

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
SEPTEMBER 13, 2004, 6:30 P.M., COUNCIL CHAMBERS
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THE MEETING IS CALLED TO ORDER BY COUNCIL PRESIDENT DANNY WELLS AT 6:30 P.M.

MEMBERS PRESENT: Centilli, Wells, Cross, Bement, Isham, Curtis, Martinbianco

MEMBERS ABSENT: None

OTHERS PRESENT: C. Abbey, Administrator, Atty. Richard Hamilton, J. Major, DPW Representative,
J. Adams, Sr. Clerk Typist

PURPOSE OF THE MEETING: Discussion and Possible Action Regarding the East Side Community
Association – Vacant Property.

PRESENTATION:

Kate Fields from East Side Community Association stated they want to provide energy efficient new housing construction in Burton with Greater East Side Community Association as the developer.

Ms. Fields slide presentation addressed various project action steps, goals, costs and funding. Their need is to acquire suitable parcels from the City of Burton, add in or trade for parcels on Natalie Dr. donated by Bendle Schools to Greater East Side, secure construction project funding through both Genesee County Home Block Grant and construction loans, and ultimately to construct, market and sell the homes to eligible home buyers.

The Genesee County Home Block Grant is approximately \$500,000 with a requirement of a 25% non-Federal match. When looking at the leveraged funds, the City of Burton is only 9% of the project dollars. Bendle land is 3%, the construction loan is 42% and the Home Grant is at 46%. The total project cost is a little over a million dollars that we would be bringing into Burton.

Ms. Fields addressed further home buyers assistance financing and eligibility.

AUDIENCE PARTICIPATION: No audience participation.

COUNCIL DISCUSSION:

Mr. Curtis expressed the need for affordable housing. Mr. Isham inquired regarding the contractor and prevailing wages. He would like more background information on East Side's past projects. Mr. Cross said he was very impressed with the quality and workmanship of the Delaware homes. Discussion ensued regarding available vacant lots.

County Commissioner Ted Hammon commented regarding County funds.

Mr. Abbey stated administration is in favor of affordable housing.

Attorney Hamilton said there are certain fees and costs the City can waive. This has policy considerations and we need to evaluate it.

Mr. Martinbianco brought forth issues of policy and procedures for the disposal of City property, publication, and posting of property for sale. Mr. Hamilton spoke regarding the requirements in the Charter, and the adopted operational policy for procedures.

In summary, Mr. Wells indicated the City has 30 days to change approval of the project.

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COUNCIL ACTION:

Curtis moved and Centilli seconded the following motion:

1. City of Burton agrees to place on deposit with the Burton City Clerk a resolution to convey to East Side Community Association, lots to be identified per the lot spec sheet by DPW, without cost to be placed as matching funds to enable distribution of Block Home Grants for affordable housing in the City of Burton. Motion carried, 7-0.

Meeting adjourned at 7:50 p.m.

jra