



WEBSITE: reiaawaynecounty.org
FACEBOOK: Wayne County REIA of Michigan
24hr recording (313) 437-2945
Fax: 313-386-7600
MAILING: P.O. Box 5341
Dearborn, Michigan 48128

Volume 32

April 2016

Number 3

MONTHLY MEETING

TUESDAY April 5, 2016

NETWORKING & DINNER

RED LOBSTER

13999 Eureka Rd • SOUTHGATE

Next to 7-11, near Trenton Rd.

6:00 - 7:15Dinner & Networking

7:15Meeting Starts

SPEAKER — Carolyn Feldman
Nationwide Credit Clearing

Carolyn Feldman is the head of the Florida & Michigan division of Nationwide Credit Clearing, a professional credit repair company that started in Chicago, Illinois in 1991. The company specializes in improving FICO scores by deleting negative information from all 3 credit reporting agencies - TransUnion, Experian & Equifax.

She opened the NCC Florida branch in 2007. She moved to Michigan in 2009 to accommodate the increasing demand for higher credit scores in a market that is becoming more restrictive & regulated by lenders. She has been recognized as a leading credit advisor for the company. Her nickname "The Credit Whisperer" started in Florida & spread throughout the country. While she counsels clients nationally, she has grown Florida & Michigan into the 2nd & 3rd largest markets for the company. She has been invited to be the guest speaker for several organizations such as banks, mortgage & real estate companies, large investor groups, professional networks & local churches. She has been interviewed on radio talk shows in SE Florida. She was also interviewed on a local Michigan cable TV network to answer questions about how credit impacts couples going through a divorce.

Carolyn Feldman - Nationwide Credit Clearing — 248-254-3315
carolyn@mynationwidecredit.com/www.michigan-credit-repair.com

For More Info, Check the Website:
www.reiaawaynecounty.org

For Any Questions Please Call:
Wayde Koehler, President 313-819-0919

YOU ARE INVITED TO THE MONTHLY INVESTOR GET-TOGETHER!
Hosted by our Vice President, Bill Beddoes
3RD TUESDAY MEETING
April 19, 2016 @ 6:00PM
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!
FREE ADMITTANCE 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.
For More Info: Bill 734-934-9091

NEXT MEETINGS
MONTHLY MEETING
• Tuesday April 5, 2016
• Tuesday May 3, 2016
BOARD OF DIRECTORS
• Tuesday April 12, 2016
• Tuesday May 10, 2016

Membership Application

New Member () Renewal ()

ANNUAL DUES Family — \$135.00 - (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 — 24hr recording (313) 437-2945 • Fax: 313-386-7600

Name _____ Spouse _____

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How did you hear about us??: _____ Referred by a member?? Their Name _____

Business Name(if applicable) _____

EMAIL ADDRESS _____ Can you volunteer some time, talent or information??

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??

REMINDER!!

Investor Get-Together

APRIL 19TH

3RD TUESDAY OF THE MONTH

Meeting Starts at 6:00pm

Real Estate Investors Association of Wayne County

P.O. BOX 5341 • Dearborn, Michigan 48128

24hr recording (313) 437-2945/Fax: 313-386-7600

WEBSITE: www.reiawaynecounty.org

Facebook — Wayne County REIA of Michigan

New Members/Guests!

Leonard Martindale

Tomie O'Neil

Dan Cheesling

Mike Sloan

Krishawn Emadameaho

Matt Bezanson

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Rose Papp 313-383-6592

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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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(313) 962-0581 fx

- John Payne

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- Gary Segatti

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- Aaron D. Cox

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- RealChek, Thomas Moorhead

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Homeowner fights city over private property rights

By ANNE SCHIEBER

Nancy Wilson's home in Grand Rapids. Most homeowners regard their home as their castle and private domain. But some Grand Rapids residents with homes in historic districts may have cause to wonder, given the experience of Nancy Wilson, who says the city has put her in a debtor's prison.



First, officials slapped Wilson with a fine for not getting her three-story house painted in time. Then, after the work was partially completed, regulators turned around and charged her with a misdemeanor.

"I don't think it is the job of the neighborhood code compliance people to cause harm for anyone who lives in the city. They are supposed to be serving us and the city commission backs away and lets them do what they want and every action they took against me was counterproductive to getting the house painted," said Wilson.

Since moving into her home in the city's Heritage Hill neighborhood in 2006, Wilson has sunk time, money and sweat into refurbishing the property. Yet the city's code compliance department can't seem to leave her alone. The ordeal began with citations for brush in her yard, which she had gathered while cleaning up soon after moving in. The city said it would come on her property and remove the piles and bill her \$100.

Wilson complained about the warnings and years later, she managed to get a meeting with city leaders to discuss her concerns. She thought the meeting was productive but in 2013 she received notice that she needed to paint the three-story, century-old home in a matter of months and install a railing on a half-roof she never used. Wilson removed the rail years earlier when it began rotting. She planned to replace it eventually but was spending her time and money on other high-priority repairs.

Wilson wanted to wait a year to fix the rail and paint the house because she developed health problems and was short on cash. The city demanded that she pay a fee to appeal the citations. Instead, Wilson said she hand-delivered a letter to the code compliance department explaining her situation. The response came months later — in the form of fines.

Wilson is a do-it-yourselfer who can't afford to hire professional contractors she says would have charged up to \$40,000. Instead, she has received help from friends to get the work done. Eventually Wilson and her neighbor, Eric Baxter, began the massive paint job.

By then the city was demanding that she pay fines that topped \$2,000. When she didn't pay, the city put a lien on her house. After she painted the first two stories, the city took more action, this time charging her with a misdemeanor for having three or more code violations.

Wilson shared her story in a video produced by the Mackinac Center for Public Policy to alert others about the extent of local ordinances and how they can threaten private property. She is not alone in receiving fines and charges. Grand Rapids collects at least \$2 million a year in maintenance fines from property owners.

"The state of Michigan has given very broad powers to local governments to protect the health, safety, and well-being of the citizens. But too many of these local code laws have slipped into the territory of aesthetics or appearances," said Derk Wilcox, senior attorney with the Mackinac Center Legal Foundation.

continued next page

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Around Town with Real Estate Investor Groups

(call each group for details)

• OAKLAND R.E.I.A.

www.ReiaofOakland.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

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• Southeast Michigan Real Estate Investor Association

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IMPACT

New Study Says Pure Michigan Campaign Not As Advertised

By **MICHAEL D. LAFAIVE**

The Mackinac Center is scheduled to release its study, “Pure Michigan: State Promotion Generates Negative Return on Investment” in March. The early results were released last year and found that state promotion efforts do have a tiny, positive impact in one respect, but on balance remain a net negative for Michigan. The authors make a number of recommendations; chief among them is ending the program altogether.

The Pure Michigan campaign — which marks its 10th anniversary this year — is a taxpayer-funded effort to promote the Great Lake State. As part of its advertising effort it runs attractive television commercials featuring narration by Michigan-born actor Tim Allen. The idea behind the program is to spur more tourism in and to the state and thus encourage economic development. The program is operated by Travel Michigan, a government agency inside the state’s “jobs” department, otherwise known as the Michigan Economic Development Corporation.

To measure the impact that state-subsidized promotion has on the state’s economic fortunes, scholars Michael Hicks and Michael LaFaive built a statistical model around 39 years of data about spending by the 48 contiguous states to promote tourism. The model attempts to take into account other factors that might drive tourism spending. These include geographic features such as distances to a large body of water or mountains, as well as recessions, changes to population and trends in tourism.

Hicks and LaFaive found that every additional \$1 million the state of Michigan spent on promoting tourism generated the state’s hotel and motel (accommodations) industry a miniscule amount of additional economic activity, or revenue. In fact, the benefit was so small that it is absolutely swamped by the cost of obtaining it. In other words, the cost of the program cannot justify the benefits. The Pure Michigan advertising campaign is even less impressive if one remembers that the money used to fund the campaign would likely have been spent more profitably had it been retained by taxpayers, or even used for a different public program such as road maintenance.

Unlike the official reports used to justify the Pure Michigan campaign, the Mackinac Center’s analysis is 100 percent transparent. The model will be explained in detail in the study’s appendix and its related dataset made available on the center’s website.



*Reprinted from Michigan Capital Confidential
And Submitted by Bill Beddoes, Vice President R.E.I.A. of Wayne County*

Real Estate Investors Association of Wayne County

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SPEAKERS COMMITTEE

Jerry Kirschner 248-867-0744

If you have any suggestions for speakers, drop us a line at: www.reiawaynecounty.org or email him at: gkirsch888@aol.com

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7:00 pm - 7:30 pm

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Bill Would Let Detroit Schools Collect Automated 'Photocop' Traffic Fines

By TOM GANTERT

A Democratic state senator has introduced a bill to let Detroit Public Schools collect traffic fines from tickets issued by automated "photocop" cameras attached to school buses.

The owner of a car whose driver illegally passed a school bus that was unloading or picking up children would be subject to a \$300 fine, rising to \$1,000 for the third and subsequent offenses. The fiscally troubled school district would get to keep the fine revenue, less a portion that would go to the private vendor contracted to operate the system.



Sen. Bert Johnson, D-Highland Park, introduced Senate Bill 852 on March 10. Johnson didn't return a call left at his office or an email seeking comment.

"It's a pure money grab," said Jim Walker, a spokesman for the National Motorists Association. "It's about money. What they are trying to prevent is extremely rare."

Walker compiled data from the National Highway Traffic Safety Administration that show that when it comes to pedestrians who are children, more deaths are caused by buses than by passing vehicles.

From 1999 to 2013, there was an average of 3.53 child pedestrian fatalities per year caused by vehicles passing stopped school buses. During that same time, an average of 9.13 child pedestrian fatalities per year were caused by school buses themselves.

Last year, Republican Senators Rick Jones and Geoff Hansen introduced Senate Bill 183 to allow any local government, not just Detroit schools, to put automated ticket-issuing cameras on school buses. Like the new bill, that one was referred to the Senate Transportation committee, which has taken no action.

Since 2006, at least 10 bills have been introduced proposing automated ticket-writing cameras for various violations, including speeding near schools and not stopping at a red light. (Three bills have also been introduced that would place a ban on the devices in Michigan law.)

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(ask and have your membership card.)

The Detroit school district is on the brink of bankruptcy. Gov. Rick Snyder has pitched a \$715 million bailout of Detroit Public Schools that the Legislature is considering.

*Reprinted from MichiganCapitolConfidential.com
and Submitted by Bill Beddoes, Vice President
R.E.I.A. of Wayne County*

DONKEY RAFFLE

A Cajun named Jean Paul moved to Texas and bought a donkey from an old farmer for \$100.⁰⁰.

The farmer agreed to deliver the donkey the next day.

The next day the farmer drove up and said, "Sorry, but I got some bad news. The donkey died."

"Well then, just give me my money back."

"Cain't do that. I went and spent it already."

"OK then, just unload the donkey."

"What ya gonna do with em."

"I'm gonna raffle him off."

"Ya cain't raffle off a dead donkey!"

"Sure I can. Watch me. I just won't tell anyone he's dead."

A month later the farmer met up with the Cajun and asked, "What happened with the dead donkey?"

"I raffled him off. I sold 500 tickets at \$2.00 apiece and made a profit of \$898.00."

"Didn't no one complain?"

"Just the guy who won. So I gave him his \$2.00 back."

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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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— MEETING AGENDA —

RED LOBSTER ON EUREKA • SOUTHGATE
Next to 7-11, near Trenton Rd.

6:00 - 7:15 ... Dinner and Networking
7:30 - Meeting — (\$20.⁰⁰FOR GUESTS)