

## DETROIT LAND BANK AUTHORITY

---

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

Tuesday, March 22, 2022  
10:00 AM

### MINUTES

**IN PERSON:** Erica Ward Gerson  
Patricia Pernell-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 **March 22, 2022**, meeting to order at **10:11 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. Board Chair Ward Gerson noted that Member Hosey arrived at 10:12 a.m.

#### **REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the minutes for the January 25, 2022 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.

- **Christopher Goines** – Son of Donald Goines, stated that he purchased and rehabbed a home and sold the home to a family. Mr. Goines stated that he is committed to purchasing and rehabbing houses to place families in them. Mr. Goines called the Land Bank to inquire about purchasing a property and was told that it was on the demolition list and not for sale. Board Chair Ward Gerson informed Mr. Goines that a resolution to enact a policy addressing all the houses that we sell includes a new section that addresses houses on the demolition list is on today's agenda. Board Chair Ward Gerson also advised him to visit the Land Bank website as it has been revised and reflects every house and property that the landbank owns. Tammy Daniels, Interim Executive Director and Robbie Linn, Director, Disposition, also assisted Mr. Goines.
- **Joanne Warwick** – Ms. Warwick expressed several concerns about the Land Bank including its process for selecting property purchasers, in particular with respect to land sales in the North End neighborhood. Ms. Warwick also expressed her disappointment about the Board's 4-1 vote on a

development in the North End. Ms. Warwick also requested that the Land Bank resolve a situation involving her neighbor Ms. Sharon Mitchell.

- **Clifton Whatley Jr.** – Detroit resident, stated that he and his wife purchased a property from the Land Bank a year ago under the Employee Discount program. The house has been finished for two months and the home is currently vacant and he has been trying to sell it. Mr. Whatley stated that he has submitted to the Land Bank documentation showing his rehabilitation expenses and to date has not received a response. Board Chair Ward Gerson advised Mr. Whatley to send his contact information to [inquire@detroitlandbank.org](mailto:inquire@detroitlandbank.org). Tammy Daniels, Interim Executive Director will also assist Mr. Whatley.
- **Vanessa Peake** – Detroit resident, expressed concerns about construction debris that is being illegally dumped in her neighborhood. Board Chair Ward Gerson advised Ms. Peak to contact the city offices to report illegal dumping.

#### INTERIM DIRECTOR UPDATE

Tammy Daniels, Interim Executive Director, provided the following updates:

- **Community Engagement**  
Tammy reported that she has been working with the team to create new ways to improve community engagement and has attended over 30 community meetings in the last two months.
- **5-Year Plan**  
Tammy provided an update on the 5-year plan and stated that she believes that as a part of the plan the Land Bank needs to be more thoughtful about stakeholders and residents and work on rehabilitating its reputation to ensure that the policies and programs are what the residents would like to see. Tammy also reported that the Land Bank is working with agencies such as the Michigan Land Bank and the Center for Community Progress, as well as others in its efforts. Board Chair Ward Gerson stated that she would like to see the Executive team engage with Board Members early in the process through the 5-year plan.
- **City Council**  
Tammy reported that she and the Executive team attended a budget hearing on March 16<sup>th</sup> and received great feedback and offers for assistance from City Council members. She also stated that it is a great opportunity to work with members and have conversations about where they envision the DLBA.

#### NEW BUSINESS

##### a. Resolutions

**3-01-2022 RESOLUTION APPROVING THE APPLICATION BY THE DLBA FOR A MODULAR HOME GRANT THROUGH THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-02-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH BENJAMIN KEHOE.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member**

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

**3-03-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CITY LIVING OZ LLC.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-04-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH DIVERSIFIED INTERNATIONAL, LLC.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-05-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH 3302 HARRISON ST., LLC.** Karla Marshall, 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.**

**3-06-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALMASS DOWNTOWN REAL ESTATE, LLC.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**3-07-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH UGANDA COMMUNITY OF MICHIGAN.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-08-2022        REMOVED**

**3-09-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH K C LAND DEVELOPMENT, INC.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-10-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH HARRISON NCT, LLC.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background

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

**3-11-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH MAKELIA WATSON.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-12-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH NICOLA Y BARNES.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-13-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ROBBIE SPENCER.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-14-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ROY PRIDE II.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters. to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**3-15-2022 RESOLUTION APPROVING SALE OF 207 NEWPORT.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**3-16-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH ORCHARD VILLAGE LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP.** Karla Marshall, 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.**

**3-17-2022 RESOLUTION APPROVING SALE OF 211 NEWPORT.** Karla Marshall, Manager, Projects & Community Partnership, Disposition, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-18-2022 RESOLUTION APPROVING LISTING OF 2349 and 2353 MCKINSTRY.** Rob Linn, Director of Inventory, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-19-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO WAYNE COUNTY.** Rob Linn, Director of Inventory, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**3-20-2022 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR THE JOE LOUIS GREENWAY.** Rob Linn, Director of Inventory, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. Member Walters abstained. MOTION APPROVED.**

**3-21-2022 RESOLUTION APPROVING SALE OF 3856 AND 3902 PENNSYLVANIA.** Rob Linn, Director of Inventory, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**3-22-2022 RESOLUTION ADOPTING NEIGHBORHOOD CREATE-A-PROJECT PILOT POLICY.** Jano Hanna, Director of Disposition, reviewed the policy and provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**3-23-2022 RESOLUTION ADOPTING STRUCTURE SALES POLICY.** Rob Linn, Director of Inventory, reviewed the policy and provided background on the resolution. Member Walters inquired as to why the Rehabbed and Ready program was not included and discussion ensued. The resolution was amended to approve the policy as is but require that staff include Rehabbed and Ready. **Motion by Member Hosey to approve the resolution as amended. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

#### **CLOSED SESSION**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey Supported by Member Walters.** 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 11:13 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 11:46 a.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 Walters. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **11:47 a.m.**