

**DETROIT LAND BANK AUTHORITY**

---

**BOARD OF DIRECTORS MEETING**

**GUARDIAN BUILDING**

**500 Griswold • Detroit, Michigan 48226**

**(Executive Board Room – 6<sup>th</sup> Floor)**

**Tuesday, September 10, 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, Erica Ward Gerson called the September 10, 2019 meeting to order at **11:11 a.m.**

**ROLL CALL**

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

**ADOPTION OF THE AGENDA**

Board Chair Erica Ward Gerson stated that the agenda needed to be amended to reflect the correction of the date of the minutes from August 16, 2019 to July 16, 2019 meeting and called for a Motion to adopt the amended agenda. **Motion by Member Walters to 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 16, 2019 Board of Directors meeting minutes. **Motion by Member Pernell-Shelton for approval of minutes. Supported by Member Walters. MOTION APPROVED.**

**PUBLIC COMMENT**

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

- **Rita Ross**, Russell woods resident, stated that she is trying to understand the processes of the Detroit land bank, specifically the auction bidding process. Ms. Ross stated that she bid on 4225 W. Davison and did not win, however the property is still vacant after 2 years. Ms. Ross also stated that she would like someone to attend one of their community meetings. Rod Liggons and Reginald Scott assisted Ms. Ross with both matters.

- **Anna Puttman** – Ms. Puttman informed the Board that she works with investors and has rehabbed over 20 houses; currently working on 184 Perkin St. Ms. Puttman stated that she would like to collaborate with the Detroit Land Bank. Jano Hanna, Director, Projects assisted Ms. Puttman.
- **Vanessa Peak** – Ms. Peak provided handouts to the Board and inquired about 19303 St. Louis, a vacant lot that the community has adopted and maintains and how to acquire. Ms. Peak also inquired about 19309 St. Louis a property that has been sold but is being vandalized. Board Chair Ward Gerson informed Ms. Peak that the board is aware of the issue and requested that Jano Hanna, Director, Projects assist Ms. Peak.
- **Joanne Warwick** – Detroit resident, stated that she hopes Ms. Peaks issue is resolved and inquired about 272 E. Bethune and 282 Marston, 2 properties that she feels were unfairly sold to a community partner.
- **Dr. Archer** - Dr. Archer informed the group of a property located near 12<sup>th</sup> and Clairmount that is 100-year's old, neglected and currently being occupied by squatters. Dr. Archer also stated that a property located at 1659 Clairmount, has asbestos, has been burned and is not being handled properly. Dr. Archer also commented that she is in support of Mr. George Adams and the creation of a park in their neighborhood.
- **George Adams**, Detroit resident and Founder of 360 Inc., stated that he has been trying to create a pocket park in the Herman Kiefer neighborhood and would like to speak with someone on our staff regarding how to do so. Mr. Adams stated that he has been unable to connect with anyone at the Detroit Land Bank and requested assistance. Karla Marshall, Manager, Projects & Community Partnership assisted Mr. Adams.
- **Donna Pitts**, presented the group with a series of questions/comments to consider:
  1. Notify community of sale of Side Lots before posting on website
  2. Feels that prices for Side Lots are unfair.
  3. Side Lots should be able to be utilized however chosen
  4. Consider selling houses for \$1.00
  5. Thinks that the Demolition and Nuisance Abatement programs are a violation of the constitution.

#### **EXECUTIVE DIRECTOR REPORT**

Saskia Thompson, Executive Director reported that the audit is complete, and the report will be shared with members in October. Saskia also stated that the CFO position has been posted and are awaiting applications. Saskia provided the following department highlights:

#### **Inventory**

Saskia highlighted 89,000 properties in inventory and stated that there has been an increase in structure sales.

#### **OIN**

Saskia reported that 2,800 Title searches have been performed in preparation for OIN sales so far this year.

#### **Disposition (Sales)**

Saskia highlighted 207 closings in the month of August with an average of 233 per month.

#### **Administration & Operations**

Saskia reported 2,500 walk ins; 7,800 calls in July and 6,900 in August.

## Community Affairs

Saskia reported that 11,000 citizens have been assisted in the community.

### **STANDING COMMITTEE REPORTS**

#### **Community Engagement**

Member Pernell-Shelton reported that the Community Engagement Committee met last week and provided thanks to Robbie and his team for the positive feedback received from the 48206 Block Club community for the awesome Building Blocks event.

#### **Finance Audit Committee**

Member Hosey reported that the Finance Audit Committee met last week and reviewed finances and upcoming projects. Member Hosey stated that he wants the finance department to continue to receive support and is hopeful that the morale will continue.

### **TREASURER'S REPORT**

Marlene Beach, UHY, reported that the Audit is complete, and members should expect to receive the full report at the October Board meeting.

### **NEW BUSINESS**

#### **a. Resolutions**

**9-01-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH ARMORBEARER INVESTIGATIONS, LLC.** Timothy Devine, General Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**9-02-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH GTJ CONSULTING, LLC.** Robbie Linn, Director Inventory, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**9-03-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH DETROIT WALL STREET PROPERTIES, LLC.** Robbie Linn, Director Inventory, provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**9-04-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT PAYMENT TO ROCKET FIBER, LLC ON BEHALF OF THE DETROIT LAND BANK AUTHORITY.** Kelley Singler, Director Administration, Operations, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**9-05-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH LAKE STAR CONSTRUCTION SERVICES, LLC .** Timothy Devine, General Counsel, provided background. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**9-06-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH J.C. BEAL CONSTRUCTION, INC.** Timothy Devine, General Counsel, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**9-07-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH 160 WEBB, LLC.** Karla Marshall, Manager, Projects & Community Partnership, provided background on the project. **Motion by Member Hosey to approve resolution. Supported by Member Pernell- Shelton. MOTION UNANIMOUSLY APPROVED.**

**9-08-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH UNDER ONE INVESTMENTS INC.** Karla Marshall, Manager, Projects & Community Partnership, provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**9-09-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH MICHEN ROBERT LLC,** Karla Marshall, Manager, Projects & Community Partnership, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED**

**9-10-2019 RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD TO WALDORF SCHOOL ASSOCIATION OF MICHIGAN.** Doug Parker, Principal Attorney, provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**9-11-2019 RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD TO STACY AND BRIAN MULLOY.** Doug Parker, Principal Attorney, provided background. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**9-12-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH TRUE VINE TEMPLE OF CHRIST.** Karla Marshall, Manager, Projects & Community Partnership provided background. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**9-13-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENTS WITH FREEWIND PROPERTIES LLC.** Karla Marshall, Manager, Projects & Community Partnership, provided background. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**9-14-2019 RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD TO HERMAN KIEFER, LLC.** Jano Hanna, Assistant Director, Projects and Doug Parker, Principal Attorney provided background and discussion ensued. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**9-15-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ACCEPT PROPERTY FROM THE CITY OF DETROIT.** Doug Parker, Principal Attorney, provided background and discussion ensued. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**9-16-2019 RESOLUTION APPROVING SALE OF CERTAIN OVERSIZED LOTS.** Reginald Scott, Director Disposition and Jano Hanna, Assistant Director, Projects provided background and discussion ensued. **Motion by Member Pernell-Shelton. to approve resolution. Supported by Member Hosey. 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 **12:17 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.

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 **1:33 p.m.**

Tim Devine, General Counsel presented draft Public meeting rules to members and discussion ensued.

**9-17-2019 RESOLUTION ADOPTING DETROIT LAND BANK AUTHORITY PUBLIC MEETING RULES.** Motion by Member Pernell-Shelton to approve resolution. Supported by Member Walters. **MOTION UNANIMOUSLY APPROVED.**

#### **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 **1:34 p.m.**