land Bank community partners who would like to do business with the Land Bank. Board Chair Ward Gerson suggested that he submit questions to inquire@detroitlandbank.org and put “Board Meeting Request” in the subject line.
- **Vanessa Peake** – Ms. Peake expressed concern that the Land Bank is negatively impacting her neighborhood by not maintaining properties and selling property to people who do not keep up the houses and dump materials on curbsides. She is also concerned that her neighborhood will not benefit from the money raised by Proposal N.

#### **EXECUTIVE DIRECTOR UPDATE**

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

- **Sales Update**  
Saskia reported closings for the month of January 2021 of 264 structures and 282 side lots. These numbers reflect strong sales during what is usually a slow sales period. The Land Bank owns 82,836 parcels of property, with 6,400 of them currently available as neighborhood lots, with more being added on a regular basis.
- **Administration Update**  
Saskia reported that incoming call volume to the Land Bank remains high and that the Land Bank continues to make enhancements to its website including providing translation services and improving security.
- **Virtual Events Update**  
Saskia reported that the Land Bank’s virtual events have become very popular, and they have become a great way for the Land Bank to get information to the public on Land Bank programs and services. This is especially true as in person events, such as Side Lot Sales, have been postponed during the COVID pandemic.

Board members asked questions which were answered by Executive Director Thompson including questions about the Land Bank’s phone system.

#### **NEW BUSINESS**

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

**2-01-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE & DEVELOPMENT AGREEMENT AND AN OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH BRIGGS TOWN NORTH 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.**

**2-02-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH THOMAS WILSON & ASSOCIATES 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.**

**2-03-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SOUTHWEST DETROIT DEVELOPMENT LLC.** 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.**

**2-04-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY 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 Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**2-05-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH IMAN PAYNE.** 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.**

**2-06-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JAHID HUSSAIN.** 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.**

**2-07-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SCOTT CRAIG.** 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.**

**2-08-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH 130 E GRAND LIMITED DIVIDEND HOUSING.** 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.**

**2-09-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR JOE LOUIS GREENWAY.** 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.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Morrow-Bartell 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 11:57 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 1:07 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 1:07 p.m.