

**DETROIT LAND BANK AUTHORITY**

---

**BOARD OF DIRECTORS MEETING  
REMOTE MEETING VIA ZOOM**

**Tuesday, November 17, 2020**

**11:00 AM**

**MINUTES**

**VIA ZOOM:**

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

**OTHERS PRESENT:** Members of the Public, Members of DLBA Staff

**CALL TO ORDER**

Board Chair Ward Gerson called the **November 17, 2020** meeting to order at **11:06 a.m.** and reiterated the process and logistics for a Zoom meeting.

**ROLL CALL**

Board Chair Ward Gerson asked Mrs. Rhonda Bass, Executive Assistant, to call the roll. Mrs. Bass called roll. Four of five members were in attendance, and a quorum was met. Member Walters joined the meeting at 11:11 a.m.

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the **October 27, 2020** Board of Directors meeting minutes. **Motion by Member Hosey** for approval of minutes. **Supported by Member Morrow-Bartell.** **MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**PUBLIC COMMENT**

Board Chair Ward Gerson opened the floor to public comment.

- **Joanne Warwick** – Detroit resident, stated that she would like Tim Devine, General Counsel, to give an explanation of the rules regarding “cascading” in the DLBA Side Lot Policy. Ms. Warwick complained about disparate treatment to Detroiters and stated that they are unable to purchase properties and neighborhood lots are not made available in her neighborhood.
- **Vanessa Peake** – Detroit resident, stated that she sent an email to Robbie Linn, Inventory Director and Tim Devine, General Counsel to inform them of her complaint to the City of Detroit Public Works department (DPW) about properties in her community that are being used as dumping grounds and the debris is not being picked up. Ms. Peake stated that she was told by

DPW to contact the Land Bank regarding this matter. Saskia Thompson, Executive Director stated that DPW is responsible for the removal of debris and the Land Bank has been working with them to resolve.

- **Keri Roberts** – R&P Investment Group, introduced herself to the group and stated that she is currently working with A Place of Refuge, a Detroit Land Bank Community Partner, on a 25 parcel Community Development project in the Birwood Community. Ms. Roberts stated that she would be interested in purchasing properties and partnering with the Land Bank. Saskia Thompson, Executive Director, asked Ms. Roberts to send her contact information to [inquire@detroitlandbank.org](mailto:inquire@detroitlandbank.org) and stated that Karla Marshall, Manager, Projects & Community Partnership, would be able to assist her.
- **Rhonda Jones** – Founder of A Place of Refuge, informed the group of a property in the Birwood community that needed to be demolished. Saskia Thompson, Executive Director, explained that the City is now responsible for demolitions but that if Ms. Jones emailed the property address to [inquire@detroitlandbank.org](mailto:inquire@detroitlandbank.org) the DLBA would work with the City to try and have the property demolished.

#### **EXECUTIVE DIRECTOR UPDATE**

Saskia Thompson, Executive Director, provided the following departmental highlights:

- **Sales**  
Saskia reported record closings for the calendar year of 2,800 structures as of the end of October and stated that this is –in comparison to 1,742 closings in all of calendar year 2017.
- **Vacant land policies**  
Saskia reported that since the implementation of the Vacant Land Policy, over 1,000 neighborhood lots are now available, and we expect to add 1,000 to 1,500 weekly.
- **Side lots**  
Saskia reported that 30,000 Side lots are now available, and we are in the process of sending postcards to inform the community.
- **Proposal N**  
Saskia reported that now that Proposal N has passed, we are in the process of planning for the impact it will have on the Land Bank. Saskia stated that the DLBA will work with the City on any new discount policy programs.
- **COVID-19 Update**  
Saskia reported that due to Michigan's new three-week COVID restrictions, effective Wednesday, November 18<sup>th</sup>, additional protocols have been implemented at the Land Bank to ensure the safety of our staff and the public.

#### **NEW BUSINESS**

##### **a. Resolutions**

**11-01-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CENTRAL PARK DISTRICT, LLC.** 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 ON A ROLL CALL VOTE.**

**11-02-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH CORKTOWN HOUSING, 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 ON A ROLL CALL VOTE.**

**11-03-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH DETROIT CROWDFUNDING FOR KEYS LLC.** 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 ON A ROLL CALL VOTE.**

**11-04-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH YUSEF EL-ESES.** 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 ON A ROLL CALL VOTE.**

**11-05-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH FULL CIRCLE COMMUNITIES, INC.** 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 ON A ROLL CALL VOTE.**

**11-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH HEAVEN ON EARTH INC.** 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 ON A ROLL CALL VOTE.**

**11-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALEXANDER J. MONCRIEFF, DUANE A. YOUNGBLOOD, AND LEIGH S. BUTLER.** 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 ON A ROLL CALL VOTE.**

**11-08-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH WALEED QUARY.** 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 ON A ROLL CALL VOTE.**

**11-09-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CONNOR RIEGLE.** 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 ON A ROLL CALL VOTE.**

**11-10-2020 RESOLUTION TO ADOPT FIRST AMENDED TAX CAPTURE WAIVER POLICY.** Doug Parker, Chief Counsel Disposition and Corporate Governance, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**11-11-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO SERVICES AGREEMENTS FOR RESIDENTIAL GENERAL CONTRACTOR SERVICES.** Board Chair Ward Gerson and Saskia Thompson, Executive Director, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey Supported by Member Walters.** Rhonda Bass called roll for the vote of each Board Member to go into Closed Session. Five of five members were present, and each member voted yes to move into Closed Session. **MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**Board Chair Ward Gerson moved to Closed Session at 11:59 a.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.

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 12:45 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 Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **12:47 p.m.**

**DETROIT LAND BANK AUTHORITY**

---

**BOARD OF DIRECTORS MEETING  
REMOTE MEETING VIA ZOOM**

**Tuesday, November 17, 2020  
11:00 AM**

**MINUTES**

**VIA ZOOM:**

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

**OTHERS PRESENT:** Members of the Public, Members of DLBA Staff

**CALL TO ORDER**

Board Chair Ward Gerson called the **November 17, 2020** meeting to order at **11:06 a.m.** and reiterated the process and logistics for a Zoom meeting.

**ROLL CALL**

Board Chair Ward Gerson asked Mrs. Rhonda Bass, Executive Assistant, to call the roll. Mrs. Bass called roll. Four of five members were in attendance, and a quorum was met. Member Walters joined the meeting at 11:11 a.m.

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the **October 27, 2020** Board of Directors meeting minutes. **Motion by Member Hosey** for approval of minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**PUBLIC COMMENT**

Board Chair Ward Gerson opened the floor to public comment.

- **Joanne Warwick** – Detroit resident, stated that she would like Tim Devine, General Counsel, to give an explanation of the rules regarding “cascading” in the DLBA Side Lot Policy. Ms. Warwick complained about disparate treatment to Detroiters and stated that they are unable to purchase properties and neighborhood lots are not made available in her neighborhood.
- **Vanessa Peake** – Detroit resident, stated that she sent an email to Robbie Linn, Inventory Director and Tim Devine, General Counsel to inform them of her complaint to the City of Detroit Public Works department (DPW) about properties in her community that are being used as dumping grounds and the debris is not being picked up. Ms. Peake stated that she was told by

DPW to contact the Land Bank regarding this matter. Saskia Thompson, Executive Director stated that DPW is responsible for the removal of debris and the Land Bank has been working with them to resolve.

- **Keri Roberts** – R&P Investment Group, introduced herself to the group and stated that she is currently working with A Place of Refuge, a Detroit Land Bank Community Partner, on a 25 parcel Community Development project in the Birwood Community. Ms. Roberts stated that she would be interested in purchasing properties and partnering with the Land Bank. Saskia Thompson, Executive Director, asked Ms. Roberts to send her contact information to [inquire@detroitlandbank.org](mailto:inquire@detroitlandbank.org) and stated that Karla Marshall, Manager, Projects & Community Partnership, would be able to assist her.
- **Rhonda Jones** – Founder of A Place of Refuge, informed the group of a property in the Birwood community that needed to be demolished. Saskia Thompson, Executive Director, explained that the City is now responsible for demolitions but that if Ms. Jones emailed the property address to [inquire@detroitlandbank.org](mailto:inquire@detroitlandbank.org) the DLBA would work with the City to try and have the property demolished.

#### **EXECUTIVE DIRECTOR UPDATE**

Saskia Thompson, Executive Director, provided the following departmental highlights:

- **Sales**  
Saskia reported record closings for the calendar year of 2,800 structures as of the end of October and stated that this is –in comparison to 1,742 closings in all of calendar year 2017.
- **Vacant land policies**  
Saskia reported that since the implementation of the Vacant Land Policy, over 1,000 neighborhood lots are now available, and we expect to add 1,000 to 1,500 weekly.
- **Side lots**  
Saskia reported that 30,000 Side lots are now available, and we are in the process of sending postcards to inform the community.
- **Proposal N**  
Saskia reported that now that Proposal N has passed, we are in the process of planning for the impact it will have on the Land Bank. Saskia stated that the DLBA will work with the City on any new discount policy programs.
- **COVID-19 Update**  
Saskia reported that due to Michigan's new three-week COVID restrictions, effective Wednesday, November 18<sup>th</sup>, additional protocols have been implemented at the Land Bank to ensure the safety of our staff and the public.

#### **NEW BUSINESS**

##### **a. Resolutions**

**11-01-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CENTRAL PARK DISTRICT, LLC.** 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 ON A ROLL CALL VOTE.**

**11-02-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH CORKTOWN HOUSING, 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 ON A ROLL CALL VOTE.**

**11-03-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH DETROIT CROWDFUNDING FOR KEYS LLC.** 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 ON A ROLL CALL VOTE.**

**11-04-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH YUSEF EL-ESES.** 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 ON A ROLL CALL VOTE.**

**11-05-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH FULL CIRCLE COMMUNITIES, INC.** 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 ON A ROLL CALL VOTE.**

**11-06-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH HEAVEN ON EARTH INC.** 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 ON A ROLL CALL VOTE.**

**11-07-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ALEXANDER J. MONCRIEFF, DUANE A. YOUNGBLOOD, AND LEIGH S. BUTLER.** 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 ON A ROLL CALL VOTE.**

**11-08-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH WALEED QUARY.** 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 ON A ROLL CALL VOTE.**

**11-09-2020 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CONNOR RIEGLE.** 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 ON A ROLL CALL VOTE.**

**11-10-2020 RESOLUTION TO ADOPT FIRST AMENDED TAX CAPTURE WAIVER POLICY.** Doug Parker, Chief Counsel Disposition and Corporate Governance, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**11-11-2020 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO SERVICES AGREEMENTS FOR RESIDENTIAL GENERAL CONTRACTOR SERVICES.** Board Chair Ward Gerson and Saskia Thompson, Executive Director, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Hosey Supported by Member Walters.** Rhonda Bass called roll for the vote of each Board Member to go into Closed Session. Five of five members were present, and each member voted yes to move into Closed Session. **MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.**

**Board Chair Ward Gerson moved to Closed Session at 11:59 a.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.

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 12:45 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 Walters. MOTION UNANIMOUSLY APPROVED ON A ROLL CALL VOTE.** The meeting was adjourned at **12:47 p.m.**