

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING IN PERSON & VIA ZOOM

Tuesday, June 27, 2023

10:00 AM

MINUTES

IN PERSON: Erica Ward-Gerson
Miranda Morrow-Bartell
Carol Walters
Patricia Pernell-Shelton

EXCUSED: Richard Hosey

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

CALL TO ORDER

Board Chair Ward Gerson called the **June 27, 2023**, meeting to order at **10:04 a.m.** and reviewed the process and logistics for a Zoom meeting.

ROLL CALL

Board Chair Ward Gerson called the roll. Four of five members were in attendance, and a quorum was met. Member Hosey was excused.

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the **May 23, 2023**, Board of Directors meeting. **Motion by Member Morrow-Bartell.** for approval of the minutes. **Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

Hussain Algahim – Detroit resident called to report a fraud involving a property that he assumed was a Land Bank property located at 7610 Miller street. Mr. Algahim stated that he was contacted by Mr. Waukeem Spraggins who offered to assist him with the purchase and asked for \$8,500.00. Mr. Algahim stated that Mr. Spraggins has been caught and is scheduled to go before the court but would like to receive assistance with the Buy Back program. Board Chair Ward Gerson informed Mr. Algahim that we do not have representatives that are out in the community selling houses and asked Jano Hanna and Doug Parker to assist. Jano asked Mr. Algahim to email his contact information to us at [inquire detroit@landbank.org](mailto:detroit@landbank.org).

Harriet Sheridan – Experienced technical difficulties and was unable to unmute herself to participate in public comment.

Miles West – Attending on behalf of the Monzo Group, stated that he was at the meeting to observe.

CEO UPDATE

Upcoming Events

Tammy Daniels, CEO, reported that the Land Bank Career Fair held on Thursday, June 15th at the Johnson Recreation Center was very successful with 40 individuals attending. The event was very well executed and kudos to Michele Shelton and her team for a great job. The Land Bank plans to hold fairs in the future as it was a great opportunity to be out in the community.

Side Lot Fair

The Lots of Lots event was a resounding success and very well attended. The next Lots of Lots event is scheduled for July 22nd at Heilman recreation center from 10:00 a.m. – 2:00 p.m. for City Council Districts 2 and 3. An event for Districts 1 and 7 will be held in August and invitations will be sent to Members.

Buy Back event

Tammy reported that the next Buy Back event is tentatively scheduled for August 15th at the Johnson Recreation center where 136 families will be graduating. An invitation will be sent to Members.

Strategic planning

Tammy Daniels reported that the Land Bank secured a \$75,000 grant from the Kresge foundation to support the community outreach component for its strategic planning. Board Member input will be solicited regarding questions and information to be shared with the community. The Land Bank issued an RFP at the end of March for a party to conduct the outreach with the community and five submissions have been received. Board chair Ward Gerson suggested that Members Pernell-Shelton and Morrow-Bartell be engaged due to their extensive knowledge with community engagement.

Partnerships

NSO

Tammy reported that we have partnered with the Neighborhood Service Organization (NSO) and have applied for \$2M of a \$15M grant through the state of Michigan's Impact program and stated that the purpose of the program and grant is to help families that are housing deprived out of homelessness by creating transitional housing.

Child based homecare

Tammy reported that the Land Bank was approached by the City's offices of early childhood learning and asked to partner in their efforts with Detroit's child based home care. The Land Bank connected with a financing entity and an effort is being made to identify Land Bank houses in child care deserts for renovation and used for child care. Tammy stated that once the renovation of each home is complete, it will be leased to a person as long as they keep it as a child care facility. They will be given the opportunity to purchase the home after two years.

Board chair Ward Gerson inquired about the City's proposed solar project and the impact it would have on Land Bank property and Tammy responded that Robbie Linn has been working on this project but is not in attendance. He will provide an update upon his return.

Equitable Transfers

Doug Parker, General Counsel, reported the following equitable transfers to come to the Board and provided background information:

- 68 East Philadelphia
- 1256 Dagoon
- 4397 Somerset
- 121 W. Hollywood

Success stories

Alyssa Strickland, Assistant Director, Public Relations, shared short videos of buyer success stories that our Digital Content Specialist has made. Alyssa reported that these videos can also be found on our social media pages. Board Chair Ward Gerson applauded the stories and stated that we should continue to show them and also be intentional about sharing with Council as well as the community.

NEW BUSINESS

a. Resolutions

6-01-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH GEORGE JOHNSON & COMPANY. Reginald Scott, CFO/COO provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

6-02-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH MILLER, CANFIELD, PADDOCK AND STONE, PLC. Gabriel Guerrero, Chief Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

6-03-2023 RESOLUTION TO APPROVE FINAL FY23 BUDGET

Reginald Scott, CFO/COO provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

6-04-2023 RESOLUTION TO APPROVE BUDGET FY24

Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

6-05-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO SERVICES AGREEMENTS FOR PROPERTY MAINTENANCE SERVICES. Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

6-06-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH OMNIA, INC. DBA NINE DESIGN & HOMES. Jano Hanna, Director, Real Estate Sales and Marketing provided

background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

6-07-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH AMITY HEALTH GIVES Jano Hanna, Director, Real Estate Sales and Marketing, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

6-08-2023 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH LOOKING AT THE WHOLE PICTURE FOUNDATION. Jano Hanna, Director, Real Estate Sales and Marketing, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

6-09-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY DETROIT. Veronica Johnson, Assistant Director, Property rehabilitation, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Walters Supported by Member Morrow-Bartell.** Board Chair Ward Gerson called roll for the vote of each Board Member to go into Closed Session. **MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson moved to Closed Session at 11:16 a.m.

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 12:25 p.m.

ADJOURNMENT

There being no further business, Board Chair Ward Gerson called for a **Motion to adjourn. Motion by Member Morrow-Bartell to adjourn the meeting. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **12:26 p.m.**