

**DETROIT LAND BANK AUTHORITY**  

---

**BOARD OF DIRECTORS MEETING**  
**GUARDIAN BUILDING**  
**500 Griswold St, Suite 1200 • Detroit, Michigan**  
**(Belle Isle Conference Room)**

**Tuesday, September 11, 2018**

**11:00 AM**

**MINUTES**

**PRESENT:** Erica Ward Gerson  
Richard Hosey  
Patricia Pernell-Shelton  
Rasul Raheem  
Carol Walters

**ABSENT:**

**OTHERS PRESENT:** Public, DLBA Staff

**CALL TO ORDER**

Board Chair, Erica Ward Gerson called the September 11, 2018 meeting to order at **11:13 a.m.**

**ROLL CALL**

Board Chair, Erica Ward Gerson called roll. Five of five members were present, and a quorum was met.

**ADOPTION OF THE AGENDA**

Board Chair Erica Ward Gerson called for a Motion to approve the agenda. **Motion by Member Walters to amend and approve the agenda. Supported by Member Pernell-Shelton. MOTION APPROVED.**

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Erica Ward Gerson called for a motion to approve the July 17, 2018 Board of Directors meeting minutes. **Motion by Member Walters for approval of minutes. Supported by Member Pernell-Shelton. MOTION APPROVED.**

**PUBLIC COMMENT**

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

- **John Lauve** distributed a document titled the "Lauve Report," expressed concerns about the number of years properties have been in inventory and suggested ways to sell properties.
  
- **Joanne Warwick**, Detroit resident, stated that she had attended the Detroit Budget Committee meeting at City Hall last week and stated that DLBA has not had a budget set aside for taking care of non-sales pipeline properties. Ms. Warwick also stated that the Nuisance Abatement process is questionable. Ms. Warwick stated that she attended the Mayor's City-Wide meeting last night and Maurice Cox, Director, Planning and Development, City of Detroit and Mr. Donald Rencher, Director, Housing and Revitalization, City of Detroit confirmed that they attend the Real estate committee meetings and is not sure why Detroit Land Bank employees state that they are not aware of the Committee.

- **Vanessa Peak**, Detroit resident, expressed her concerns about the deterioration in the St. Mary's corridor community and stated that she would like to see the Detroit Land Bank make some progressive efforts to improve the area.

#### **EXECUTIVE DIRECTOR REPORT**

Saskia Thompson, Executive Director introduced 2 new staff members; Kelley Singler, Director of Administration and Operations and Alyssa Strickland, Public Information Officer, Community Affairs Department to the group.

#### **Market Trend Study/Land Use Strategy Presentation**

Saskia Thompson, Executive Director stated that she is turning over to Darnell Adams, Director of Inventory to present the Land Use strategy. Darnell presented to the group and discussion ensued.

#### **STAFF REPORTS**

Saskia Thompson, Executive Director reported that the Executive Staff would return to providing reports in the next few months.

#### **STANDING COMMITTEE REPORTS**

##### **Finance and Audit**

Member Hosey reported that the Committee met last week and provided an update. Discussed great projects and had a presentation from Prince Realty. Member Hosey reported that they have reviewed the budget and are awaiting the audit to be finalized. Member Hosey commented that they have also been working on ways to get information out and engage the community.

##### **Project Review**

Member Pernell-Shelton reported that the committee met last week and provided an update. Projects and resolutions Member Pernell-Shelton reported that they had conversation around creating policies for some of our new and she is excited about things that the Land Bank is doing and the increase in engagement in the community. Member Pernell-Shelton stated that she would like to see information about properties that are for sale get out to those residing in the communities. Darnell Adams stated that we could begin sending an automated email that goes out to Block Clubs informing them of properties for sale. Rod Liggons, Director Community Affairs, stated that he could assist by providing a list of Block Clubs to Darnell.

##### **Community Engagement**

Member Pernell-Shelton reported that the Committee met last week and provided a brief update. Member Walters commented that she would also like to see new policies created around new and upcoming projects.

#### **TREASURER'S REPORT**

Irene Tucker, CFO, distributed the August 31, 2018 financials with the group and discussion ensued. Irene reported that the external annual audit is complete and draft financial statements and the report will be presented to Board members at the October meeting. Irene also reported that they have kicked off the FY2020 budget and has scheduled meetings with Saskia and Executive Directors to discuss their needs and then bring to the Board for review. Irene also reported that the 5 yr. Capital Budget has been released asking for 2.1Million and approved by Saskia. Irene asked members to let her know if there were any questions or concerns regarding the budget.

## **NEW BUSINESS**

### **a. Resolutions**

**09-01-2018** RESOLUTION APPROVING THE FIRST AMENDMENT AND RESTATEMENT OF THE DEMOLITION MANAGEMENT AGREEMENT WITH THE CITY OF DETROIT BUILDING AUTHORITY Erica Ward Gerson, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**09-02-2018** RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A VENDOR SERVICES AGREEMENT WITH NFH PROPERTY DEVELOPERS LLC. Erica Ward Gerson provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**09-03-2018** RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION AGREEMENT WITH FULL CIRCLE COMMUNITIES, INC. Erica Ward Gerson provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION APPROVED.**

**09-04-2018** RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO WITHDRAW DLBA-OWNED UNITS FROM THE ENGLISH VILLAGE AT ISLANDVIEW CONDOMINIUM. Erica Ward Gerson provided background. **Motion by Member Hosey to approve resolution. Supported by Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**09-05-2018** RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD TO DEVELOP DETROIT, INC. Erica Ward Gerson provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**09-06-2018** RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD TO FIRST LATIN-AMERICAN BAPTIST CHURCH OF DETROIT, MICHIGAN. Erica Ward Gerson provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**09-07-2018** RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD IN NORTH CORKTOWN. Erica Ward Gerson provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**09-08-2018** RESOLUTION APPROVING SALE OF CERTAIN OVERSIZED PARCELS UNDER THE SIDE LOT PROGRAM. Erica Ward Gerson and Darnell Adams provided background, members reviewed the list of parcels, and a robust discussion ensued. After discussion, members agreed that further discussions were needed and decided to table the resolution.

### **b. Freedom of Information Act (FOIA) Appeal review.**

Michael Brady, General Counsel, distributed two documents to the Board: (1) a letter from the Detroit Free Press' legal counsel appealing a FOIA response received from the DLBA and (2) a memo providing details about the FOIA request, the DLBA's response, the legal basis for providing a fee estimate, the process for determining the appropriate fee, and the Board's options. Discussion ensued.

Board Chair Erica Ward Gerson called for a Motion on the redaction appeal. **Motion by Member Raheem** to select "Option B" pursuant to MCL 15.240(2)(b) and issue a notice to the requesting person upholding the disclosure denial. **Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

Board Chair Erica Ward Gerson called for a Motion on the fee estimate appeal. **Motion by Member Hosey** to select "Option C" pursuant to MCL 15.240a(2)(c) and uphold the fee and issue a written determination to the requesting person indicating the specific basis that supports the required fee. **Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

Board Chair Erica Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

Member Raheem called roll for each Board Member to go into Closed Session. Each of the five (5) members voted yes to move into closed session. **MOTION UNANIMOUSLY APPROVED.** Board Chair Erica Ward Gerson **moved to Closed Session at 1:06 p.m.**

#### **CLOSED SESSION**

Permitted purposes of closed session were "to consult with its 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); and "to consider ... a periodic personnel evaluation of ... [an] employee ... if the named person requests a closed hearing" as permitted in MCL 15.268(a).

**Return to open session at 2:17 p.m.**

#### **ADJOURNMENT**

There being no further business, Board Chair Erica Ward Gerson called for a **Motion to adjourn. Motion by Member Raheem to adjourn the meeting. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **2:24 p.m.**