

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING

GUARDIAN BUILDING

**500 Griswold St, Suite 1200 • Detroit, Michigan
(Belle Isle Conference Room)**

Tuesday, March 13, 2018

11:00 AM

MINUTES

PRESENT: Erica Ward Gerson
Richard Hosey
Patricia Pernell-Shelton
Rasul Raheem
Carol Walters

ABSENT: n/a

OTHERS PRESENT: Public, DLBA Staff

CALL TO ORDER

Board Chair, Erica Ward Gerson called the March 13, 2018 meeting to order at **11:09 a.m.**

ROLL CALL

Member Raheem called roll. Five of five members were present and a quorum was met.

ADOPTION OF THE AGENDA

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

REVIEW AND APPROVAL OF MINUTES

Board Chair Erica Ward Gerson called for the approval of the February 13, 2018 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. Mr. John Lauve, Holly resident expressed concern about the sale of structures and vacant properties and suggested a DLBA/ HUD/realestate collaboration. Joanne Warwick, Detroit resident provided a handout of her public comment. Ms. Warwick expressed concerned about the lack of transparency and fairness in the policies around distribution of land at the Detroit Land Bank and City of Detroit. Ms. Warwick also expressed concern about the lack of engagement in the Community with Community partners. Ms. Warwick requested a meeting to present additional documents to address other issues. Member Hosey stated that documents needed to be submitted prior to scheduling a meeting and requested that Ms. Warwick send them via email to Administrative Assistant Adela Bejo for distribution to Executive Director Saskia Thompson and Board Chair Erica Ward Gerson for review. Martha Coats, President of East Village Association expressed concerns about the Banyon real estate company which has purchased properties

in the community but has not brought them up to code. Mr. Marshall Bullock, District 5 Manager, City of Detroit, informed Ms. Coats that he had been in communication with the Banyon company regarding this matter and they have promised to divert their resources to the community to resolve the problem.

EXECUTIVE DIRECTOR UPDATE

Executive Director, Saskia Thompson announced that Rod Liggons is the new Director of Community Affairs and they are working together to make some small re-structures in the department. Ms. Thompson also reported that Dr. Joneigh Khaldun, Director and Health Officer, City of Detroit, has been working on a project regarding lead exposure in children in the City of Detroit. Dr. Khaldun has formulated guidance for various City departments on actions to take on this topic. Ms. Thompson stated that since demolition at certain times of the year may create a risk in some areas of the City, Dr. Khaldun has directed the DLBA to suspend the demolition of houses in the 5 zip code areas where certain elevated lead levels were found in children between May and September. She has also worked with the DBA to develop new protocols to be followed in its demolition work. Board Chair Erica Ward Gerson stated that she would like to assist by connecting DLBA staff as appropriate with staff at Children's Hospital that run the Lead Clinic there.

NAP Update

Tere McKinney, Assistant Director, Nuisance Abatement distributed maps of the 55 NAP areas to the group, provided an overview of the program and discussion ensued. Ms. McKinney reported to date there have been 270 NAP cases filed. Ms. McKinney also reported that with the hiring of another Staff Attorney starting on March 26th the NAP team will be fully staffed.

STAFF REPORTS

Each department provided a brief staff report.

STANDING COMMITTEE REPORTS

Finance and Audit

Member Hosey reported that the Committee met last week and provided a brief update. Member Hosey stated that he appreciated all the hard work from all of the teams and that he will continue to be open to new ideas for the DLBA.

Project Review

Member Pernell-Shelton reported that the Committee meeting scheduled for last week did not meet quorum.

Community Engagement

Member Pernell-Shelton reported that the Committee met last week and provided an update. Member Pernell-Shelton also reported that they had a brief discussion in regard to her concern around the DLBA vacant properties in certain areas.

TREASURER'S REPORT

Irene Tucker, CFO, distributed and reviewed the February 28, 2017 metrics with the group and discussion ensued. Member Raheem inquired about the \$6.5M line of credit from the City of Detroit and Ms. Tucker provided an explanation. Ms. Tucker reported that she will be meeting with the Executive Team over the next 4 months to discuss department budgets. Ms. Tucker also reported that Jeffrey Lam has been promoted as Assistant Controller; that she is working on a grants strategy and currently has an open position for a Grants Manager.

NEW BUSINESS

a. Resolutions

03-01-2018 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH MARY CLARE LIENING. Board Chair Erica Ward Gerson provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

03-02-2018 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO OPTION TO PURCHASE AND PURCHASE AGREEMENT WITH T.F. MANAGEMENT, L.L.C. Jano Hanna provided background. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

03-03-2018 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION. Jano Hanna provided background. **Motion by Member Hosey to approve resolution. Supported by Member Pernell Shelton. MOTION UNANIMOUSLY APPROVED.**

03-04-2018 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AGREEMENT WITH REBUILDING TOGETHER DETROIT L.L.C. Jano Hanna provided background. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

03-05-2018 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AGREEMENTS AND CONSENTS WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION. Jano Hanna provided background. Jano also stated that this resolution is subject to approval by City Council. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

03-06-2018 RESOLUTION TO WAIVE THE FIVE-YEAR, FIFTY PERCENT TAX RECAPTURE ON PROPERTY OWNED BY MJR PROPERTIES, LLC Doug Parker, Principal Attorney, Disposition, provided a brief background and stated that the request was presented because it is outside of the normal Side Lot and Auction approval process. Member Pernell Shelton suggested a policy be created to address similar request. Board Chair, Erica Ward Gerson commented that staff would monitor these requests and try to develop a policy as we see more requests come in and the issues that they present. **Motion by Member Hosey to approve resolution. Supported by Member Raheem. MOTION UNANIMOUSLY APPROVED.**

Resolutions # 03-07-2018 through # 03-12-2018 all concern contracts for Title Companies responding to a recent RFQ issued for title and escrow services. Michael Brady, General Counsel, provided background on the need for title services, and the value of the RFQ to test the market and provide an opportunity for other title companies to become involved. The process resulted in four new title vendors being approved. **Motion by Member Hosey to approve each of the following six resolutions. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

03-07-2018 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES FIDELITY NATIONAL TITLE INSURANCE COMPANY, LLC.

03-08-2018 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH CHIRCO TITLE AGENCY, INC.

03-09-2018 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH ETITLE.

03-10-2018 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH FIRST AMERICAN TITLE.

03-11-2018 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH PARKS TITLE.

03-12-2018 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH TITLE CONNECT, LLC.

03-13-2018 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO THIRD RESTATED VENDOR SERVICES AGREEMENT WITH AMROCK (FKA TITLE SOURCE). Reginald Scott and Michael Brady provided a brief background on the contract extension. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

Board Chair Erica Ward Gerson called for a **Motion to enter Closed Session. Motion by Member Raheem. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

Member Raheem called roll for each Board Member to go into Closed Session. Each of the five (5) members voted yes to move into closed session. **MOTION UNANIMOUSLY APPROVED.** Board Chair Erica Ward Gerson moved to Closed Session at **1:04 p.m.**

CLOSED SESSION

In accordance with the State of Michigan's Open Meetings Act, 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 **1:41 p.m.**

ADJOURNMENT

There being no further business, Board Chair Erica Ward Gerson called for a **Motion to adjourn. Motion by Member Walters to adjourn the meeting. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **1:43 p.m.**