

DETROIT LAND BANK AUTHORITY

**BOARD OF DIRECTORS MEETING
IN PERSON & VIA ZOOM**

Tuesday, May 24, 2022

10:00 AM

MINUTES

IN PERSON:

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

OTHERS PRESENT:

Members of the Public, Members of DLBA Staff

CALL TO ORDER

Board Chair Ward Gerson called the **May 24, 2022**, meeting to order at **10:13 a.m.** and reviewed the process and logistics for a Zoom meeting.

ROLL CALL

Board Chair Ward Gerson called the roll. Five of 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 minutes for the April 26, 2022, Board of Directors meeting. **Motion by Member Walters** for approval of the minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor to public comment.

Randy – Detroit resident attending out of interest in learning more about the land bank and ways that he may be able to assist. Board Chair Ward Gerson suggested that he visit the Land Bank's website to see if he had any interest in any of our current job openings. Interim Executive Director, Tammy Daniels informed him That if he would like he could utilize the computers located in the Land Bank's lobby on the 12th floor.

Bryce Thompson - Detroit resident, stated that he was interested in learning more about the Land Bank. Mr. Thompson also stated that he had submitted two applications for two lots located at 8229 Brush and 690 Philadelphia via a marketing listing and has not received a confirmation from the Realtor. Board Chair Ward Gerson advised Mr.

Thompson to send an email to inquire@detroitlandbank.org for assistance. Jano Hanna, Director Disposition also offered to assist Mr. Thompson.

LaMarcus Thomas - Detroit resident, stated that he was a seasoned buyer and requested assistance with the release of a property. Mr. Thomas also asked if we were making any provisions for individuals experiencing hardship during the pandemic. Board Chair Ward Gerson asked Mr. Thomas if he had completed compliance and he stated that he had not done so. Interim Executive Director, Tammy Daniels advised Mr. Thomas to send photos of the property to Antonisha Smith, Constituent Experience Liaison, as next steps to achieving compliance.

Joanne Warwick – Detroit resident, expressed concerns about the unfair treatment of individuals that need assistance from this body and inquired about the refusal to sell lots to her neighbor Ms. Mitchell. Board Chair Ward Gerson stated that we have explained the process involved with Ms. Mitchell several times in the past.

Jonathan Middleton – Community Partner, stated that he had an issue with a property he rehabbed that to date, has not been resolved. Mr. Middleton expressed some frustrations working with the Land Bank and requested a meeting with someone to discuss. Board Chair Ward Gerson advised Mr. Middleton to provide his contact information and stated that Jano Hanna, Director, Disposition would give him a call to assist.

Mason Holliday – Detroit resident, expressed concerns with a property recently sold by the Land Bank through its Own It Now program. Mr. Holliday informed the Board that he had submitted a complaint through the Land Bank's independent complaint service. Board Chair asked Doug Parker, Chief Counsel, Disposition, to meet with Mr. Holliday to discuss. Mr. Parker and Mr. Holliday left the meeting room to discuss Mr. Holliday's concerns.

Vanessa Peak – Detroit resident, stated that she has neighbors that she finds to be very problematic and would like for the Land Bank to vet potential buyers of its property. Ms. Peak also asked if someone from the Land Bank could please consider addressing mental health. Board Chair Ward Gerson stated that mental health issues are outside of the Land Bank's expertise.

Gerard Sumpter – Community Partner associated with Mr. Middleton on rehab project, inquired about the status of a property and asked who oversees the City Council districts. Tim Devine, General Counsel, advised Mr. Sumpter to send the property address to inquire@detroitlandbank.org.

Board Chair Ward Gerson announced that Tim Devine, General Counsel, will be leaving the organization but has agreed to remain until we find a replacement. Board members and staff congratulated Tim.

INTERIM DIRECTOR UPDATE

Tammy Daniels, Interim Executive Director, stated that she would be forfeiting her time to Michele Chittick, Assistant Director, and Mark Epolito from Google for a presentation.

- **Google Presentation**

Mark Epolito, Google Public Sector Lead and Michele Chittick, Assistant Director, provided a presentation on a proposed partnership between the Land Bank and Google regarding the implementation of a web chatbot for the Land Bank and reported that it would help to resolve 91% of incoming communications. A robust discussion ensued, and Board Chair Ward Gerson requested that further testing be done prior to rolling out and for Mr. Epolito to come back with a live dial up presentation for Board Members to see. Member Hosey also inquired about securities and hacker protections and if they were in place.

- **Communications and Engagement Team Strategy presentation**
Postponed.

NEW BUSINESS

a. Resolutions

5-01-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CUSTOMER SERVICE TRANSFORMATION PROJECT WITH GOOGLE LLC. Tabled.

5-02-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT PAYMENT TO TRANSUNION ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-03-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A LEASE FOR MAINTENANCE AND STORAGE SPACE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Board Chair Ward Gerson provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

5-04-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A THIRD AMENDMENT TO AN EXISTING TITLE INSURANCE ESCROW AGREEMENT. Jano Hanna, Director, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-05-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH CHIRCO TITLE AGENCY, INC. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

5-06-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH ETITLE AGENCY, INC. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-07-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH NOVAD MANAGEMENT CONSULTING, LLC. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

5-08-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH RED CARPET TITLE AGENCY, LLC. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

5-09-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MONTHLY PARKING AGREEMENT WITH THE DETROIT REGIONAL CONVENTION FACILITY AUTHORITY. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-10-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A THIRD AMENDMENT TO OFFICE LEASE WITH THE WAYNE COUNTY ECONOMIC DEVELOPMENT CORPORATION. Gabriel Guerrero, Chief Counsel Administration, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-11-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH SOLUTION DESIGNERS, LLC. Tammy Daniels, Interim Executive Director, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-12-2022 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH GJC. Gabriel Guerrero, Chief Counsel Administration, and Reginald Scott, CFO, provided background on the resolution. Board noted that they would like to issue an RFP to investigate other auditors. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

5-13-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH YOUSEF AL-YOUSEF. Karla Marshal, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

5-14-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH GSR PROPERTIES, LLC Karla Marshal, 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.**

5-15-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH GREGORY JOLLY. Karla Marshal, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member**

Walters to approve resolution. Supported by Member Hosey. **MOTION UNANIMOUSLY APPROVED.**

5-16-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH RAVESESSION, LLC. Karla Marshal, 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.**

5-17-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH IHEART REALTY FOUNDATION, INC. Karla Marshal, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Walters Supported by Member Hosey.** 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 11:58 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 12:54 p.m.

ADJOURNMENT

There being no further business, Board Chair Ward Gerson called for a **Motion to adjourn. Motion by Member to Morrow-Bartell to adjourn the meeting. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **12:55 p.m.**