



# Lake County Land Bank Authority BOARD MEETING

**Location:** Lake County Treasurer's Office  
Treasurer's Conference Room  
800 Tenth Street, Suite 210  
Baldwin MI 49304

## MEETING MINUTES

Tuesday, August 5, 2025

1. **Call to order** – Kim Gunneman Called the meeting to order at 11:03 am
2. **Roll Call** – Kellie Allen – Present, Tony Gagliardo – Present, Mike Oostmeyer – Present, Harold Nichols – Present  
Kim Gunneman – Lake County Land Bank Coordinator – Minutes  
Patti Pacola – Absent  
Guest – Tobi Lake / Lake County Administrator  
Guest – Jim Nordlund / Nordlund & Associates  
Guest – Jodi Nichols / The Right Place  
Guest – Mark Hacker / Lakeshore Construction
3. **June 24, 2025 Meeting Minutes Approval – Motion** was made by Mike Oostmeyer to approve June 24, 2025 Meeting Minutes. Motion Seconded by Harold Nichols. All in Favor. **Motion Carried.**
4. **Residential Demolition Projects Reimbursement Status.** Kim Gunneman stated that LCLBA has received reimbursement for all residential demolition projects.
5. **741 Michigan Demolition Status.** Kim Gunneman stated that the demolition project was completed on July 15, 2025. Waiting on final invoices and lien waivers to file for reimbursement.
6. **1075 Washington Rehab Project**  
**Bid Opening** – Lake County Land Bank Authority received one bid for the 1075 Washington Project. The bid was received by Lakeshore Construction in a timely manner and remained unopened until the meeting. The bid was opened and viewed at the meeting and is attached for reference.
  - The total Bid amount is \$1,218,838.00 (One Million, Two Hundred Eighteen Thousand, Eight Hundred Thirty-eight Dollars)
  - The total Bid Alternates are as follows:
    1. Pipe scope underground sewer line from building to main = \$1,106.00


- 2. Add Lightcrete to existing mechanical room floor to bring level with existing floors = \$5,778.00
- 3. Remove asphalt and concrete on south side of building under proposed canopy and replace with 4" concrete walk = \$4,763.00
- Total Bid with Alternates = \$1,230,485.00
- Contingency Amount = \$162,000
- Prevailing Wage Experience. Mark Hacker stated that Lakeshore Construction has a substantial amount of experience with prevailing wage administration. Lakeshore has done several school projects.
  - Jodi Nichols reminded Mark Hacker that PW for Federal Projects is more detailed and includes subs paying their employees weekly and that interviews of employees must be conducted weekly by Lake County Land Bank Authority.
- Harold Nichols asked about contingency planning and expectations when working with older building rehab issues. Mark Hacker stated that his past experience shows that there may be unknown structural or internal damages and that he has built in a contingency of \$162,000 to help to cover unknowns.
- Tobi Lake asked about methods to scale back project price if needed. There was discussion regarding tearing out brick rather than attempting to salvage brick. Then cover with paint. Also, discussion about changing the flooring in the bathroom.
- Motion was made by Harold Nichols to recognize Lakeshore Construction as the sole and low bidder and to empower Kellie Allen to enter into discussions and to help finalize a Construction Contract with Lakeshore Construction for the 1075 Washington Street Abatement & Rehabilitation Project.  
Motion was seconded by Tony Gagliardo. All in Favor.  
Roll Call: Tony Gagliardo – Yes. Mike Oostmeyer – Yes. Harold Nichols – Yes. Kellie Allen – yes.  
Motion Passed.

**7. Potential Projects**

- The Pallet Factory – Demo for housing
- Village of Baldwin – Demo House – 1395 Washington
- 5698 S M 37 – Demo House

**8. Adjournment** – Motion was made by Harold Nichols to adjourn the meeting at 12:15 p.m. Motion was seconded by Mike Oostmeyer. All in Favor. **Motion Carried.**

**Respectfully Submitted By:** Kim Gunneman, Lake County Land Bank Authority Coordinator

**Approved By:**   
Kellie Allen  
Lake County Land Bank Authority Chairperson

**Dated:** 8-18-25