

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

Tuesday, June 11, 2019
11:00 AM

MINUTES

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

OTHERS PRESENT: Public, DLBA Staff

CALL TO ORDER

Board Chair, Erica Ward Gerson called the June 11, 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 an additional resolution (06102019) needed to be added to the agenda and called for a Motion to amend and adopt the agenda. **Motion by Member Walters to approve the agenda. Supported by Member Hosey. MOTION APPROVED.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Erica Ward Gerson called for a motion to approve the May 14, 2019 Board of Directors meeting minutes. **Motion by Member Hosey for approval of minutes. Supported by Member Walters. MOTION APPROVED.**

PUBLIC COMMENT

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

- **John Lauve**, distributed a handout and proposed a plan to create a Neighbor to Neighbor residential rescue plan.
- **Anita Peek** Detroit resident, stated that she purchased a property located at 1930 Wildemere Street, has maintained it regularly and recently lost the home due to non-compliance. Ms. Peek requested assistance with regaining ownership of the home.
- **Michael Williams**, Detroit resident in the Brightmoor community, inquired about 14401 and 14364 Burgess, two Detroit Land Bank owned properties that have been on the demo list for the

last 18 months. Mr. Williams stated that the houses are being used to solicit drugs, prostitution and illegal dumping and would like to hear plans for making the area safe. Tammy Daniels, Director, Demolition stated that both properties have been contracted and are scheduled to be demolished this summer. Mr. Williams also stated that he was the victor in an auction for 21241 Lyndon and deemed ineligible due to additional documentation needed. Mr. Williams stated that he produced the documents requested but did not receive clearance and was told that the deposit was non-refundable. Mr. Williams requested assistance to obtain his refund. Saskia Thompson, Executive Director addressed.

- **Pat Whaley, Detroit resident,** stated that she has been maintaining a Side Lot located next to 14403 Hubbell and the neighbor behind her has recently purchased although he/she is not eligible according to adjacency rules of the Side Lot policy. Ms. Whaley stated that she was not made aware of its availability and would like to speak with someone in regard to this matter. Reginald Scott, Director, Disposition provided specific details of the Side Lot policy and stated that the purchase may have been allowed under the cascading rule. Reginald stated that he would review the purchase further and assist Ms. Whaley.

Joanne Warwick, Detroit resident, inquired about 272 E. Bethune and 282 Marston purchased by Community Partner Vanguard, CDC. and stated that the properties are not being maintained. Ms. Warwick also stated that Community Partner, Develop Detroit, has purchased Side Lots and are not maintaining them.

Vanessa Peak, Detroit resident, stated that she is seeking resolution on how to revitalize her neighborhood. Ms. Peak stated that vandals are removing boards from houses leaving them open to trespassing and she would like to see houses rehabbed in her community.

EXECUTIVE DIRECTOR REPORT

Saskia Thompson, Executive Director distributed a report and provided the following department highlights:

Inventory

Saskia highlighted 91,936 parcels currently in inventory and stated that the department continues to work on a new Open House structure to generate interest and allow multiple houses to be shown at one time.

Disposition (Sales)

Saskia highlighted 229 closings for May 2019.

Demolition

Saskia reported that the total Hardest Hit Fund spend down is \$258 Million; 75% complete and only approximately 25% left to spend.

Administration & Operations

Saskia highlighted 7,900 calls answered and 1,200 Walk-in customers served.

IT

Saskia stated that the IT department is continuing to find new ways to make the website more efficient.

Community Affairs

Saskia reported that the Community Affairs team is continuing to have office hours and ramping up marketing efforts with the creation of new signs and billboards.

Saskia informed the group of the recent News reports of City plans for Demolition, stated that the Executive team is engaged with the process and discussion ensued.

STANDING COMMITTEE REPORTS

Community Engagement

Member Pernell-Shelton reported that the Community Engagement Committee met last week and had a great meeting. Members Morrow-Bartell and Pernell-Shelton both expressed that all the teams are doing a great job.

Finance Audit Committee

Member Hosey reported that the Committee met last week and had discussions about the City's upcoming plans for demolition, next steps and the best ways to prepare the DLBA for building versus demolishing.

TREASURER'S REPORT

Irene Tucker, CFO, reviewed the May 31, 2019 financials and metrics with the Board and discussion ensued.

NEW BUSINESS

a. Resolutions

6-01-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH GJC. Board Chair Ward Gerson provided background on the resolution. Irene Tucker, CFO, noted that an RFP for the 6th year would be forthcoming. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

6-02-2019 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A THIRD AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH VISIONSOFT INTERNATIONAL, INC. Board Chair Ward Gerson provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

6-03-2019 RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX CAPTURE ON PROPERTY SOLD TO CHUY ENTERPRISES, LLC. Jano Hanna, Assistant Director, Projects, provided background and discussion ensued. Board Chair Ward Gerson stated that due to the frequency of these types of transactions a policy to address the 5.50 Tax capture needs to be created. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

6-04-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ACCEPT DONATED PROPERTY FROM DETROIT LANDS, LLC. Robbie Linn, Director, Inventory, provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

6-05-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR A NEW GEORGIA STREET PARK. Robbie Linn, Director, Inventory, provided background. **Motion by Member Hosey to approve resolution. Supported by Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

6-06-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR THE EXPANSION OF VERNOR PLAYGROUND. Robbie Linn, Director, Inventory, provided background. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

6-07-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH JOAN PEIRCE. Jano Hanna, Assistant Director, Projects, provided background on project. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

6-08-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE AND DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH SOUTHWEST HOUSING SOLUTIONS CORPORATION. Jano Hanna, Assistant Director, Projects, provided background on project. Board Chair Ward Gerson stated that the resolution needed to be amended to include that the resolution will also require City Council approval. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED**

6-09-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH FARMER'S EMPIRE INC. Doug Parker, Principal Attorney, provided background on project. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED**

6-10-2019 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR TRANSFER TO RESIDENT IN SETTLEMENT OF POSSIBLE CLAIM. Saskia Thompson, Executive Director provided background and discussion ensued. Saskia stated that she would provide an update on the settlement at the July Board meeting. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED**

b. Freedom of Information Act (FOIA) Appeal Review

Doug Parker, Principal Attorney, stated that Mr. Lauve had delivered a FOIA request dated April 16, 2019 to the Detroit Land Bank. Doug provided details of the request and stated that Mr. Lauve disputed the hourly rate used to calculate the fee estimate and submitted an appeal. Doug stated that the DLBA's fee estimate and time estimated to complete the review are consistent with the DLBA's practice and requested the assistance of the Board regarding next steps. After review and discussion of the options, **Member Hosey made a Motion** to accept option C: to uphold the fee and issue a written determination to the requesting party indicating the specific basis under FOIA Section 4 that supports the required fee. **Member Walters second the Motion. MOTION UNANIMOUSLY APPROVED.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Walters Supported by Member Hosey.** 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 12:24 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 1:45 p.m.

Motion by Member Hosey to approve Executive Director compensation commencing July 1st at an increase of 2.5% plus a one-time performance bonus of an additional 1.5%. Members Ward-Gerson, Walters and Hosey voted yes. Member Morrow-Bartell abstained. Member Pernell-Shelton voted no.
MOTION APPROVED

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 **1:53 p.m.**