

REIA

REAL ESTATE INVESTORS ASSOCIATION
WAYNE COUNTY

WEBSITE: reiaawaynecounty.org
FACEBOOK: [Wayne County REIA of Michigan](https://www.facebook.com/WayneCountyREIAofMichigan)
24hr recording (313) 437-2945
Fax: 313-386-7600

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

Volume 31

June 2015

Number 5

NEXT MEETING

ANNUAL FREE PICNIC!

TUESDAY JUNE 2, 2015

See You There!

ANNUAL
PICNIC!

Millward Park in Allen Park
June 3rd from 6pm to 9pm
Family & Guests Welcome!!

Bring a Friend and a Dish to pass!!

MAPS ON BACKPAGE

FROM Red Lobster

13999 Eureka Rd • Southgate, MI 48195

1. Go west on Eureka Rd.
 2. Turn right onto Allen Rd.
 3. Turn right onto Goddard Rd.
 4. Turn left onto Reeck Ave.
 5. Turn right onto Pleasant Dr.
 6. Dead End At Millward Park
- The trip is 4.9 mi. and takes 10 mins.

For Any Questions Call:

Bill Beddoes - (734) 934-9091

or Rose Papp - (313) 383-6592

Wayde Koehler, President 313-819-0919

Welcome New & Returning Members

Jerry Crain
Helen Martinez
Diane Barcalow
Kelly Infame
Monica Soltez
Elizabeth Walker
Noel Selewski
Rick Johnson
Joane Kuzala

Larry Becker
Michael Stabley
Jim Lemerand
Sharita Clements
Donna Thomas
Ernest Ward
Jasmine Lott
Darrick Neal

YOU ARE INVITED TO THE MONTHLY INVESTOR GET-TOGETHER!

Hosted by our New Director

- Bobbi Nied-Broderick

3RD TUESDAY MEETING
JUNE 16, 2015 @ 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: Bobbi (734) 946-6280 or Bill 734-934-9091

Real Estate Investors Association of Wayne County

WWW.REIAWAYNECOUNTY.ORG

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

Name _____ Spouse _____

Mailing Address _____

City/State/Zip _____

Phone No.: Home _____ Work _____

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??

NEXT MEETINGS

MONTHLY MEETING

- Tuesday June 2, **Picnic!**
- Tuesday July 7, 2015

BOARD OF DIRECTORS

- Tuesday June 9, 2015
- Tuesday July 14, 2015

Investor Get-Together — June 16th
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

**** OFFICERS ****

PRESIDENT	WAYDE KOEHLER (313) 819-0919
TREASURER	WAYDE KOEHLER (313) 819-0919
VICE PRESIDENT	BILL BEDDOES (734) 934-9091
PARLAMENTARIAN	BILL BEDDOES (734) 934-9091
SECRETARY	Bob Cousino (734) 782-1847

**** TRUSTEES ****

Jerry Kirschner	248-867-0744	Richard Nagy	734-283-1754
Rose Papp	313-383-6592	Bobbi Neid-Broderick	734-946-6280
Mike Brandau	734-231-0400	John O'Neil	603-848-8689

**This newsletter is warranted to be free
from defects but NOT Guaranteed!!**

— LIBRARY —

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
(800) 955-2435
(CHEK)

FREE ADVERTISING

The *Commercial Segment* is just before the regular meeting, at 7:15 P.M..

This is your opportunity to tell everyone what you want to:

BUY ■ SELL ■ TRADE ■ GIVE AWAY

COME ON UP TO THE MICROPHONE!

(THIS IS A SHY FRIENDLY SETTING)

PROFESSIONAL SERVICE PROVIDERS:

Tell everyone what Professional Service or skilled trade you offer; specifically for the Real Estate Investor.

(Bring your flyers and business cards)

NEED HELP?

Come on up and introduce yourself.

Ask for a little help on your project.

(This may be why we are all here????)

The Right Place at the Right Time!!

THIS IS NETWORKING!

Identify yourself as a member of Real Estate Investors Association of Wayne County, for a Free 3 month subscription to Mr. Landlord.

Call 800-950-2250 or Fax 757-424-7963 MEMBERS ONLY

Mr. Landlord

New Subscription Division

P.O.. Box 64442 • Virginia Beach, VA 23467

Also for an annual subscription, send \$29.00 (reg price \$79) to same address and identify yourself as a member.

*Mr. Landlord
Subscription*

**HOPE YOU CHECKED OUT
OUR LIBRARY!**

***Our Library will be available (for
1/2 hr) before our meeting or
reserve a book***

7:00 pm - 7:30 pm

Noel Selewski Insurance Agency, Inc.

Noel Selewski
Owner



12/15

15206 Mack Ave
Grosse Pointe, MI 48230

Phone: (313) 886-6857

Fax: (313) 886-6106

noelselewski@sbcglobal.net

The trend in home price increases - nationwide and in metro Detroit - continues to slow.

Metro home prices rise to the levels of early 2008

By JC Reindl
Detroit Free Press

Home prices across metro Detroit are back to where they were in early 2008, although the pace of the rebound has started to slow, according to the latest Standard & Poor's/ Case-Shiller Home Price index released Tuesday.

The closely watched index showed prices rising 5% in September from a year earlier for the metro area defined as Wayne, Oakland, Macomb, Livingston, St. Clair and Lapeer counties.

That increase was about the same as the national average year-over-year price rise of 4.8%. The overall trend in home price increases - nationwide and in metro Detroit - continues to slow down.

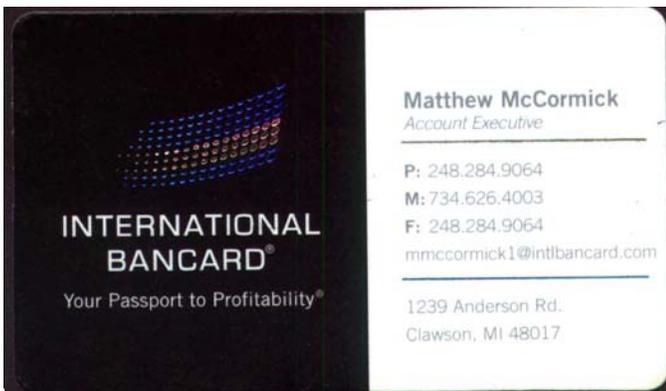
Realtor Jason Matt of Coldwell Banker Weir Manuel in Plymouth said recently that he saw an easing up in the local market around late July and early August.

“We are seeing inventory slowly start to creep up, which is adding to the price stabilization,” Matt said this month, “The low inventory, frantic market where houses were selling in a day with over-asking-price offers, multiple offers - that is now gone.”

Home prices in metro Detroit reached their peak in late 2005 and early 2006. As the market crashed, they hit bottom in early 2011.

The Case-Shiller index shows prices are now back to January and February 2008 - and the same levels as fall 1999.

jcrcindl@freepress.com - Reprinted from the Detroit Free Press & submitted by Wayde Koehler, Pres, R.E.I.A. of Wayne County



SPEAKERS COMMITTEE

Jerry Kirschner **248-867-0744**

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

PRISTINE FLOORS LLC
524 N Melborn Dearborn, MI. 48128
313-587-2897

WOOD FLOORS
SANDING & REFINISHING

He does a great job! **Wayde Koehler**

OUR WEBSITE!!!
www.reiawaynecounty.org
24hr recording (313) 437-2945 • Fax: 313-386-7600

Wayne County REIA of Michigan
LOOK FOR US ON FACEBOOK!

**MAKOWER
ABBATE PLLC**
ATTORNEYS & COUNSELORS AT LAW

Stephen M. Guerra
Attorney and Counselor at Law

30140 Orchard Lake Road • Farmington Hills, MI 48334
Tel: 248 254 7600 • Fax: 248 671 0100

steve@makowerabbate.com Direct Dial: 248 254 7603



MELLEN, SMITH & PIVOZ PLC

Jeffrey A. Campeau, CPA/ABV
Partner

30600 Telegraph Rd.
Suite 1131
Bingham Farms, MI 48025-4531
(248) 642-2803
Fax (248) 642-7236
Cell (734) 673-8658
jcampeau@mspcpa.com

Dearborn hikes house building renewal fee

By **Niraj Warikoo** Detroit Free Press Staff Writer

Concerned about builders taking too long to construct homes, the City of Dearborn has sharply increased its fee for extending the time spent in building a residential home.

After a recent City Council vote of 4-1, the fee to extend construction on a residential home beyond 12 months is now \$1,000 per each additional month. Previously, it was only \$25.

Supporters say it was a necessary move to help maintain the city's neighborhoods.

"Neighborhoods have been negatively impacted for a stretch of time that far surpasses construction timelines," City Councilman Robert Abraham said at a council meeting last month when the fees were increased. "This ordinance is simply to rein in that timeline and hold the property owners and the contractors accountable to a reasonable timeline"

Abraham said during the meeting that the City Council could waive the \$1,000 fee in some cases,

Opponents say the move is unreasonable and could violate state law. They're worried about cities trying to raise money for other departments by hiking fees through their building departments.

Lee Schwartz, executive vice president for government relations with the Home Builders Association of Michigan, said that Dearborn's new ordinance violates state rules in three ways: It has a specific expiration date, it's a punitive rule that seeks to collect fees that go beyond the recovering costs of a specific activity and allows the council to waive it in certain cases.

"Building department fees are limited to recovering the costs of running the department," Schwartz said. "They can't be used to raise money.... They can't be used in a punitive manner."

In 2010, the Home Builders

and two other building associations filed a lawsuit against the City of Troy, accusing the city

of having excessive fees for building permits and using that money for other departments. The city is contesting the claims.

Home Builders is concerned that other cities could follow what they say Troy and Dearborn are doing.

"The city is using that money to fund other areas of city government," he said, "It's become a real problem."

City officials in Dearborn defended the new fees in their newsletter, saying that home construction "languishing past the initial permit period ... can cause a significant impact on surrounding properties and the city."

The increased cost is warranted because the money is needed to deal with monitoring, code enforcement, inspections and city staff time to deal with the extensions, the city said.

Contact Niraj Warikoo: nwarikoo@freepress.com. Reprinted from Detroit Free Press & submitted by Wayde Koehler, Pres, R.E.I.A. of Wayne County

R.E.I.A. Membership Benefits

- *Socializing, Networking, Networking & Networking*
- *Monthly Newsletter & Guest Speakers*
- *Court-Approved forms available-(courts.michigan.gov/)*
- *Liaisons with Local and State Government*
- *Referrals and Education*
- *Discount card for Sherwin Williams Paint & Office Max*
(ask and have your membership card.)

REI REALTOR

Business Card Size

\$100.00 for 6 months

\$160.00 for 1 year

Post Card & 1/2 page

\$85.00 per month

\$350.00 for 6 months

\$550.00 for 1 year

Full Page

\$150.00 per month

\$600.00 for 6 months

\$1000.00 for 1 year

If you decide to advertise with us, send a copy or information w/check to:

R.E.I.A.

2962 Fort St • Lincoln Park, MI 48146

Email: reiawaynecounty.org

Fax: 313-386-7600

Ph: 313-383-6592



Wayne Metropolitan

Community Action Agency

Jane Scarlett

Director of Housing & Homeless Programs

Homeownership • Financial Empowerment

Direct 313-463-5490

Fax 734-284-4497

jscarlett@waynemetro.org

2121 Biddle

Suite 102

Wyandotte, Mi 48192

www.waynemetro.org



RealChek America, Inc.

"Serving America with Unique Rental Services"

Thomas E. Moorhead

President

605 S. Washington Street
P.O. Box 370
Owosso, MI 48867-0370

1-800-955-2435 (CHEK)
1-517-723-1183
Fax: 1-517-725-3135

12/14

BOARD MEMBERS INFORMATION

<u>NAME</u>	<u>PHONE</u>	<u>EMAIL</u>
. Wayde Koehler	313.819.0919	housemgmt@comcast.net
. Bill Beddoes	734.934.9091	billbeddoes@me.com
. Jerry Kirschner	248-867-0744	gkirsch888@aol.com
. Rose Papp	313.383.6592	rosep2962@yahoo.com
. Bob Cousino	734.782.1847	bojic@att.net
. Roberta Nied-Broderick	734.946.6280	rnbroderick@yahoo.com
. Mike Brandau	734.231.0400	mbrandau55@gmail.com
. John O'Neil	603.848.8689	jr_oneill@yahoo.com

JUDGE ORDERS COLO. CAKE-MAKER TO SERVE SAME-SEX COUPLES

By Ivan Moreno
Associated Press

DENVER - A baker who refused to make a wedding cake for a same-sex ceremony must serve gay couples despite his religious beliefs or face fines, a judge said Friday,

The order from administrative law judge Robert N. Spencer said Master-piece Cakeshop in suburban Denver discriminated against a couple "because of their sexual orientation by refusing to sell them a wedding cake for their samesex marriage."

The order. says the cakemaker must "cease and desist from discriminating" against gay couples. Although the judge did not impose fines in this case, the business will face penalties if it continues to turn away gay couples who want to buy cakes.

The American Civil Liberties Union filed a complaint against shop owner Jack Phillips with the Colorado Civil Rights Commission last year on behalf of Charlie Craig, 33, and David Mullins, 29. The couple was married in Massachusetts and wanted a wedding cake to celebrate in Colorado.

Mullins and Craig wanted to buy a cake in July 2012, but when Phillips found out the cake was to celebrate a gay wedding, he turned the couple away, according to the complaint.

Nicolle Martin, an attorney for Masterpiece Cakeshop, said the judge's order puts Phillips in an impossible position of going against his Christian faith.

"He can't violate his conscience in order to collect a paycheck," she said. "If Jack can't make wedding cakes, he can't continue to support his family. And in order to make wedding cakes, Jack must violate his belief system. That is a reprehensible choice. It is antithetical to everything America stands for."

The Civil Rights Commission is expected to certify the judge's order next week. Phillips can appeal the judge's order, and Martin said they're considering their next steps.

Mullins said he and Craig are "ecstatic."

"To a certain extent, though, I don't think that this is necessarily a surprise," he said. "We thought it was pretty clear cut that he had discriminated against us."

Mullins said he hopes the "decision will help ensure that no one else will experience this kind of discrimination again in Colorado."

A similar case is pending in Washington state, where a florist is accused of refusing service for a same-sex wedding. In New Mexico, the state Supreme Court ruled in August that an Albuquerque business was wrong to decline to photograph a same-sex couple's commitment ceremony.

Colorado has a constitutional ban against gay marriage but allows civil unions. The civil union law, which passed earlier this year, does not provide religious protections for businesses.

Reprinted from Detroit Free Press & submitted by
Wayde Koehler, Pres, R.E.I.A. 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!!***

Pollard Heating and Cooling



- Quality Heating and Cooling Work
- Service, Installation and Sales
- A Licensed and Insured Corporation

7/14

23062 Columbia Street
Dearborn, MI 48124

Howard Pollard, President
Office-313-551-4011
Howard--313-215-4889-can text
Fax-313-551-4526
Howard@PollardHeating.com

Claim Consultants International

Phone: (586) 286-2700
Fax: (586) 286-2706

Public Adjuster

Michael J. Stabley

Email: mstabley@claimconsultantsintl.com
Website: www.claimconsultantsintl.com
43230 Garfield • Suite 176 • Clinton Twp, MI 48038

Michael Nied
REALTOR®
313.304.8526



Each Keller Williams Realty Office is
Independently Owned and Operated



Bus: 810.534.2037
Fax: 810.360.4297

MikeNied@kw.com
www.kwbrighton.com

1005 E. Grand River
Brighton, MI 48116



SAFE GUARD Pest Control

Lloyd A. Phipps

Specializing In:
Carpenter Ants
Slab Ants
Spiders and Bees

(734) 595-4044
(734) 427-0707
Serving Wayne County
and Surrounding Areas

Also Treats for:

- Fleas
- Box Elder Beetles
- Mice
- Rats
- Roaches

"Real Estate Inspection Not Available"



Bison Janitorial, LLC

Specializing in commercial and vacant property cleaning

bisonjanitorial.com

Brenda Lambert
Owner

brenda@bisonjanitorial.com
734-363-4906

We don't cut corners, we clean them!

7/14

AARON D. COX

Professional Limited Liability Company

23944 Eureka Rd • Suite 107
Taylor, Michigan 48180

Ph (734) 287-3664 Fax (734) 287-1277

Email: aaron@aaroncoxlaw.com

Robert E. Mattler
EVP

Office: 888-777-4764
Mobile: 248-762-4370



FUNDINGROOTS

Detroit, MI
fundingroots.com

bob@fundingroots.com

Editorial

6,000 properties in 5 years? We're skeptical

As if we needed another example to prove that Wayne County's program to **auction** off tax foreclosed properties is fraught with potential for menace:

Developer Herb Strather snatched up more than 6,000 properties this week, and says he will make them into productive parcels (presumably renovated and inhabited, or torndown and repurposed) within five years.

Strather, best known for his early role in the city's casino developments, says he'll raise \$2 billion to make it all happen, with the help of a Texas-based green waste company.

Six thousand parcels. Five years.

If it sounds fantastic, it's because it is, literally - fanciful and capricious. Wonderful to the ear, but likely unrealistic. The word that least describes the plan is "vetted." And that's the problem.

For years, Wayne County has suffered an up-for-grabs attitude with regard to the thousands of properties it takes each year because people have fallen behind on their taxes, largely because state law gives the county little leeway in how such properties are auctioned.

It worked better when tax foreclosure was a smaller problem. But as the number of properties on the list each year has reached the low five figures, sheer volume has made the auction impossible to manage in a systematic or thoughtful way. The county, however, has not altered its approach in a way that's sufficient to combat the problem, so all manner of bizarre contortions of good sense and practicality have become the norm. Like people falling behind on taxes, then waiting until the second yearly auction - when the county sells off properties for as low as \$500 - and getting the foreclosed land back for a fraction of what they owe. Or the turnstile nature of property through the auctions over the years; buyers don't deliver on improving or even maintaining property, so it winds up back in tax foreclosure. It's a field day for the city's most notoriously neglectful property owners.

Strather's actions hit on another, historically more theoretical, problem: What if someone shows up with a sack of money and buys thousands of properties at once, promising vaguely to bring about major change in the city's blight battle?

Strather's record as a developer is mixed, and he's saying many of the right things about his plans for the 6,000 parcels - even as he struggles to assemble demolition funds. He wants to work with church and community groups to decide what to do with the property. He wants to combine demolition with renovation to figure out best-use strategies.

It could work. — It could fail.

No one knows, and there was never an opportunity to review Strather's plan and financing before he wrote the check for the properties.

And there's the rub. Wayne County's program, by state law, can apply no filter beyond whether a prospective buyer has the cash to acquire properties.

That was never sound policy. But it's even more problematic now that Detroit government is focused, finally, on a better overall land strategy.

The Detroit Land Bank Authority is the most concerted effort to date to get a handle on the glut of unproductive land in the city and systematically turn it to more useful purposes.

Blighted properties are being sold, yes, but with strings. Owners must agree to bring the property up to code, and live there, within a certain period of time.

The land bank's strategy is off to fits and starts already, and it's working well in neighborhoods that are strong but threatened by weakness, like East English Village on the city's east side and Boston Edison, along the central Woodward corridor.

It remains to be seen how much the program will be able to do in harder-hit areas where demand is even lower.

But at least it's a plan. And Wayne County would do well to find ways to be a part of that plan, rather than continue an approach that, frankly, just isn't working.

Land use is Detroit's cardinal planning issue, and it ties into nearly everything the city could hope to do for its residents. Wayne County and the state owe **everyone better than** a system that auctions so much of the city off to the highest bidder, without any quality control or forethought.

Reprinted from the Free Press & submitted by Wayde Koehler, Pres, R.E.I.A. of Wayne County

No excuse for Wayne County warrant troubles



You can't predict who will commit crimes. But you can guess who is more likely to. And one of the best ways to do that is to focus on people who are on the streets but shouldn't be - people who already have warrants for their arrests.

That's why police departments and prosecutor's offices, especially the more effective ones, concentrate heavily on reducing the number of outstanding warrants. It's one of the most effective crime reduction tools in any law enforcement agency.

So it's monstrously dangerous and irresponsible for Wayne County to have had to drastically cut the number of people assigned to the warrants division. It's an invitation to more crime, and it's the kind of policy-making that has thwarted crime prevention in southeast Michigan for too long.

In this case, as in so many, the problem seems to stem from funding. Wayne County's and long-standing decline, overseen by officials who have taken too little action to turn it around, has meant less money for the Prosecutor's Office. Prosecutor Kym Worthy says that means fewer people in the warrant division, and the attending threats of mayhem in the streets.

Police are being forced to let suspects go because the Prosecutor's Office hasn't signed warrants. The numbers are staggering: 21 for murder, 105 for sexual assaults and 126 for child abuse, according to published reports.

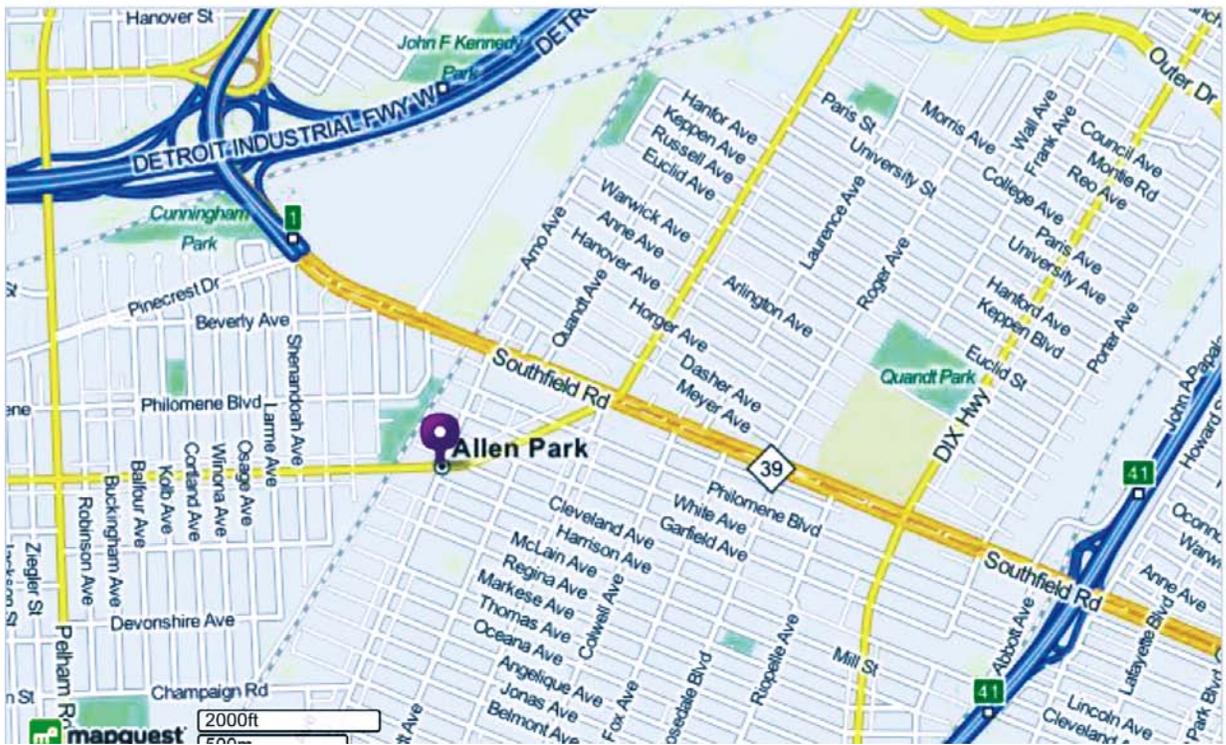
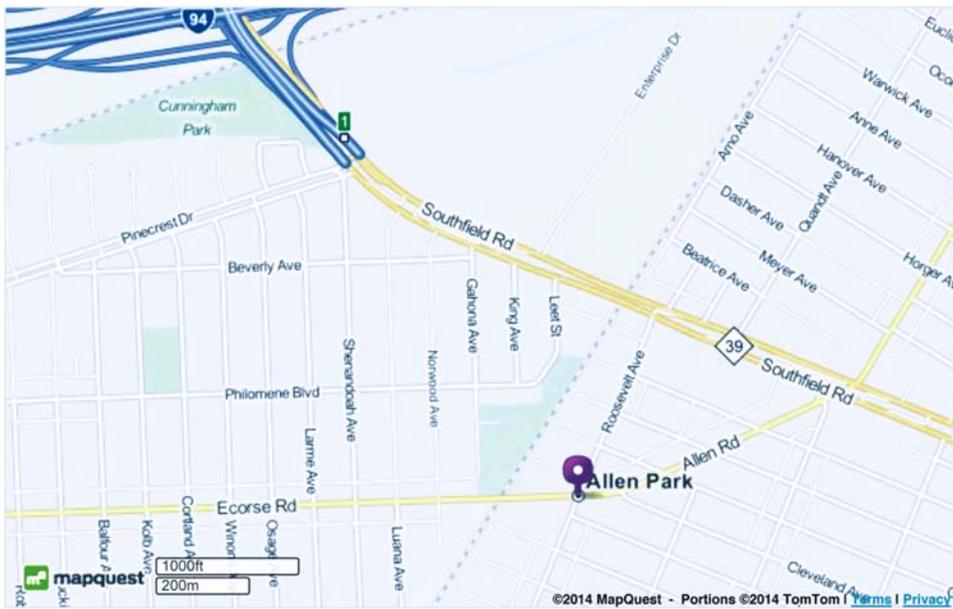
Worthy has long noted the effect that county budget problems have on her office. She and outgoing County Executive Robert Ficano have battled for several years over her funding. There has never been a resolution that was satisfactory to both.

Bottom line: This must be

among the first tasks for incoming Executive Warren Evans, who has touted his relationships with Worthy and Sheriff Benny Napoleon (who also complains of too little money) as the way to leverage solutions to problems like these.

Public safety is county government's first and most important job, and a shortfall like this, which leaves dangerous suspects on the streets, is unadulterated abdication. With all the positive momentum surrounding the new investment in Detroit and the city's exit from bankruptcy, Wayne County government's longstanding dysfunctions glare just a little more.

Nowhere is that more true than on issues like this, where public safety takes a back seat to financial mismanagement in the executive's office, and a regrettable but predictable response from the Prosecutor's Office.



Newsletter Subscriptions

A newsletter subscription can be obtained for \$20.00 per year for non members. Simply mail a check payable to:

R.E.I.A.
 2962 Fort Street
 Lincoln Park, Michigan 48146



ALERT

Heating & Cooling Inc.
 Licensed & Insured
 (313) 381-2665

5/14 Douglas L. Montgomery 3971 Fort St
 Lincoln Park, MI 48146