

**Kent County Land Bank Authority**  
**Board Meeting Minutes**  
**February 19, 2015, 8:00 a.m.**  
**KCLBA Office**  
**347 S. Division Ave**

1. Call to Order- Meeting was called to order by Board member Stan Ponstein at 8:00 a.m.
2. Roll Call-Board Members Ponstein, Kaminiski and Maas present. Board Chair Parrish and member Bliss absent.
3. Approval of Agenda-Motion by Kaminiski to approve the agenda, support by Maas. Motion carried.
4. Approval of Minutes, 1/15/2015 Meeting- Motion by Kaminski to approve the minutes as written, support by Maas. Motion carried.
5. Public Comment-none
6. Advisory Council –Did not meet.
7. Executive Director Report – The following report was presented by David Allen, Executive Director, KCLBA.
  - a. Vince Lambert, KCLBA staff accountant presented the January 2015 financial reports to the Board. Lambert reported the balance sheet reflected the draw down on construction the line of credit. He added \$44,000 had been received from MSHDA for the demolition grant. Lambert stated the expenses were over budget for the month of January due to 3 payroll deductions that month.
    - i. January Balance Sheet
    - ii. January P&L
    - iii. January Budget Versus Actual
  - b. Production Report-Allen informed the Board of his upcoming presentation to the Grand Rapids Area Chamber of Commerce “Business Matters” meeting.
    - i. Chamber of Commerce-Allen reported the KCLBA had 277 properties at the beginning of 2014 and of those 126 are residential, 6 commercial, 20 were sold to non-profits for redevelopment, 80 are vacant lots and 45 were determined to be demolitions. A total of 197 properties were sold in 2014. As a result of the KCLBA taking possession and managing the properties the results were a 70% reduction in blight, 73% increase in building permits pulled by developers and 56% increase in homeownership. The total economic impact resulting from a private sector investment of \$1.3 million, KCLBA investment of \$2,738,286, non-profit redevelopment \$16,961,319 was \$21,573,705. There was a savings of \$609,000 in tax payer savings based on an estimate of \$7,000 per vacant home and the nuisance fees incurred while properties remain vacant.
    - ii. Sales-Allen informed the Board members of the limited inventory of properties to sell.
    - iii. New Construction- PPT Presentation-Allen gave a power point presentation showing before and after photos of KCLBA properties that had been redeveloped and will be on the market soon. He explained the property at 1012 Covell had extensive water damage and mold contamination that needed to be rectified prior to construction. Todd Cross Contracting completed the renovations on the property. New hardwood floors were installed, a new kitchen layout, double sinks were added to the bathroom, bedrooms were refinished. The property at 137 Graceland was renovated through a contract with Next Step of West Michigan. New roof and porch railings were added to the exterior, a

new side door was installed for access to the patio. Hardwood floors, windows, carpet & drywall were replaced. The property is located in the Creston neighborhood. Local contractors were hired to do the work at both properties.

- iv. Vacant Lots- Allen updated the Board members on the sale of vacant lots stating the majority of KCLBA vacant lots are in process or have been sold. He stated KCLBA staff member DeVelder has been moving the side lots by contacting neighbors. Allen discussed the possible acquisition of vacant lots from the City of Grand Rapids to the KCLBA. He stated the City cannot clear title to the properties.
  - v. Demolition Grant-Allen stated the \$1million request made to MSHDA for additional demolition funds had been denied. He added the KCLBA has enough remaining funds for the 2015 demolitions.
8. Reschedule May Meeting-Allen stated he would move the discussion of the May meeting to the March agenda since there were Board members absent. He informed the members who were present that the annual vacant properties conference will be held during the week of the May meeting.
  9. Open Discussion-Members of the group discussed demolitions and how the determination is made to demolish a property. Board members also discussed the County auction process allowing buyers form an LLC, purchase properties, collect rent on the properties and allow them to go back into foreclosure.
  10. Adjournment-Board member Ponstein adjourned the meeting at 8:30 a.m.

Next Meeting

March 19, 2015 8 AM

KCLBA Office 347 S Division