

**DETROIT LAND BANK AUTHORITY**

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

**Tuesday, January 24, 2023**

**10:00 AM**

**MINUTES**

**IN PERSON:** 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 **January 24, 2023**, meeting to order at **10:10 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. Member Hosey arrived at 10:17 a.m.

**REVIEW AND APPROVAL OF MINUTES**

Board Chair Ward Gerson called for a motion to approve the minutes for the November 15, 2022, Board of Directors meeting. **Motion by Member Walters** for approval of the minutes. **Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**PUBLIC COMMENT**

Board Chair Ward Gerson opened the floor to public comment.

**Eric** – Stated that it is difficult to understand what the Chair is saying and wanted to inform the group. Board Chair Ward Gerson adjusted her microphone and thanked Eric for letting the group know.

**CEO UPDATE**

**Return to Office**

Tammy Daniels, CEO, reported that the Detroit Land Bank will be returning to a five day in office work week, effective February 6, 2023. Tammy stated that she engaged the staff in a series of meetings to address any issues or concerns they may have.

**HR Update**

Tammy reported that the Employee Handbook is in the process of being updated, that we have been working with outside counsel on this project and will roll it out in the next 2 weeks.

**Executive Summary Update**

Tammy reported that an executive summary enclosed in the Board packet summarizes the DLBA's efforts in regard to the employee satisfaction survey. Michele Shelton, HR Director, also commented that we are continuing our efforts to implement solutions that are meaningful to employees such as training and improved communications and are planning to implement more over the next few months.

**Land Review Areas**

Tammy reported that the annual update to the Land Review Areas map is provided in the Board packet. Tammy explained that the map seeks to identify holds on land due to a project or are in a project coordination area. Tammy informed members of the following specific areas that have been removed from the map that would allow us to sell more properties in those areas:

- Arts Alley's in Rosa Parks, Arts Alleys in Southwest, Gilchrist Thatcher-Gratiot 7-mile opportunity site, East River Front, Henry Ford Hospital, West Grand Blvd. and Rosa Parks

Tammy also informed members of the following areas that have been added to the map:

- Land in support of the Joe Louis Greenway and the DWD Expansion of their 2022 request as well as land for the Straight Gate Church planning study.

Tammy stated that the map will be placed on the website via a link under vacant land programs, as well as a blast on the front page of the website to ensure that visitors are informed.

**Video Success Stories**

Tammy reported that as promised she would like to share a video of 2022 Land Bank success stories with the group. Board Chair Ward Gerson requested that the video be placed on the website.

**NEW BUSINESS**

**a. Election of Officers**

Board Chair Ward Gerson stated that we would continue with the current slate of officers as follows:

Erica Ward Gerson	Chair
Richard Hosey	Vice-Chair
Carol Walters	Treasurer
Patricia Pernell-Shelton	Secretary

**Motion by Member Morrow-Bartell to approve slate of Officers. Supported by Member Walters. MOTION APPROVED.**

**b. Resolutions**

**1-01-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH FIRST AMERICAN TITLE COMPANY.** Gabriel Guerrero, Chief Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. Member Hosey recused himself. MOTION APPROVED.**

**1-02-2023 RESOLUTION APPROVING THE APPLICATION BY THE DETROIT LAND BANK AUTHORITY FOR A BLIGHT ELIMINATION GRANT THROUGH THE MICHIGAN STATE LAND BANK AUTHORITY.** Gabriel Guerrero, Chief Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**1-03-2023 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING AGREEMENT WITH DATA TRACE INFORMATION SERVICES, LLC.** Gabriel Guerrero, Chief Counsel, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**1-04-2023 RESOLUTION AUTHORIZING THE SECOND AMENDMENT OF THE DETROIT LAND BANK AUTHORITY'S CONTRACTING AND PROCUREMENT POLICY** Reginald Scott, CFO/COO provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**1-05-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH THE JAYSKY PROJECT, LLC.** Resolution removed from the agenda due to Buyer rescinding offer to purchase.

**1-06-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SEEDFOLX FARM, LLC.** Karla Marshall, Manager, Real Estate Team, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**1-07-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH SISTERS ON A ROLL MOBILE CAFE & CATERING LLC.** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**1-08-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH CLUTCH CONSULTING LLC.** Karla Marshall Manager, Real Estate Team, and Doug Parker, General Counsel, provided background on the resolution. Board Chair Ward Gerson requested that the resolution be amended to make entering into the agreement contingent on the purchaser obtaining proposed financing. **Motion by Member Hosey to approve resolution as amended. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**1-09-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JOY CRANSHAW AND KYLIE BELACHAIKOVSKY.** Karla Marshall Manager, Real Estate Team, provided background on the resolution. **Motion by Member**

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

**1-10-2023 RESOLUTION APPROVING PROPOSAL TO SELL PROPERTY TO CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY FOR RESALE TO E.W. GROBBEL'S SONS, INC.** Doug Parker, General Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

**1-11-2023 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT AS PART OF ROUTINE INVENTORY MANAGEMENT.** Robbie Linn, Director, Planning and Analysis, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**1-12-2023 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO CONVEY PROPERTY TO DOTUN AKINWALE.** Robbie Linn, Director, Planning and Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

#### **CLOSED SESSION**

Board Chair Ward Gerson called for a Motion to enter Closed Session. **Motion by Member Walters Supported by Member Hosey.** 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 10:45 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 11:16 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 **11:17 a.m.**