

DETROIT LAND BANK AUTHORITY

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

**Tuesday, March 16, 2021
11:00 AM**

MINUTES

VIA ZOOM: Erica Ward Gerson
Miranda Morrow-Bartell
Richard Hosey
Patricia Pernel-Shelton
Carol Walters

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

CALL TO ORDER

Board Chair Ward Gerson called the **March 16, 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. 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 **February 16, 2021** Board of Directors meeting minutes. **Motion by Member Hosey** 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.

- **Venita Thompkins** – Ms. Thompkins of the Virginia Park community expressed concerns with Land Bank-owned property in the Virginia Park neighborhood, noting that fires occurred at specific addresses. Board Chair Ward Gerson advised Ms. Thompkins to submit the information to the Land Bank at the inquire@detroitlandbank.org email address.
- **Joanne Warwick** – Ms. Warwick expressed her belief that the City is not open and transparent as well as her concerns with the Land Bank's side lot program. She noted that it was ironic that there is a homelessness problem in Detroit when there is so much vacant housing stock. She also asked to be included in future plans for development in the North End neighborhood.

- **Leroy Melvin Tunstill.** – Mr. Tunstill informed the Board that he is trying to evict vagrants who are living in the house he purchased from the Land Bank and asked for more time to complete the required renovations. Board Chair Ward Gerson said she would notify the Land Bank's Compliance Department of the situation.
- **Tyson Gersh** – Mr. Gersh of the Lower North End Block Club said that that organization has just begun working with the developer of a project in the North End and that it would be premature for the Board to vote on selling land to the developer this month.
- **Joyce Moore** – Ms. Moore described a house that is part of the Herman Kiefer development project and expressed concerns about the price for which the developer would sell it.

EXECUTIVE DIRECTOR UPDATE

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

- **Sales Update**
Saskia reported closings for the month of February 2021 of 368 structures and 229 side lots. She noted that the Land Bank owns over 82,000 parcels of property, approximately 16,000 of which contain structures, and also that the Land Bank may soon receive approximately 1,000 parcels from the City as part of the property reconciliation between the City and the Land Bank. Saskia also reported that just under 7,000 neighborhood lots are currently listed with more being added every month.
- **Finance Update**
Saskia reported that the Land Bank's budget presentation to City Council would occur next week and the Land Bank has not yet received questions from Council Members regarding the budget.
- **Administration Update**
Saskia reported that the COVID vaccine has been made available to Land Bank staff whose jobs require them to be in the office or in the field regularly, and that more staff are becoming eligible. Saskia also reported that the executive team is evaluating the process and under what conditions staff would return to the office.

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

NEW BUSINESS

a. Resolutions

3-01-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE & DEVELOPMENT AGREEMENT WITH C&T HOLDINGS. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MEMBER HOSEY RECUSED HIMSELF FROM VOTING AS HE KNOWS THE PROPOSED BUYER, OTHERWISE, MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

3-02-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CASITA DETROIT 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.

3-03-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO FIRST AMENDMENT TO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH KING & COCHRANE LLC. Karla Marshall Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MEMBER HOSEY RECUSED HIMSELF FROM VOTING AS HE KNOWS THE PROPOSED BUYER, OTHERWISE, MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

3-04-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH RUDY WALTER KIRK. 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.**

3-05-2021 RESOLUTION APPROVING SALE OF VACANT LOT TO IGNACIO MORENO ELST. 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.**

3-06-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MULTI-COUNTY PROPERTY SERVICES, 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.**

3-07-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DEAN SIMIONESCU. 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.**

3-08-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH TREETOP BLENDS L.L.C. 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.**

3-09-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE STATE LAND BANK AUTHORITY. 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.**

3-10-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR EXPANSION OF CALLAHAN PARK. Rob Linn, Director, Inventory, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

3-11-2021 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR EXPANSION OF BRYANT-VERMONT PARK. Rob Linn, Director, Inventory, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

3-12-2021 RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO REMIT PAYMENT FOR VERIZON WIRELESS D/B/A NASPO VALUEPOINT ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Kelley Singler, Director, 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.**

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 11:52 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 12:38 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 Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **12:39 p.m.**