



**NEIGHBORHOOD DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS SPECIAL MEETING  
TUESDAY, JUNE 11, 2019 – 8:45 A.M.**

**BOARD MEMBERS PRESENT:** Marsha Bruhn  
Kimberly Clayson  
Linda Forte  
Damon Hodge  
Kwaku Osei  
Matthew Roling  
Thomas Stallworth

**BOARD MEMBERS ABSENT:** Maurice Cox (Ex-Officio)  
Chris Jackson  
Jonathan Quarles  
John Naglick (Ex-Officio)

**SPECIAL DIRECTORS  
PRESENT:** None

**SPECIAL DIRECTORS  
ABSENT:** None

**OTHERS PRESENT:** Cora Capler (DEGC/NDC)  
Ryan Foster (FleishmanHillard)  
Maria Galazara (GSD)  
Gay Hilger (DEGC/NDC)  
Althea Jackson (Documenters)  
Malinda Jensen (DEGC/NDC)  
Paul Kako (DEGC/NDC)  
Jennifer Kanalos (DEGC/NDC)  
John Lauve (Public)  
Glen Long, Jr. (DEGC/NDC)  
Rebecca Navin (DEGC/NDC)  
Kit Parks (Documenters)  
Sarah Pavelko (DEGC/NDC)  
Joanne Warwick (Public)



**MINUTES OF THE NEIGHBORHOOD DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS SPECIAL MEETING  
TUESDAY, JUNE 11, 2019  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD, SUITE 2200  
8:45 A.M.**

**CALL TO ORDER**

Noting that a quorum was present, Chairperson Forte called the Special meeting of the Neighborhood Development Corporation Board of Directors to order at 9:02 a.m.

**GENERAL**

**Approval of Minutes**

Ms. Forte asked if there were any additions, deletions or corrections to the minutes of the June 26, 2018 Regular Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Stallworth, seconded by Ms. Bruhn, Resolution Code NDC 19-06-02-77 was unanimously approved.

**PROJECTS**

**ADMINISTRATION**

**Election of Officers**

Ms. Kanalos advised that the NDC Act 338 of Michigan Acts 1974, as amended, requires that the Officers of the Board of Directors be elected at its annual meeting.

The current officers are as follows:

Linda Forte, Chairperson  
Jonathan Quarles, Vice Chairperson  
Marsha Bruhn, Secretary  
Matthew Roling, Treasurer

Staff proposed that the Chairperson open the floor to nominations.

Ms. Forte asked the Board if there were any nominations.

Ms. Clayson made a motion to nominate the current slate of officers to serve another term.  
Ms. Bruhn seconded the motion.



Ms. Forte asked if there was a motion to approve the nominated slate of officers.

On a motion by Mr. Osei, seconded by Mr. Hodge, Resolution Code NDC 18-06-01-52 was unanimously approved.

### **Schedule of Regular NDC Board Meetings for FY 2019-2020**

Ms. Kanalos advised that included in the Board material for review and approval is a resolution adopting a schedule indicating dates of the NDC Board's regular meetings for the fiscal year 2019-2020. Unless otherwise posted, such meetings will be held on the fourth Tuesday of each month at 8:45 a.m. (with the exception of December as noted below) in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, Conference Room A, as follows:

#### **2018**

July 23, 2019  
August 27, 2019  
September 24, 2019  
October 22, 2019  
November 26, 2019  
December 17, 2019\*

#### **2019**

January 28, 2020  
February 25, 2020  
March 24, 2020  
April 28, 2020  
May 26, 2020  
June 23, 2020

\* Due to the holiday, this meeting date varies from the regular schedule.

With there being no objection to the proposed meeting dates, the Board took the following action:

On a motion by Mr. Roling, seconded by Mr. Osei, Resolution Code NDC 19-06-01-53 was unanimously approved.

### **OTHER MATTERS**

### **PUBLIC COMMENT**

Ms. Forte called for public comment and informed that they would have two minutes:

Mr. John Lauve of Holly, Michigan stated the following:

"I thought you would be talking about neighborhoods and I don't see anything on the menu about neighborhoods, but this is a plan that I would like to see implemented—Neighbor to Neighbor. Basically, the Land Bank owns the blighted properties in the whole city. The bureaucracy does not manage it properly. They have about 25,000 structures, residential structures, and there is only one group that would be able to take care of this problem and that is the neighbors next to these homes. So as soon as this home is taken over by the Land Bank, that's when it is most valuable. It goes downhill from that point on and it becomes worth less. There is no incentive for people to buy these places because of the condition they are in. I've went out and talked to people next to these neighborhoods here



on Evenston Street. They would all be interested in taking over the properties next to their house and bring it up to a standard that is manageable. Because they are there all the time, they would be able to call the police, they would cut the lawns, they would keep people out of these houses, but because of some distant bureaucracy that doesn't manage it, it just completely fails, and it is destroying the city. That's why I created this plan and they would get a discount as an incentive so that they could immediately auction them off and give the neighbor a \$10,000 credit and they would take over the property immediately, and they would secure it, take care of it and start reconditioning it in their interest."

Mr. Forte advised Mr. Lauve that his two minutes were up and thanked him for his comments.

Ms. Joanne Warwick stated the following"

"So here is what I would hope this body and all bodies in Detroit have a deeper concern for historic preservation, and I say this because I lived in Europe where I benefited from youth fairs and you know the Europeans generally listen and make... [inaudible]...they don't destroy their historic housing sect because it boosts tourism. We had that capacity when the very opening of this incarnation of the Land Bank when they were doing tours of homes in Boston Edison. I ran into people from other cities and they were like wow look at this architecture you know. But if you destroy it to build that boxy expensive stuff, you will turn Detroit into anywhere. There was a two-family brick flat on my block that people wanted to save and they went ahead and bulldozed it. So, this is very disappointing about that. So, as he was talking about the blight situation, right, so with the illegal nuisance abatement, Ms. Bruhn, I am pretty disappointed. I brought it up while you were on the Board there. Nobody seems to care about these kinds of Constitutional violations, but I did call Dana Nessel's office and we will see if she cares about taking peoples' property. Like they committed elder abuse on my neighbor, after I flagged this police officer down, shrugged his shoulders and refused to go over there. And that lady was paying her taxes and then they took her house. And I was talking to the neighbor to try to stop it and he said, Joanne, stop, every time I try to talk to her she cries. Because this lady was going into Hospice care and her daughter had had a stroke and so they had lost their daughter I had found out so they had nobody to help them, and they were paying their taxes and the City didn't do their job and then the City came and takes their property unconstitutionally supposedly because it cares about the neighbors, but then there was water running off of that house on my house for six months after the time that I learned that the Land Bank owned it. And I told that attorney and he did nothing about it."

Mr. Forte advised Ms. Warwick that her two minutes were up and thanked her for her comments.

## **ADJOURNMENT**

With there being no further business to come before the Board, on a motion by Ms. Bruhn, seconded by Ms. Clayson, Ms. Forte adjourned the meeting at 9:12 a.m.



**CODE NDC 19-06-02-77**

**APPROVAL OF MINUTES OF JUNE 26, 2018 REGULAR MEETING**

RESOLVED, that the minutes of the Regular meeting of June 26, 2018 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Neighborhood Development Corporation.

June 11, 2019



**CODE NDC 19-06-01-52**

**ADMINISTRATION: ELECTION OF OFFICERS**

**RESOLVED** that the following are hereby elected as Officers of the Board of Directors of the Neighborhood Development Corporation:

Linda Forte, Chairperson  
Jonathan Quarles, Vice Chairperson  
Marsha Bruhn, Secretary  
Matthew Roling, Treasurer

June 11, 2019



**CODE NDC 18-06-01-53**

**ADMINISTRATION: SCHEDULE OF REGULAR NDC BOARD MEETINGS FOR FY 2019-20**

**RESOLVED** that the Board of Directors of the Neighborhood Development Corporation (the "NDC") hereby adopts the following as its schedule of regular meetings for its fiscal year beginning July 1, 2019 and ending June 30, 2020. Unless otherwise posted, such meetings will be held on the **fourth Tuesday of each month at 8:45 a.m.** (with the exception of December as noted below) in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, Conference Room A, as follows:

**2019**

July 23, 2019  
August 27, 2019  
September 24, 2019  
October 22, 2019  
November 26, 2019  
December 17, 2019\*

**2020**

January 28, 2020  
February 25, 2020  
March 24, 2020  
April 28, 2020  
May 26, 2020  
June 23, 2020

\* Due to the holiday, this meeting date varies from the regular schedule.

June 11, 2019