

DETROIT LAND BANK AUTHORITY

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

Tuesday, May 18, 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 **May 18, 2021** meeting to order at **11:03 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 the meeting soon, which he did at 11:15.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the **April 20, 2021** Board of Directors meeting minutes. **Motion by Member Morrow-Bartell** for approval of minutes. **Supported by Member Walters.**
MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

- **Joanne Warwick** – Ms. Warwick requested that the Board reconsider its decision approving the option granted to Avanath. She believes an eventual sale of the Land Bank owned property to Avanath would violate the City of Detroit Charter.
- **Rod Atkins** – Mr. Atkins represents the Voyageur School District and expressed the District's interest in acquiring Land Bank owned property across the street from Voyageur Academy. He asked who at the Land Bank he should contact to discuss his proposal.

- **Glenn Wilson** – Mr. Wilson represents American Indian Health & Family Services and expressed his support for a proposed project on Land Bank owned property which would include a health clinic.
- **Jennifer Oprisiu** – Ms. Oprisiu represents American Indian Health & Family Services and she described some of the funding sources for their proposed project.
- **Chasity Dial** – Ms. Dial represents American Indian Health & Family Services and she described the services that would be provided by the proposed clinic and the diverse populations it would serve

Board Chair Ward Gerson thanked the representatives of Voyageur School District and American Indian Health & Family Services for their comments and that Land Bank staff were researching both proposals.

EXECUTIVE DIRECTOR UPDATE

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

- **Sales Update**
Saskia reported closings for the month of April 2021 of 446 which is more than double the historical amount. To date, the Land Bank has sold over 13,000 structures.
- **Staffing**
Saskia reported that the Land Bank is realizing the effects of being short staffed in certain areas given increased workloads and previous reductions in force. She anticipates at least partially addressing this issue by hiring some new employees in the near future in certain departments.

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

NEW BUSINESS

a. Resolutions

5-01-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT TO FINANCIALFORCE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Reginald Scott, Chief Financial Officer, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

5-02-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT TO TRANSUNION ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. J. Gabriel Guerrero, Chief Counsel, Administration, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

5-03-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH CHIRCO TITLE AGENCY. Jano Hanna, Director, Dispositions, provided background on the resolution. Discussion ensued regarding the Land Bank's use of title services. **Motion by Member Walters to approve**

resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.

5-04-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH ETITLE. Jano Hanna, Director, Dispositions, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

5-05-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH FIRST AMERICAN TITLE. Jano Hanna, Director, Dispositions, provided background on the resolution. Discussion ensued regarding future requests for proposals for title services. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

5-06-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING TITLE INSURANCE ESCROW AGREEMENT. Jano Hanna, Director, Dispositions, provided background on the resolution. Discussion ensued regarding future requests for proposals for title services. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

5-07-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH LAURA AMTOWER AND NICHOLAS DOWGWILLO. 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.**

5-08-2021 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 Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

5-09-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR A NEW CHARLESTON STREET PARK. 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.**

5-10-2021 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.**

5-11-2021 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF DETROIT WATER AND SEWERAGE DEPARTMENT. Doug Parker, Chief Counsel, Dispositions, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

5-12-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO RECEIVE PROPERTY FROM, AND TRANSFER PROPERTY TO, THE CITY OF DETROIT. 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 Walters Supported by Member Hosey.** 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 12:58 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 **12:59 p.m.**