

Doug Carr

From: GLHB&RA--Doug Carr [lacey@glhba.ccsend.com] on behalf of GLHB&RA--Doug Carr [doug@glhba.org]
Sent: Monday, April 12, 2010 8:31 AM
To: Doug Carr
Subject: Should Local Governments Consolidate?

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The Tool Box

A Weekly Publication for Members & Friends
 April 12, 2010



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**Golfers:
 Save The
 Date!!
 July 13th**

Dear Doug,

Consolidation of Local Governments: Can We Make It Work?

There's been a lot of talk lately in Michigan about consolidation of local governments. At first the concept seems really simple. It's kind of like the whole flat tax concept: "just eliminate the whole system and start over."



Those in favor of consolidation argue that we can eliminate several layers of government. The other side would argue that those "layers" provide services and if they go then the services go with them.

Another more interesting argument was recently put forth by the Michigan Townships Association (MTA). In their recent report it was noted that Township governments actually cost less to maintain than large governments. It's not very often that government promotes the idea that smaller is better. This should get your attention. But, before you think the MTA is merely issuing a self-serving report and that the Townships want to protect their existence, we should note that it is written by Wendell Cox.

Wendell Cox is an urban policy expert with credentials. He was one of the first to point out that urban sprawl was not a problem caused by greedy developers but rather poor government



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policies. He was also one of the few that pointed out that urban growth boundaries were bad and that they would harm cities by increasing land values and creating winners and losers, making the residents very unhappy. He was right. It happened in Portland, OR.

In the MTA report Cox makes the argument that smaller government is better because first, citizens have greater control and a greater sense of community at the local level. Second, local officials are more likely to be responsive where there are fewer voters because each voter is more important. And finally, larger jurisdictions tend to be more responsive to special interest programs and projects than smaller governments.

According to the MTA, consolidation of local governments in the Lansing region would involve a lot of variables: melding tax structures, connecting infrastructures, resolving different levels of debt, merging administrative systems, and standardizing ordinances. This last one is important to home builders. As complicated as it may be to merge local governments a standardization of ordinances would benefit all of us! So, my vote is that we at least keep talking about consolidation and not give up on it completely! What do you think?

Doug

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Upcoming Events:

(Click on the links below to RSVP!)

Apr 13 No Monthly Meeting Due To Building Expo

Apr 22 Monthly Event: Building & Remodeling Expo, Eagle Eye,
4-7PM [RSVP Here](#)

May 12 Monthly Meeting: Rycus Flooring: Getting the Most from
Your Web Site



Builders & Remodelers: RSVP For The Expo & Enter To Win \$300 In Cash!!

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**Monthly Meeting
May 12th**

"Getting the Most From Your Web Site!"



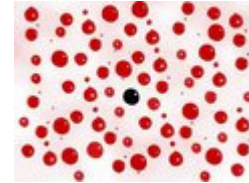
**Rycus
Flooring
5:30 - 7PM**

win. It will be held on Thursday, April 22 at Eagle Eye Banquet Center, from 4-7 PM. All member and non-member licensed Builders may attend for **FREE** and may bring one guest! Associate members are invited to purchase a table for just \$250. Last year over 90 builders & remodelers attended. This event has the greatest attendance by builders and remodelers of any GLHB&RA event. Associates can [reserve their table space](#) now by [e-mailing Lacey](#), calling the office 517-323-3254 or faxing a contract to 517-323-0390. Builders & remodelers should [RSVP in advance](#) !! Associates can view the [layout of the floorplan](#) on the website.

Thank You MSU-FCU! 2010 Parade Of Homes Sponsor!

Marketing Tips for Builders & Remodelers: Is It Time For A Change?

The world is constantly changing. The market changes, products change and the expectations of customers change. What are you doing to keep pace? Builders are sometimes resistant to change. Let's face it, things can be easy when we do things the same old way. It keeps our lives simple and it works. It's human nature to resist change. It's OK until the day it quits working for us. If things aren't working for you, here are four thought starters to determine whether changes should be made.



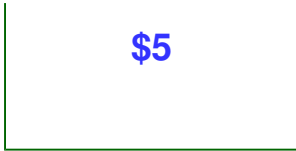
Change the Design--People's tastes are constantly changing. Family size is getting smaller. Jumbo loans have become extinct. Is it time to build smaller? How can you change your designs to fit the new reality? What about the new tastes?

Change The Product Selection--If you must build smaller, how can you increase the appeal? Should you change the brand names of components? Are there areas where the cost increase or decrease of the amenities will increase the perceived value of the final product?

Change Your Organization--Are there ways that you can change your productivity level to adjust to new realities? How can you motivate or incentivize subs or employees to meet a different price point on the home? Is your quality where it needs to be?

Change Your Image--Have you positioned your company properly for the market segment that you are choosing to serve? If not what adjustments need to be made? Are you working with the right marketing people to accomplish your goals? Does your literature need, to be re-worked?

A changing market will require change on your part. Be bold enough to venture out there with different strategies and try new things!



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