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REAL ESTATE INVESTORS ASSOCIATION
WAYNE COUNTY

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MAILING: P.O. Box 5341
Dearborn, Michigan 48128

Volume 29

October 2013

Number 9

NEXT MEETING

TUESDAY OCTOBER 1, 2013

NETWORKING & DINNER

RED LOBSTER

13999 Eureka Rd • SOUTHGATE

Next to 7-11, near Trenton Rd.

6:00 - 7:15 Dinner and Networking

7:30 Meeting

SPEAKER/TOPIC

AARON J. SCHEINFIELD

An associate attorney at Goldstein, Bershad & Fried, P.C. practicing in the areas of bankruptcy and insolvency law as well as distressed real estate issues. He has represented Chapter 7 Trustees as well as debtors and creditors in Chapter 7, Chapter 11 and Chapter 13 matters. He received his Juris Doctor at Wayne State University Law School and graduated from University of Michigan with his bachelor's degree in political science. In the past 2 years, he has done over 30 lectures to various CPA's, real estate investors and realtors on topics related to bankruptcy and distressed real estate issues. He has also been interviewed on TV and has made several radio appearances, including one recently on 97.1 FM The Ticket.

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For Any Questions Please Call:

Wayde Koehler, President 313-277-4168

New & Returning Members

Joedy Patrick

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**YOU ARE INVITED TO THE
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GET-TOGETHER!**

**Hosted by our Vice President
Bill Beddoes**

WHERE

**Red Lobster@6pm - 9pm
13999 Eureka Road, Southgate**

WHEN 3rd Tuesday of the month

Join us for a casual evening with like-minded individuals to share your stories, discuss your issues and learn more about our investing community!

No admittance fee, just make sure you pay for your food. :)

We hope to see many of you there, and feel free to bring a friend or two.

Membership Application

New Member () Renewal ()

ANNUAL DUES Family — \$125.00 - (One Address — 2 People)

Single meeting fee for non-members is \$20.00 per person, which will be applied to the annual dues if you join the next month.

(we hope this will encourage people to join)

Fill Out Form and Mail or Fax to: R.E.I.A. • P.O. Box 5341 • Dearborn, Michigan 48128

Make Check Payable to: REIA — (313) 347-1401 Fax: (313) 386-7600

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Tell us the companies you use and see if we can advertise for them.

FOR RENEWING MEMBERS: Any questions/comments on how to better our organization??

NEXT MEETINGS

MONTHLY MEETING

- Tuesday October 1, 2013
- Tuesday November 5, 2013

INVESTOR GET-TOGETHER — OCT 15TH

BOARD OF DIRECTORS

- Tuesday October 8, 2013
- Tuesday November 12, 2013

Real Estate Investors Association of Wayne County

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DO AS I SAY, NOT AS I DO

By Robert Tulloch, JALA President

I have always chastised members for letting back rent accumulate until it is a small scale disaster. Just to let you know, I do it too.

I had a tenant who used all the usual excuses: “My son was killed. My son is in jail. My daughter is pregnant and I have to buy a car seat. I will pay you when I get my tax refund. But oops, my wife took it for child support. I lost my job. My unemployment ran out. I will pay you out of my 401(k) as soon as I get it. Oops, I bought a car with my 401(k) money so I can only pay you a month’s rent.” Blah, blah, blah; it goes on forever with excuses and you have probably heard it all being a landlord.

I had a concrete walk installed at this particular rental property. His (the tenant’s) kids wrote their names in it before it could dry. He did too! Believe it or not; a 40-year-old man. They claimed the contractor told them that they could. They lied (of course).

The worst part, is that my insurance company canceled coverage on the property because there was a trampoline in the back yard. I had never heard of this before. I argued and screamed and threatened to cancel all the insurance with diem: Farm, rentals, cars, etc., but to no avail. I evicted the guy and only then did he take the trampoline down.

Can you believe this story??? Anyway, I hired an attorney to handle the eviction. I did not want to deal with the tenant. I was charged \$250, but for what? I had drafted every bit of the paperwork and gave it to the attorney. Alas, he rewrote it.

Anyway, do as I say, not as I do!

DISCLAIMER

Any opinions expressed in these articles are not necessarily the opinions of the Real Estate Investors Association of Wayne County. (R.E.I.A. of Wayne County) This information is designed to provide accurate and authoritative information in regard to the subject matter covered. It is offered with the understanding that the authors are not engaged in rendering legal, accounting or other professional service. If legal advice or other expert advice is required, the services of a competent professional should be sought. Members and Guests should consult an attorney, accountant or other professional before making an investment decision. All Members and Guests assume the risk of making their own investment decisions.

State, Media Encourage Playing the Lottery

People should be investing in themselves

By *JARRETT SKORUP*

Like clockwork, every few months it is front-page news around the country: The identity of the Powerball lottery winner becomes public.

Recently, the third-largest jackpot of all time, \$448 million, was split three ways.

At a time when our benevolent bureaucrats at the city, state and federal level are all about "nudging" people to make better decisions, the government teams up with the media to promote one of the most irrational ways for people to spend their money. State-supported lotteries are especially rich when you consider all of the low-level gambling that Michigan makes illegal — like March Madness college basketball pools or small monetary bets between friends.

A person's chances of winning the Powerball are 1 out of 175 million — so small that it is nearly impossible to even understand. Someone is 28,000 times more likely to be struck by lightning, 16 times more likely to be attacked by a shark, more than 50 percent more likely to be killed by a vending machine and approximately 17.5 times more likely to become president (assuming eligibility).

In Michigan, the state spends tens of millions of dollars begging us to play the lottery — it's for the children! The money supports the general fund and education spending, but as Michael E. Heberling, president of the Baker College Center for Graduate Studies and an adjunct scholar with the Mackinac Center for Public Policy, noted in 2002, this is paid for disproportionately by the poor:

While the average player spends \$313 per year on the lottery, those with incomes of less than \$10,000 spend \$597. African-Americans spend \$998 compared to \$210 for whites. High school dropouts spend four times as much on the lottery as do college graduates. More than half of all lottery tickets are bought by just 5 percent of those who play. The National Opinion Research Center estimates that problem gamblers (those addicted to gambling and whose families often suffer as a result) account for 14 percent of total lottery revenues.

And not only are state and national lotteries a poor bet, but they encourage bad behavior. Instead of putting their money into a nearly impossible dream, in which many people end up squandering the money, people should be investing in themselves.

Playing the main Powerball game costs \$2. If someone who played every day was to instead take that money and save or invest it, they eventually would have some real money: \$2 a day compounding at 8 percent would be more than \$11,000 after a decade. Saving that amount of money for 50 years (from 18 to 68) would yield nearly half a million dollars.

Saving and investing are learned habits and they are the key to freedom. It is unlikely that governments constantly struggling to balance their own budgets are going to encourage it, but at the very least they should make it easier by not incentivizing bad habits.

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*Keith Lenard will have the Library
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7:00 pm - 7:30 pm

Submitted by Bill Beddoes, VP - REIA of Wayne County

NEW Member Application

Please fill out our form when you come to the meeting. We need your email address so we can send you the newsletter & alerts and updates!!

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AROUND THE REGION

Michigan

LANSING

Lawmakers on do-not-serve list

Bar and restaurant owners upset about Michigan's workplace smoking ban have a ban of their own in the works.

An organization called Protect Private Property Rights in Michigan said Tuesday that about 500 bars statewide plan to bar state lawmakers from their premises. It would start Sept. 1

Excluding the lawmakers is a way for critics to draw attention to what they say are the harmful effects of the smoking ban. Some bar owners say they have lost business because of the ban. Others say the ban is unfair because decisions about whether to allow smoking should be left to property owners.

The Legislature-approved smoking ban took effect in May 2010. Critics want lawmakers to revisit the issue.

Submitted by Wayde Koehler, Pres. REIA of Wayne County and reprinted from the Detroit Free Press • www.freep.com



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PLEASE SHARE THIS!!!


WRITTEN BY A COP: Everyone should take 5 minutes to read this. It may save your life or a loved one's life. In daylight hours, refresh yourself of these things to do in an emergency situation... This is for you, and for you to share with your wife, your children, & everyone you know. After reading these 9 crucial tips, forward them to someone you care about. It never hurts to be careful in this crazy world we live in.

1. Tip from Tae Kwon Do :The elbow is the strongest point on your body. If you are close enough to use it, do!
2. Learned this from a tourist guide. If a robber asks for your wallet and/or purse, **DO NOT HAND IT TO HIM. Toss it away from you... Chances are that he is more interested in your wallet and/or purse than you, and he will go for the wallet/purse. RUN LIKE MAD IN THE OTHER DIRECTION!**
3. If you are ever thrown into the trunk of a car, kick out the back tail lights and stick your arm out the hole and start waving like crazy.. The driver won't see you, but everybody else will. This has saved lives.
4. Women have a tendency to get into their cars after shopping, eating, working, etc., and just sit (doing their checkbook, or making a list, etc. **DON'T DO THIS!**) The predator will be watching you, and this is the perfect opportunity for him to get in on the passenger side, put a gun to your head, and tell you where to go. **AS SOON AS YOU GET INTO YOUR CAR ,LOCK THE DOORS AND LEAVE..**

If someone is in the car with a gun to your head **DO NOT DRIVE OFF, Repeat: DO NOT DRIVE OFF!** Instead gun the engine and speed into anything, wrecking the car. Your Air Bag will save you. If the person is in the back seat they will get the worst of it. As soon as the car crashes bail out and run. It is better than having them find your body in a remote location.

5. A few notes about getting into your car in a parking lot, or parking garage:
 - A.) Be aware:look around you, look into your car, at the passenger side floor, and in the back seat.
 - B.) If you are parked next to a big van, enter your car from the passenger door. Most serial killers attack their victims by pulling them into their vans while the women are attempting to get into their cars.
 - C.) Look at the car parked on the driver's side of your vehicle, and the passenger side.. If a male is sitting alone in the seat nearest your car, you may want to walk back into the mall, or work, and get a guard/ policeman to walk you back out. **IT IS ALWAYS BETTER TO BE SAFE THAN SORRY. (And better paranoid than dead.)**

(Continued next page - #6)

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6. **ALWAYS** take the elevator instead of the stairs. Stairwells are horrible places to be alone and the perfect crime spot. This is especially true at NIGHT!

7. If the predator has a gun and you are not under his control, **ALWAYS RUN!**

The predator will only hit you (a running target) 4 in 100 times; and even then, it most likely **WILL NOT** be a vital organ. **RUN**, Preferably in a zig-zag pattern!

8. As women, we are always trying to be sympathetic: **STOP** It may get you raped, or killed. Ted Bundy, the serial killer, was a good-looking, well educated man, who **ALWAYS** played on the sympathies of unsuspecting women. He walked with a cane, or a limp, and often asked 'for help' into his vehicle or with his vehicle, which is when he abducted his next victim.

9. Another Safety Point: Someone just told me that her friend heard a crying baby on her porch the night before last, and she called the police because it was late and she thought it was weird.. The police told her 'Whatever you do, **DO NOT** open the door..' The lady then said that it sounded like the baby had crawled near a window, and she was worried that it would crawl to the street and get run over. The policeman said, 'We already have a unit on the way, whatever you do, **DO NOT** open the door.' He told her that they think a serial killer has a baby's cry recorded and uses it to coax women out of their homes thinking that someone dropped off a baby.. He said they have not verified it, but have had several calls by women saying that they hear baby's cries outside their doors when they're home alone at night.

10. Water scam! If you wake up in the middle of the night to hear all your taps outside running or what you think is a burst pipe, **DO NOT GO OUT TO INVESTIGATE!** These people turn on all your outside taps full blast so that you will go out to investigate and then attack.

Stay alert, keep safe, and look out for your neighbors! Please pass this on This e-mail should probably be taken seriously because the Crying Baby Theory was mentioned on America 's Most Wanted when they profiled the serial killer in Louisiana

Everyone should take 5 minutes to read this. It may save your life or a loved one's life.

Submitted by Bill Beddoes, VP REIA of Wayne County

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meeting reminders and to get your newsletter sent to you. Or fax your email address to us at 313-386-7600 or call and leave it on the 24hr Real Estate Investor Line at 313-347-1401

LLC reporting scam

Owners of Limited Liability Companies (LLC) may have received a letter stating that they must file an "annual meeting disclosure statement" along with a \$125 document fee. George Pawlowski, legal counsel for the RPOA, notified the RPOA of this scam to prevent members from falling prey to its apparent legitimacy.

LLC's in Michigan are required to hold an annual meeting and keep minutes. They are also required to file a Limited Liability Company Annual Statement with the Michigan Department of Energy, Labor & Economic Growth, Bureau of Commercial Services, Corporation Division along with a fee of \$25.00. This form can be either mailed or completed online.

There is no fee for not filing the report or paying the fee; however, after two years of the due date, the company is no longer in good standing by operation of law. Good standing can be restored by paying the fees and filing the proper reports.

Taken From RPOA

CONSUMER'S ENERGY - BILLING "ERRORS"

I just received the electric bill for a four-unit building and was literally shocked. The bill was for \$13 for 44 kwh usage for the whole previous month.

I pulled out the previous month's bill, and that was \$146 for 934 kwh usage based on an "estimated" reading.

Problem? Very much so! The 934 kwh usage consisted of 600 kwh (base rate) and 334 kwh at a much higher rate. The average of 934 kwh + 44 kwh is 978 and when divided by two, comes out 486 kwh, significantly below the higher rate threshold. The result was that I was billed about \$60 more than I should have been

When contacted, Consumer's Energy said this was very uncommon and an anomaly and they would re-bill both months. We shall see if the re-billings shows a \$60 credit.

Meanwhile I am reporting this to the Michigan Attorney General's office. Consumer's Energy should have to audit this and prove they have not over billed 200,000 and pocketed and extra \$1.2 million.

Written By Robert F. Tulloch, JALA President



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Motor City or Oklahoma???

The photos of the devastation visited upon the city of Moore, Okla., are heartbreaking. Destruction of this magnitude visited upon a city should give rise to a groundswell of sympathy and support. But some of the photos shown here aren't Oklahoma. Can you tell which photos are of Detroit?

On the left are snapshots I took during a recent random drive through the neighborhoods of the Motor City. The photos of Moore are to the right, compliments of the Associated Press. It's hard to tell the difference.

If people find themselves struggling to survive in a disaster area, does it really matter whether the disaster took four minutes - or four decades - to unfold? Why do the people in one disaster area receive much-deserved sympathy and support, while people living in another are greeted by indifference?

Submitted by Wayde Koehler, Pres, REIA of Wayne County
and reprinted from the Detroit Free Press - Points of View



Foreclosure bill would wrongly show homeowners the door

A bill recently introduced in the Legislature would fast-track Michigan's mortgage foreclosure process, pushing at-risk homeowners out of their homes instead of providing them with the time to challenge the legitimacy of the foreclosure, come up with the money to save the home, sell it on a short sale or find a safe, affordable place to move.

Specifically, Senate Bill 383 would shorten Michigan's longstanding six-month redemption period to 60 days. This drastic change to Michigan foreclosure law will eliminate crucial protections for homeowners and will seriously hamper foreclosure prevention efforts across the state during a still-fragile economic recovery.

Several years ago, Michigan made a decision to allow lenders to foreclose by advertisement rather than to require them to go through the courts, a process known as judicial foreclosure. Lenders prefer foreclosure by advertisement because it takes less time than judicial foreclosure. Judicial foreclosure, however, provides both lender and borrower equal protections under the law. The trade-off Michigan made was that lenders would be allowed to foreclose more quickly, but in **return, homeowners** would have a reasonable six-month redemption period in which to **challenge the legitimacy of the fore** closure, redeem the house, sell it on a short sale or, if all else fails, find a new place to live.

SB 383 all but eliminates homeowner protections under Michigan foreclosure law by shortening to 60 days the time a homeowner has to challenge an illegal or fraudulent foreclosure. Billions of dollars worth of settlements with large mortgage servicers over the past couple of years have made it clear that illegal or fraudulent foreclosures happen often, tens of thousands of them in Michigan. SB 383 would leave Michigan's at-risk homeowners at the mercy of this reality.

SB 383 would also hamper foreclosure-prevention efforts across the state during a still-fragile economic recovery. While Michigan foreclosures are steadily declining, we're still in a crisis. From March 2012 to March 2013, Michigan saw 70,000 foreclosures, the third highest in the country during that period. These foreclosures hurt not only -the foreclosed homeowners, but the neighborhoods and communities, as well, by increasing the number of vacant homes, reducing property values and lowering local property tax revenue that funds basic services for all of us. We need laws that protect homeowners and communities alike by preventing as many of these damaging foreclosures as possible.

SB 383 would impact our ability to do this. It will reduce to 60 days, the time a homeowner has to regain a job and come lip with the money to save the home. It will reduce to 120 days (with proof of a listing) the time a homeowner has to sell their home on a short sale (for less than what is owned on the mortgage) to avoid a foreclosure. Short sales typically take six months, not 120 days. It would also reduce to 60 days the time a homeowner has to find a place to relocate, which is tough to do when your credit has just been ruined.

The bottom line is that Michigan's six-month redemption period has proved for decades to protect both homeowners and prevent foreclosures. The Michigan Foreclosure Task Force urges our state legislators to do the right thing by Michigan homeowners, neighborhoods and communities, and oppose this drastic, unnecessary move.

Identity crooks aim beyond just plastic

Not all that long ago, many of us thought we only had to watch our credit cards to avoid ID theft. If the crooks didn't get the numbers on our plastic, we thought, they couldn't live it up and go on a wild shopping spree like the one in the movie "Identity Thief."

But ID theft scams are all *over the map*, both in terms of **geography** and kinds of fraud, according to Federal Trade Commission data.

In many states - including Michigan, Kentucky, California, Texas and elsewhere - the largest area for ID theft complaints involves fraud relating to government documents or benefits.

Maybe, someone without medical insurance steals your identity to get health care insurance, said Peter Schoenrock, senior vice president for management at Equifax.

Or an ID thief can steal information to falsely apply for jobless claims, he said. Or fake IDs are used to create fake tax returns that are packed with lucrative tax breaks, such as the education credits or the Earned Income Tax Credit, to create **generous tax** refunds for criminals.

No, you don't want to leave **your credit** cards easily in view. But pay attention to your other paperwork, too. You'd be shocked where you'd spot a Social Security number just casually tossed around in your own house.

Digging through a stack of old papers in the attic, I found my Social Security number just casually written on an old economics test from back in college. Yes, this was many years ago but there was a Social Security number on a test next to my name. I guess that was OK back in the day. But if I'm cleaning, I sure don't want to carelessly toss that paper in the trash. Time to shred it.

Snowbirds with winter homes in Florida may want to be even more cautious about their Medicare cards, bank statements and other ID when heading south. Florida ranks No. 1 for ID theft among 50 states, according to data from the Federal Trade Commission.

Florida's seniors are vulnerable as fraud targets; it doesn't hurt that there are many people who travel to

Florida on vacation, either. Georgia is No. 2 on the ETC Consumer Sentinel report's list of states with the highest per capita rates of identity theft. California came in at No. 3.

Michigan ranks No. 4 for ID theft.

About 54% of the complaints from Michigan residents involved ID theft relating to benefits fraud or the theft of government documents, according to the Consumer Sentinel Network Data Book, which tracks millions of consumer complaints to the Federal Trade Commission and law enforcement.

Equifax - which launched the IdentityProtection.com site to give an in-depth look at ID theft - also noted that areas that have had surges in unemployment or foreclosures may be at more risk for ID theft.

In some cases, some people may feel desperate for cash and be more willing to hand over the Social Security number of a child to someone who is going to create a fake tax return. Or they might be more willing to participate in other ID theft scams if they think they can get quick cash and won't get caught.

Credit card fraud was second on the list of ID scams in Michigan at 11% of the FTC complaints. Phone and utilities fraud ranked No. 3 with 10% of the complaints from Michigan consumers to the FTC.

Other ID theft complaints in Michigan related to bank fraud, employment-related fraud and loan fraud, in that order.

THREE WAYS TO AVOID ID THEFT

- Shred papers, especially those with your Social Security number on them.
- Take extra care with your information during times of life-changing events, the birth of a child, a divorce or a death in the family. Experts say fraud is more likely to take place when people are vulnerable. Pay attention on vacation or during a big move to a new house, too.
- If something sounds odd, it probably is odd. Take time to look up some potential scams. See www.onguardonline.gov.

Source: Detroit Free Press research



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“Historically, states that have seen the highest level of ID theft tend to be border states,” said Adam Levin, chairman of Identity Theft 911.

Michigan borders Canada and could face a similar issue, too. ID theft could be used by a person who lives nearby in another country to come into the U.S. to obtain a job, Levin said.

Here are some scams that ID crooks use:

- The fake landlord. Spot a great deal on a vacation condo? Maybe a super price on a dream house? Housing scams have been popular in Michigan and elsewhere. Consumers have lost deposit money - and sensitive information that can be used for ID theft - when agreeing to a rental property scam and they don't realize they've been scammed until they go on vacation.

“You arrive at the rental property. They greet you at the door and they have no idea what you're talking about,” Levin said.

Craigslist.com warns consumers that they should not agree to credit checks or background checks for a job or housing until actually meeting an interviewer or landlord in person.

- The free prize that pops up on your cell phone. The Federal Trade Commission took action earlier this year against marketers that sent unwanted text messages offering “free” gift cards. Once spammers have your personal information, it can be sold to marketers or even end up in the hands of ID thieves.

- Watch your child's ID. The most stolen piece of identification from a child is a Social Security number and sometimes it's a family member or friend who commits this crime, said Dianne Shovely, vice president-fraud services for Comerica Bank in Auburn Hills. Keep birth certificates and information that contains a child's Social Security number, such as your tax return, carefully locked away.

Contact Susan Tompor: stompor@freepress.com
and reprinted from the Detroit Free Press and
submitted by Wayde Koehler, Pres, REIA of Wayne County



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Around Town with Real Estate Investor Groups

(call each group for details)

- **OAKLAND R.E.I.A.**
www.Reiafoakland.com
- **Macomb Property Owners Association**
Cocktails/Dinner 6-6:30 pm • Meeting 7:00 pm
For More Info Call: 586-977-7372
- **Monroe County Landlord Association**
6:30-7:30 pm Social/Dinner • 7:30 pm Meeting
(734) 457-5758
- **American Landlord Association**
Northwest Activity Center
877-247-3372
- **Real Estate Investors Association of Wayne County**
(REIA of Wayne Co) *1st Tuesday of every Month*
6:00 pm Networking @ Red Lobster, Southgate
7:15 Announcements
7:30 pm Meeting
(313) 347-1401 • 24 hr Answering Machine
- **Real Estate Investors Association of Wayne County**
(REIA of Wayne Co) *3rd Tuesday of the Month*
Red Lobster • 13999 Eureka Rd • Southgate
- **Jackson Area Landlords**
6:30 pm Meeting
517-596-2592
- **Toledo Real Estate Investors**
Sullivan Hall @Gescu Parish
2049 Parkside @Bancroft
6:45 pm Meeting
(419) 283-8427
- **Southeast Michigan Real Estate Investor Association**
39555 Orchard Hill Place
Novi, Michigan
(248) 692-1100

OUR WEBSITE!!!

www.reiawaynecounty.org

ATTORNEYS AT LAW

Free Simple Legal Advice

- **Peter C. Rageas CPA, MST**
(313) 962-7777
(313) 962-0581 fx

- **John Payne**
(313) 562-5700

- **Gary Segatti**
(248) 808-2711

- **Aaron D. Cox**
(734) 287-3664

- **RealChek, Thomas Moorhead**
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(This may be why we are all here????)

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Section 8 Questions???
Call Jane Scarlett

Wayne Metropolitan Community Action Agency
Housing Agent for the Michigan State Housing
Development Authority

734-284-6999

jscarlett@waynemetro.org

Wayne Metropolitan
Community Action Agency

05/14

SPEAKERS COMMITTEE

Wayde Koehler

313-819-0919

If you have any suggestions for speakers, drop us
a line at: www.reiawaynecounty.org

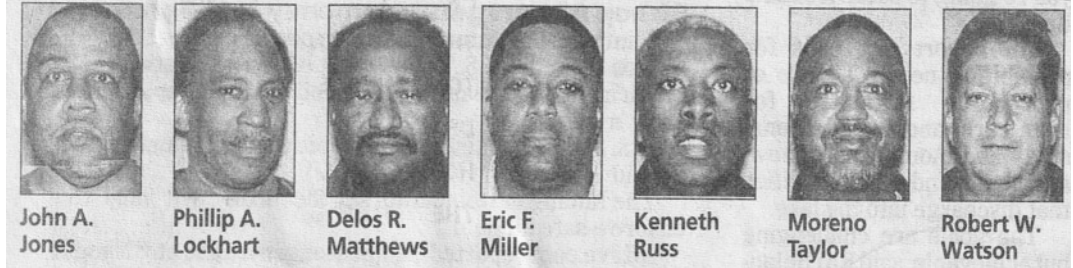
Wayne County REIA of Michigan
LOOK FOR US ON FACEBOOK!

AG says city building inspectors took bribes

7 charged with taking cash for phony inspections or ignoring code violations

By Matt Helms - Detroit Free Press Staff Writer

Seven Detroit building inspectors charged with taking bribes on the job are expected to be arraigned today after state and federal officials announced the results of a



corruption investigation into the city department that oversees inspections of construction plans and building codes to ensure the safety of homes and businesses.

Michigan Attorney General Bill Schuette said the inspectors took payola for conducting phony building inspections or looking the other way at code violations. Schuette said the inspectors were charged with a total of 17 offenses, ranging from one-year misdemeanors to 10-year felonies.

The employees of Detroit's Buildings, Safety Engineering and Environmental Department are charged with offenses dating to 2007, some of which Schuette indicated were caught on video.

"When you violate the public trust, it's a big deal," Schuette said Thursday at a news conference at Cadillac Place in Detroit's New Center. "'Nod and a wink' justice - those days are done."

Six of the men turned themselves in to authorities by Thursday morning, some with decades of experience working in the city, Schuette spokeswoman Joy Yearout said. Three of the men are current workers, and four left the job, including one who retired soon after the FBI conducted a raid July 2 on city offices as the feds investigated. They could be arraigned as early as today in Detroit's 36th District Court.

Schuette declined to discuss the investigation in detail, saying it is ongoing. But, he said, the charges are, 'against inspectors and not administrators or mayoral appointees. Among other duties, the inspectors were supposed to ensure dwellings were safe and met codes for construction, electrical and plumbing work and other issues.

"That mission statement went up in smoke," Schuette said, adding that the men took bribes of \$50 to \$3,000 to "look the other way" on inspections that didn't take place or other violations.

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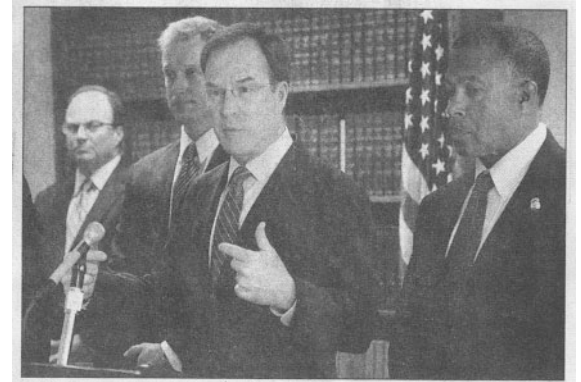
07/13

Charged were: Eric F Miller, 48, of Detroit; John A. Jones, 54, of Detroit; Robert W. Watson, 51, of Dearborn; Phillip A. Lockhart, 56, of Detroit; Kenneth Russ, 51, of Detroit Moreno Taylor, 52, of Livonia, and Delos R. Matthews, 53, of Farmington Hills.

Matthews was expected to turn himself in this morning. He and the others were to be arraigned at 1:30 p.m. today before Magistrate Sidney Barthwell Jr., Schuette's office said.

Mayor Dave Bing said in a statement Thursday that corruption is something he has pledged his administration would not tolerate.

"Today's announcement of bribery allegations issued against seven current or former inspectors in our Buildings, Safety Engineering and Environmental Department (BSEED) is another step toward eradicating unethical and illegal behavior. I want to thank the FBI and state Attorney General's Office for their diligence in pursuing these allegations," Bing said. "However, today's action in no way indicts the thousands of dedicated city employees who perform their jobs with honesty and integrity daily."



Michigan Attorney General Bill Schuette announces charges against seven current and former City of Detroit building, plumbing and electrical inspectors Thursday. KIMBERLY P. MITCHELL/DETROIT FREE PRESS

Schuette was flanked by Detroit Police Chief James Craig; Brian Stair, the commander in charge of professional standards for the Detroit Police Department, and Robert Beeckman, a supervisory special agent for the FBI.

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and Submitted by Wayde Koehler, Pres. REIA of Wayne County

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— WEB SITE CORNER —

This new column of useful website addresses is a new addition to our newsletter format. If you wish to have a website featured in this column please email reianews@aol.com

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- www.nationalreia.com National Headquarters
- www.irs.gov IRS web site
- www.bendover.com Govt. Red Tape Help
- www. taxsites.com Tax and Accounting
- www.unclefed.com Online Tax Resource
- www.courts.michigan.gov/ Michigan Courts
- http://www.michigan.gov/taxtrib Tax Appeals
- http://www.ask-the-rehabber.com**

State Criminal Records:

- www.state.mi.us/mdoc/asp/otis2.html..... Offender Tracking System (OTIS)
- http://apps.michigan.gov/ichat/home.aspx Criminal History Check (ICHAT)
- http://www.oakgov.com/crtsOO04/main Oakland County District Court Case Search
- www.mipsor.state.mi.us/..... Michigan Sex Offender: (PSOR)

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— **MEETING AGENDA** —

RED LOBSTER ON EUREKA • SOUTHGATE

Next to 7-11, near Trenton Rd.

6:00 - 7:15 ... Dinner and Networking

7:30 - Meeting — (\$20.00 FOR GUESTS)