

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

Tuesday, December 17, 2019
11:00 AM

MINUTES

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

OTHERS PRESENT: Public, DLBA Staff

CALL TO ORDER

Board Chair, Ward Gerson called the December 17, 2019 meeting to order at **11:02 a.m.**

ROLL CALL

Secretary Walters called roll. Five of five members were present, and a quorum was met.

REVIEW AND APPROVAL OF MINUTES

Board Chair Erica Ward Gerson called for a motion to approve the November 12, 2019 Board of Directors meeting minutes. **Motion by Member Hosey** for approval of minutes. **Supported by Member Walters. MOTION APPROVED.**

PUBLIC COMMENT

Board Chair Erica Ward Gerson opened the floor to public comment.

- **Joanne Warwick** – Detroit resident, expressed concern that projects are not listed on the agenda for the public to view. Ms. Warwick also stated that she opposed the land swap on Chandler street in the North End in connection with settling possible litigation at the city.
- **Sheree Colbert**, Detroit resident, stated that she was unfairly evicted from 5093 French Rd. without notice and that all of her personal belongings were taken. Ms. Colbert stated that she has spoken to several DLBA staff without resolve.
- **Vanessa Peak**, Detroit resident distributed a news article to the group and stated that she would like to see stability and revitalization within the 9-block area where she lives. Ms. Peak stated that the DLBA is the main stakeholder and does not maintain the properties.
- **Arjan Anderson** stated that he would like to speak with someone in regard to purchasing a Side Lot located next to his church. Reginald Scott, Director, Disposition assisted Mr. Anderson immediately.

EXECUTIVE DIRECTOR REPORT

Saskia Thompson, Executive Director provided the following department highlights:

Disposition (Sales)

Saskia highlighted an average of 200 sales per month and reported that Own It Now sales have exceeded Auction sales by 2 to 1; Saskia reported that the DLBA has sold 14,000 side lots to date and stated that we hope to continue this trend.

Compliance Department update

Saskia reported we are in the process of restructuring the Compliance department and will provide an update in January 2020.

STANDING COMMITTEE REPORTS

Community Engagement

Member Pernell-Shelton stated that the Committee met last week and discussed upcoming projects.

Finance Audit Committee

Committee did not meet. No quorum met.

TREASURER'S REPORT

Marlene Beach, UHY, reported that she is currently meeting with Directors to discuss and prepare the 2020 budget and stated that the budget hearing with the City of Detroit CFO has been scheduled for January 24, 2020.

NEW BUSINESS

a. Resolutions

12-01-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH H&R PROCESS SERVING GROUP, LLC. Timothy Devine, General Counsel provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

12-02-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH ENVIRONMENTAL MAINTENANCE ENGINEERS, INC. Reginald Scott, Director, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

12-03-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING AGREEMENT WITH DATA TRACE INFORMATION SERVICES, LLC. Timothy Devine, General Counsel, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

12-04-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONTINUE TO ENGAGE THE PROFESSIONAL SERVICES OF UHY ADVISORS MI, INC. Saskia Thompson, Executive Director, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

12-05-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH 1815 SEMINOLE, LLC. Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

12-06-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH A&M VENTURES, LLC. Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

12-07-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BEDFORD INVESTMENTS US, LIMITED PARTNERSHIP. Karla Marshall, Manager, Projects & Community Partnership, provided background on the project. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

12-08-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH GOOD PROPERTIES LLC. Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters MOTION UNANIMOUSLY APPROVED.**

12-09-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH JFR, LLC. Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

12-10-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH ZEIGER PROPERTIES, LLC. Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

12-11-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR PARK EXPANSION. Karla Marshall, Manager, Projects & Community Partnership provided background Karla also stated that City Council approval is also required. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

12-12-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR TRANSFER TO HOMEOWNER IN SETTLEMENT OF POSSIBLE CLAIM. Timothy Devine, General Counsel, provided background. **Motion by Member Hosey to**

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

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey Supported by Walters.** Member Walters called roll for the vote of each Board Member to go into Closed Session. 5 of 5 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 **11:46 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 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), 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 **12:54 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 **12:55 p.m.**