

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING
GUARDIAN BUILDING
500 Griswold • Detroit, Michigan 48226
(Executive Board Room – 6th Floor)

Tuesday, April 16, 2019
11:00 AM

MINUTES

PRESENT: Erica Ward Gerson
Miranda Morrow-Bartell
Patricia Pernell-Shelton
Richard Hosey
Carol Walters

OTHERS PRESENT: Public, DLBA Staff
Basil Cherian, Deputy Group Executive, Jobs and Economy at City of Detroit

CALL TO ORDER

Board Chair, Erica Ward Gerson called the April 16, 2019 meeting to order at **11:07 a.m.**

ROLL CALL

Board Chair, Erica Ward Gerson welcomed newest Board Member, Mrs. Miranda Morrow-Bartell and called roll. Four of five members were present, and a quorum was met. Member Hosey arrived later at **11:11 a.m.**

ADOPTION OF THE AGENDA

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

REVIEW AND APPROVAL OF MINUTES

Board Chair Erica Ward Gerson called for a motion to approve the March 12, 2019 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 proposed agenda to use for future Board meetings to the group to review. Mr. Lauve also provided photos of properties located at 227 Euclid and 258 Smith and stated that they are both blighted.
- **Joanne Warwick**, Detroit resident, commented that the website is still not complete and stated that resolutions listed on the agenda are not detailed and transparent. Ms. Warwick extended

an invitation to Board Member, Morrow-Bartell to tour her neighborhood. Ms. Warwick also referenced two Detroit Land Bank properties located at 272 and 282 E. Bethune.

Board Chair Ward Gerson stated that the City Council Quarterly report is complete and available on the website and encouraged public attendees to view. Board Chair Ward Gerson commended Kelley Singler, Director Administration, Operations and DLBA staff for their hard work on the report.

Board Committee Update

Board Chair Ward Gerson stated that she was happy to have Member Morrow-Bartell on the Board and stated that we will be re-staffing the Committees. Board Chair Ward Gerson proposed to dissolve the Projects Committee and restructure remaining Committees as follows:

Community Engagement Committee

- Member Pernell-Shelton
- Member Morrow-Bartell

Finance Committee

- Member Hosey
- Member Walters

Board Chair Ward Gerson suggested members think about the proposed committee assignments and finalize meeting schedules. Rhonda Anderson, Executive Assistant will calendar and send invites to members and Executive staff. Saskia stated that all DLBA Executive staff will attend and present at both Committee and Board meetings.

EXECUTIVE DIRECTOR REPORT

Saskia Thompson, Executive Director reported that the City Council Quarterly report is complete and provided the following department highlights.

Disposition/Inventory

Saskia reported that we are continuing our mission to return blighted and vacant properties to productive use and Reginald Scott, Director, Disposition and Robbie Linn, Inventory Director have been working on strategies to manage the inventory pipeline over the next few months. Saskia also reported that we hit a record of 434 side lot sales at the Sidelot fair on April 13th with a total of 667 for the year and are planning additional fairs for the future.

Demolition

Saskia reported that the total Hardest Hit Fund spending was \$185,443,875 at the close of the third quarter. Saskia also provided an update on the status of the McDonagh Demolition contractor investigation and stated that we are no longer using their services and are in the process of rebidding all of the properties previously awarded to them.

Website

Saskia reported that we are continuing to restructure and improve the website by providing transparent information and interactive tools. Saskia also reported that the Zillow listing integration for Auction and Own It Now properties is complete and has significantly increased the DLBA internet presence and potential purchaser audience.

STANDING COMMITTEE REPORTS

Project Review

Member Pernell-Shelton reported that the Projects Committee met last week, and gave kudos to Jano Hanna, Assistant Director, Projects for her work on all of the new projects. Member Pernell-Shelton thanked staff for all of the hard work, time and amazing effort that went into the side lot fair and requested that a calendar of all events be sent to Board Members. Reginald Scott, Director Disposition distributed a calendar to Members for review. Board Chair Ward Gerson requested that the locations be added to the calendar and invitations be sent to members as well.

Community Engagement

Member Pernell-Shelton reported that the Community Engagement Committee met last week and was happy to hear about all of the engagement events going on in the communities.

TREASURER'S REPORT

Irene Tucker, CFO, reviewed the March 31, 2019 financials and metrics with the Board and discussion ensued. Irene provided kudos to her team for closing the financials in record time.

NEW BUSINESS

Board Chair Ward Gerson introduced Basil Cherian, Deputy Group Executive, Jobs and Economy at City of Detroit Mayor's Office and requested that he provide details of the proposed Fiat Chrysler Mack Avenue Engine Complex project in connection with the City of Detroit Brownfield Redevelopment Authority (Resolution 04202019). Mr. Cherian provided details and discussion ensued. Board Chair Ward Gerson noted that the project is also subject to City Council approval and Basil will report back to the Detroit Land Bank staff after his meeting with City Council.

a. Resolutions

4-20-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO LAND TRANSFER AGREEMENT WITH CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY, AND TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON CERTAIN PARCELS OF THE SUBJECT PROPERTY. Basil Cherian and Jano Hanna, Assistant Director, projects provided detailed information. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-19-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO AGREEMENT TO PURCHASE AND DEVELOP LAND WITH HANTZ FARMS, LLC. Jano Hanna, Assistant Director. Projects provided background on project and stated that it is subject to City Council approval. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-01-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH MOTOR CITY PRESERVATION, LLC. Robbie Linn, Interim Director, Inventory, provided background. Irene Tucker, CFO noted that funding would come from proceeds from sales. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

4-02-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH CENTER FOR EMPLOYMENT OPPORTUNITIES, INC. Robbie Linn, Interim Director, Inventory, provided background. **Motion by Member Walters to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

4-03-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH DETROIT GROUNDS CREW, LLC. Robbie Linn, Interim Director, Inventory, provided background. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-04-2019 2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH DETROIT WALL STREET PROPERTIES, LLC. Robbie Linn, Interim Director, Inventory, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

4-05-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH FIVE BROTHERS, INC. Robbie Linn, Interim Director, Inventory, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED**

4-06-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH GTJ CONSULTING, LLC. Robbie Linn, Interim Director, Inventory, provided background. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED**

4-07-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT PAYMENT TO FINANCIALFORCE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Irene Tucker, CFO, provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED**

4-08-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REMIT PAYMENT TO ENTERCOM COMMUNICATIONS CORPORATION ON BEHALF OF THE DETROIT LAND BANK AUTHORITY. Rod Liggons, Director Community Affairs, provided background. Member Walters inquired about the Marketing strategy and requested a presentation to the Board. Rod stated that he would present next month. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED**

4-09-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A THIRD AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH RIGHTSIZE FACILITY PERFORMANCE OF MICHIGAN, LLC. Kelley Singler, Director Administration, Operations, provided background and discussion ensued. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED**

4-10-2019 RESOLUTION TO AMEND THE WAIVER OF THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD TO BRUSH PARK ERSKINE, LLC. Doug Parker, Principal Attorney, provided detailed background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-11-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ACCEPT DONATED PROPERTY FROM HEXAGONAL PROPERTIES, LLC. Robbie Linn, Interim Director, Inventory, provided background. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-12-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ACCEPT DONATED PROPERTY FROM VALE DE JUDEO PROP LLC. Robbie Linn, Interim Director, Inventory, provided background.

Motion by Member Pernell-Shelton to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.

4-13-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DYNAMIC DEVELOPMENT SERVICES LLC. Jano Hanna, Assistant Director, Projects provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

4-14-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BBR INVESTMENT GROUP LLC. Jano Hanna, Assistant Director, Projects provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

4-15-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALTER MILE GROUP LLC. Jano Hanna, Assistant Director. Projects provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

4-16-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH VILLEKULLA FLORA LLC. Jano Hanna, Assistant Director, Projects provided background. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

4-17-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH COALESCE DETROIT, LLC. Jano Hanna, Assistant Director, projects provided background detailed information. Board Chair Ward Gerson stated that due to the frequency of the request to waive the 5/50 Percent Tax Capture a policy needs to be created. Jano stated that she would draft a policy for members to review. **Motion by Member Pernell-Shelton to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

4-18-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH SHAYNE BALLOU. Jano Hanna, Assistant Director. Projects provided background information. **Motion by Member Walters 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 Member Pernell-Shelton.** Board Chair Ward Gerson 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 12:34 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 purpose of closed session was "to consult with its 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 12:55 p.m.

ADJOURNMENT

There being no further business, Board Chair Ward Gerson called for a **Motion to adjourn. Motion by Member Hosey to adjourn the meeting. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **12:59 p.m.**