

Building Scene

CLASSIFIED ADVERTISING

Marilyn Fitchett editor/591-2300

Monday, January 7, 1991 O&E



★1F

3rd BASM term for Bonadeo

By Doug Funke
staff writer

James S. Bonadeo, a Plymouth builder who specializes in residential construction in western Wayne County, will serve as president of the Builders Association of Southeastern Michigan in 1991 for the third year in a row.

And if you don't think that's a tremendous tribute to his leadership, consider this: No person except Bonadeo has served more than one term as president since the BASM's founding in 1928.

"Was I surprised? Yes and no," he said. "Not only did they (directors) come to me, but I got letters from the membership. I got calls."

Bonadeo figures his performance had a lot to do with the attention.

He cited several areas — Alliance for Progress, Homearama, membership — in which the BASM has prospered during his stewardship.

The Alliance for Progress, an education forum, was established last year to promote sensible growth generally and to deal with traffic problems specifically.

The alliance consists of people directly and tangentially connected with the industry — builders, developers, Realtors, bankers, truckers, retailers.

"If we can just get people thinking, talking and doing, we can make life comfortable," said Irvin H. Yackness, vice president and general counsel for the BASM. "You don't need government mandates."

Bonadeo is a bit more outspoken about some no-growth proponents.

"They're trying to crucify developers," he said. "What they're saying is, 'I've got mine, the hell with the next guy.' What we want is sensible development."

That can best be determined by government officials and builders working together, Bonadeo said.

PROPOSALS BANNING construction 50 feet from wetlands as opposed to 25 feet and duplication of necessary approvals from state and local agencies were cited as unreasonable by Bonadeo.

"What it's doing to the cost of housing is horrible," Bonadeo said of the entire approval process. "We used to develop a piece of land in four or five months. Today, it's 20 to 24 months. During that time you're paying taxes and interest on the land."

Homearamas — annual exhibitions of idea homes by builders — continued to grow and attract huge crowds during the past couple of years. "These give our industry a real shot in the arm," Bonadeo said.

Homearamas this year are slated for Novi, where builders will be challenged to construct houses to sell for less than \$200,000, and Clarkston.

There's a good chance that a Homearama will be scheduled within the Detroit city limits soon, Bonadeo said.

"We're working with the mayor of Detroit. We have met with him and his people on three occasions. It's possible we'll work something out in late '91 or early '92. I'm very optimistic," Bonadeo said.

In return for a good deal on land, builders probably will have to build to sell for less than \$100,000, Bonadeo said. That price would fetch 1,200 square feet, three bedrooms and 1½ baths.

Detroit may be the new frontier for builders starting out in the business today, Bonadeo said. But they're going to be cautious given the school and crime problems in the city.

"I think the city is a sleeping giant," Bonadeo said. "If we got industry really going like housing in Detroit, it would help employ many young men."

A CORE of well-paid people still in Detroit, many public employees, are potential buyers, he said.

The BASM membership rolls have increased from 1,100 to 1,800 since he took over as president two years ago, Bonadeo said.

"Our first priority is to promote our industry," he said. "You have to go out there and talk to them about the benefits of being a member. Last year, we had over 300 meetings and seminars."

"We have to deal with local municipalities, county, state. It (membership) gives you power, clout."

"Things are slow now and probably will be until the middle of summer," Bonadeo said. He suspects that residential will recover first due to overbuilding in office and retail sectors.

There's no denying the high regard Bonadeo is held by BASM members.

"Our membership is increasing. It's the highest it's ever been," said Gerald Kosmensky, a former BASM president who nominated Bonadeo for a third term.

"He's a statesman-type person," Kosmensky said. "He's the epitome of a gentleman. It's one hell of a commitment. He's done a fine job."

Joseph Slavik, a former BASM president, has known Bonadeo for several decades.

"He's contributing so much to the industry," Slavik said. "He started out as a plumber and got to know the needs of the people for housing. He's been a hard, hard worker."



BILL DRESLER/staff photographer

James Bonadeo puts his more than 30 years of experience as a builder to work as president of the Builders Association of Southeastern Michigan.

Bonadeo on building & development

Leaders of professional organizations are expected to be articulate.

James S. Bonadeo, starting an unprecedented third consecutive term as president of the Builders Association of Southeastern Michigan, fits the mold.

He generally paints a pretty clear picture with his words.

• On some anti-growth adversaries: "They're trying to crucify developers. What they're saying is, 'I've got mine, the hell with the next guy.' What we want is sensible development."

• On development in Detroit: "I think the city is a sleeping giant. If we get industry really going like housing in Detroit, it would help employ many young men."

• On BASM membership: "Our first priority is to promote our industry. Last year, we had over 300 meetings and seminars."

• On prospects for builders: "Things are slow now and probably will be until the middle of summer."

Does attorney have conflict of interest?

The managing agent of our association recommended our attorney and he has done generally well. Recently I found out through a third party that the attorney has actually done legal work for the management company, but that was never disclosed to us by the management company of the attorney. I see that as a conflict of interest, particularly since the attorney reviewed our management contract before we signed it. I want to fire the attorney, but I am wondering if I am overreacting.



condo queries
Robert M. Meisner

ment contract for the association. I think that you should bring this matter up with the board of directors.

Can you tell me if there is anything new in the new Reconciliation Tax Act of 1990 that affects small corporations in regard to facilitating access to public accommodations by disabled persons?

The act creates a new tax credit for 50 percent of the costs incurred in excess of \$250 per year to facilitate access to public accommodations by disabled persons. The credit applies to expenditures incurred by eligible small businesses after the date of enactment and is limited to \$5,000 per year.

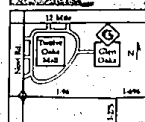
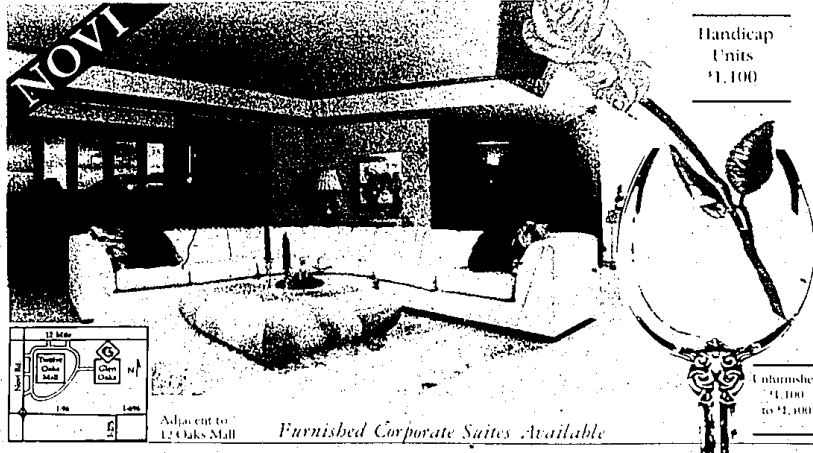
Robert M. Meisner is a Birmingham attorney specializing in condominiums, real estate and corporate law. You are invited to submit topics about condominiums that you would like to see discussed in this column by writing Robert M. Meisner at 30200 Telegraph, Suite 467 Birmingham 48010. This column provides general information and should not be construed as legal opinion.

Luxury, Elegance, Prestige

An exclusive private community nestled among mature trees, winding streams and a spring fed lake - Glen Oaks offers the ultimate in elegant living including • 2,800 sq. ft. 2 bedrooms, 2 baths, den and glass enclosed sunroom • Healthy club facilities including indoor pool, sauna, whirlpool and exercise room • Social room • Garage with storage locker • Full size washer and dryer • Helicopter Landing pad



Handicap Units
\$1,100



Adjacent to I-275 Mall

Furnished Corporate Suites Available

Unfurnished
\$1,100 to \$1,400

For more information...Call 815-0111 (By Appointment Only)