

Kent County Land Bank Authority

Board Meeting Minutes

March 16th, 2017

1. Call to Order – Board Chair Ken Parrish called Meeting to order at 8:07 am.
2. Roll Call – Board members Parrish, Bliss, and Ponstein present. KCLBA staff Allen, de Velder, Bryant and Mojica present.
3. Approval of Agenda – Motion to approve entertained by Parrish. Ponstein and Bliss provided motion and support. Motion carried.
4. Approval of Minutes, 1/19/2017 – Motion to approve entertained by Parrish. Ponstein and Bliss provided motion and support. Motion carried.
5. Public Comment – None
6. Advisory Committee –
 - a. The Advisory Committee presented a motion to the Board to require KCLBA staff to construct a new RFP for real estate services. With the introduction of different projects KCLBA is working on, such as new construction, the Board agreed that it makes sense to work with real estate agents and service providers of various backgrounds and skill sets. Motion to approve an RFP for real estate services entertained by Parrish. Ponstein and Bliss provided motion and support. Motion carried.
7. Financials – Prepared by Vince Lambert (absent)
 - a. January & February Balance Sheet
 - b. January & February 2016 P&L
 - c. Budget vs Actual

KCLBA Executive Director Dave Allen presented the financials to the Board. He also added that KCLBA staff was heavily in preparation for an annual audit with Rehmann.
8. Executive Director Report
 - a. Michigan State Study – One of the general conclusions from this study was that when any KCLBA activity takes place in a neighborhood, all the homes in that neighborhood that are sold are receiving \$6-7k more than what the market would normally yield. The MSU Land Policy institute will be publishing their entire study with nationwide dissemination.
 - b. Quimby and Boston Street Projects – David Allen. For the 1st time ever KCLBA had to cut ties with a contractor (Phoenix Construction) in the middle of various renovation projects. There was nonpayment of sub-contractors, work done not matching building prints, and violation of construction contracts. KCLBA will be completing these projects once legal matters are resolved.

- c. GRCC/ LINC Partnership – So far the partnership between KCLBA, GRCC and local non-profit has been very successful. A 3 Unit townhome on Donald Pl. SE and a single family home on Sigsbee St. SE are in full swing of construction.
 - d. Potential Affordable Housing Requirements
Executive Director Allen provided key figures showing the severity of our county wide affordable housing crisis. This included a shocking 52 homes in the entire city of Grand Rapids for sale between an “affordable range” of \$100,000 to \$250,000. Rosalynn Bliss acknowledged this sentiment and anticipates that the City of Grand Rapids may adopt some type of affordable housing requirements to meet these needs.
9. Open Board Seat – Board chair Parrish provided KCLBA staff and Board with an update on the open seat. There are currently two eligible applicants and the legislative committee will be addressing this very soon. The two applicants are Cannon Township Treasurer Kim McKay and Gaines Charter Township Trustee Tim Haagsma.
 10. Kent County KCLBA Review Sub-Committee – Update
The review is coming along slowly but surely and there seems to be no appetite for a drastic recommendation to the KCLBA board. Next meeting of this sub-committee will be end of April.
 11. Open Discussion – KCLBA.org website redesign is live & should be completed by end of next week. Also, KCLBA’s 5 Year Anniversary Celebration was a success!
 12. Adjournment - Meeting was adjourned @ 8:50 a.m. by Board Chair Ken Parrish

Next Meeting: May 18th, 2017

KCLBA Office 347 Division Ave S