



WEBSITE: reiawaynecounty.org
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Dearborn, Michigan 48128

Volume 34

April 2018

Number 3

MONTHLY MEETING

TUESDAY April 3, 2018

NETWORKING & DINNER

\* Leon's Family Dining \*

23830 Michigan Ave, Dearborn
(313) 563-3713

East of Telegraph on Michigan Ave

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

7:30 .....Meeting Starts

Speaker - Eric Gunderson

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For Any Questions Please Call:
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Real Estate Investors Association of Wayne County

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YOU ARE INVITED TO THE
MONTHLY INVESTOR GET-TOGETHER!
Hosted by our Vice President, Bill Beddoes
RED LOBSTER • 13999 Eureka Rd • Southgate

3RD TUESDAY MEETING

April 17, 2018 @ 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 Beddoes (734) 934-9091

Next Meeting

MONTHLY MEETING

Tuesday April 3, 2018

BOARD OF DIRECTORS

See Website for Meeting Location

Tuesday April 10, 2018

# 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 — Wayde Koehler, President 313-819-0919 • Fax: 313-386-7600

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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

RED LOBSTER • 13999 Eureka Rd • Southgate

APRIL 17<sup>TH</sup>

3RD TUESDAY OF THE MONTH

Meeting Starts at 6:00pm

## Welcome

### New Members & Guests

Leon Mallett	Charles Daroci	Chuck Daroci
Linda Kalash	Darrin Balogh	Steve Ehrman
William Asper	Merissa Shuster	Nino Toigo
Doron Elliott	Dwayne Seats	Dan Cheesly
Nina Goze	Ben Cordoba	Chris Ochockinski
Jeremy Paul	Shawn & Kevin Detlor	
Jason Nordan	Maria & Steve Ehrman	
Gerald Jones		

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# U-M COOKS UP SUPER-STRONG CONCRETE RECIPE

David Jesse - [ijesse@freepress.com](mailto:ijesse@freepress.com).  
Detroit Free Press USA TODAY NETWORK

There are two KitchenAid mixers sitting on the counter and next to them, a mixer that looks like it's been taking designer steroids for a decade.

Into that giant mixer go a bunch of dry ingredients. The mixer whirs to life and stirs for five minutes or so.

Then, the liquids go in and the mixer whirs back to life and shortly, the recipe is done. But this isn't your grandma's kitchen — and the finished product isn't holiday cake batter. It's a lab in the basement of a University of Michigan building and the stuff inside the mixer bowl is concrete — ultra-high-performance concrete, to be exact.

And while it has existed before, a team of U-M engineers has come up with a non-proprietary formula that has all sorts of potential uses.

It could be used to create better roads that don't turn into a pothole maze as fast; help build super-strong, super-tall buildings, and even have uses in making blast-proof buildings.

"Regular concrete will have a strength of about 4,000 pounds per square inch (psi) that's maybe the weight of an SUV on every square inch," said Sherif El-Tawil, a U-M professor of civil and environmental engineering. "However, UHPC can support at least 22,000 psi or six times as much."

In addition, the concrete is built to better handle freeze/thaw cycles, which contributes to the creation of those pesky potholes. Regular concrete is good for about 28 cycles. This concrete is good for 90 cycles or more.

So, how does it work?

The super-strong concrete packs more particles into each bit of concrete.

Pretend that the regular concrete is three tennis balls stacked on each other in a triangle. There are gaps in the stack. This concrete fills those gaps, and then fills in the gaps in the next layer and so on until there aren't any gaps. That keeps water from getting in, freezing and then causing problems when it thaws. There are also thin steel wires mixed into the concrete to help hold it together when it does crack.

The super-strong concrete was developed by a private company, but it's costly — around \$2,700 or \$2,800 per cubic yard. Regular concrete runs about \$100 or so per cubic yard.

The Michigan Department of Transportation gave U-M a grant to see if it could develop a less costly version.

In 2016, MDOT outlined the problem with commercially available brands of U1-IPC in a research publication.

"While the durability properties of UHPC are very attractive mixes are currently prohibitively expensive for widespread use and require specialized equipment and curing practice," MDOT's research report stated. "But if costs were reduced ... (it) could have potential ... including thin overlays for decks that now need to be replaced every few decades."

U-M's version costs about \$880 per cubic yard. That's still much more than regular concrete.

The reason U-M's is still more costly is largely due to those thin steel wires. MDOT mandates only American-made products be used and the steel wires are more expensive than similar products made overseas.

"Our (concrete) brings down the cost of long-term maintenance," El-Tawil said. "It's still more expensive than regular concrete. But if you consider the effect over the lifetime of a bridge, then the cost becomes very competitive."

If you have a concrete deck on a bridge that lives for 200 years with little to no maintenance imagine the cost savings.

"I think we should use it for all infrastructure."

U-M is currently working on the best ways to mass-manufacture the mix. It was used recently in a bridge repair in St. Clair County which MDOT is using as a test.

Unlike the private companies already doing the super-strong concrete, U-M plans to give away its formula as a way to help it become used more, which the U-M engineers believe will also help drive down the cost.



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## **Feds: Homeless extorted for cash**

**Apartment managers at privately owned former Colony Arms accused of bribery in renting out rooms, prosecutors say**  
Tresa Baldas - Detroit Free Press - USA TODAY NETWORK

It was once considered Detroit's most dangerous apartment complex — the old Colony Arms Apartments on East Jefferson.

Shootings. Drug deals. Domestic assaults. The privately owned housing complex, which provided federally subsidized housing for the poor, saw it all.

Now it turns out the people who were running the place were just as ruthless as the criminals who preyed on it, according to federal prosecutors.

In U.S. District Court Wednesday, the federal government charged two managers of the former Colony Arms Apartments with bribery, alleging the pair shook down homeless and poor women who wanted a room in the Section 8 housing project.

In one instance cited in court records, one manager in 2013 took a \$500 cash bribe from a homeless woman who was living in a shelter with two small children, but moved into the public housing project ahead of other wait listed applicants after paying the bribe.

Typically, people seeking an apartment in a housing project have to get on a waiting list first, and may wait up to a year, sometimes longer, before a unit is available.

But in this case, the government says, the two female Colony Arms managers offered to let six needy women bypass the waiting list - but the women had to pay them under the table first. Some women were so desperate to get into Colony Arms, authorities said, that they turned to family members to borrow money to pay the managers the bribes.

Charged are: Nikicha Redmond and Lucresha Frank, who demanded cash bribes ranging \$150 to \$500 from needy people in exchange for moving them up the waiting list to get an apartment at Colony Arms, according to a federal indictment.

Their alleged crimes occurred in 2013. Authorities said it took a years-long investigation, and tracking down victims and witness, to unravel the scheme.

Attorneys for the defendants have not yet filed appearances in federal court.

The apartment complex, which has since been revamped and renamed, had a history for attracting crime.

In 2013 alone, police reported receiving 600 calls for service to the complex — many of them for guns and drug violence — calls that eventually triggered what would become Detroit's largest police raid in two decades.

In November 2013, Detroit police raided the complex twice in two weeks in a neighborhood safety initiative called Operation Clean Sweep. More than three dozen people were arrested as a result.

The brick, 161-unit complex along Jefferson Avenue is now called the River Crest Apartments, reopening a year ago after major renovations.

*Reprinted from the Detroit Free Press and Submitted by  
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## DETROIT RANKS NO. 1 AS A PIZZA-LOVING CITY

By Susan Selasky - Detroit Free Press • sselasky@freepress.com

Detroit pizza lovers, please take a bow.

Pizza-loving Detroit took the No. 1 spot in SmartAsset's 2017 edition of Best Cities for Pizza Lovers.

SmartAsset analyzed data from 150 of the largest cities in the U.S. based on these metrics: total number of pizza places; the number of pizza places per 10,000 residents; average Yelp rating along with the percent of pizza places averaging a rating above 4.4; and the cost of living.

Detroit was also cited for its Detroit-style pizza — a square, deep dish and with crispy crust.

“In this sense it can be seen as a cross between the New York, Chicago and Sicilian pizza traditions,” SmartAsset listed in their key findings.

With an average Yelp rating of 3.42, the rankings also found that there are about 15.5 pizza places for every 10,000 residents in Detroit.

The 2016 edition pegged Grand Rapids in the No. 9 spot.

SmartAsset.com offers financial advice on a variety of subjects including home buying, renting, retirement, life insurance and more.



Reprinted from the Detroit Free Press Submitted by Wayde Koehler, President R.E.I.A. 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 @ **Leon's • (313) 563-3713**  
**23830 Michigan Ave, Dearborn**  
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**  
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## Wage Garnishments no longer need to be renewed

The Rental Property Owners Association of Michigan (RPOAM) was successful in the last legislative session getting the time period for renewal increased from 91 to 182, but after legislators thought about it, they couldn't see a reason why garnishments shouldn't remain in effect until they are paid. The newest change will save a lot of time and money for landlords seeking payment on judgments.

The landlord (plaintiff) has a couple of new responsibilities under the law:

-First, they need to send the garnishee (the employer) and the tenant/ past tenant a statement setting forth the balance remaining on the judgment,

-Second, they need to provide a statement to the same parties within 21 days of the garnishment being fulfilled, including interest and costs.

*Reprinted from RPOA magazine and Submitted by  
Wayde Koehler, President R.E.I.A. of Wayne County*

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# Want Money For Roads? Take It from This Failing Program

## **Michigan Business Development Program funding should end**

By MICHAEL D. LAFAIVE and JARRETT SKORUP

Michigan lawmakers are in the midst of putting together the state's budget for the next fiscal year. There is a push to put more money into roads and infrastructure. But one easy place to cut and shift the funding is the Michigan Business Development Program.

The MBDP only "develops" some businesses at the expense of everyone else by giving subsidies to a few companies selected by bureaucrats. The current budget allocates about \$115 million for the MBDP and another subsidy program.

A recent review found that MBDP spending is being wasted. Of the approximately 319 companies the state approved incentives over a five-year period, about one-third have failed or are in some form of default. (Not every dismissal was necessarily the fault of the company and some deals were later reconstituted.) Looking at the total cost of the program shows that every \$500,000 spent is associated with 600 fewer jobs in the average county in which the projects were located.

This includes Cherry Growers, a company approved for millions and projected to create 72 jobs – it instead went bankrupt. Spiech Farms in West Michigan was approved for \$220,000 – it filed for bankruptcy less than a year later. The largest amount, a loan worth \$10 million, went to the QLine – an expensive Detroit streetcar called a "publicity stunt" with wildly unrealistic ridership projections.

Cherry Growers received the grant along with another company at the same location. That other company remains in business.

Just under \$157 million has actually been disbursed in MBDP goodies through fiscal 2016. That would have filled a lot of potholes.

Lawmakers should take the tens of millions dedicated to the program now and spend it on roads or give it back to taxpayers. That's good for the state and broadly supported by Michigan citizens.

*Reprinted from [www.michiganconfidential.org](http://www.michiganconfidential.org) & Submitted by Bill Beddoes, Vice President R.E.I.A. of Wayne County*

## **RECENT SPEAKERS**

- March 2018** ..... Home Depot -
- February 2018** ..... Open Forum with President, Wayde Koehler
- Jan 2018** ..... Jeff Campeau is a partner with the accounting firm  
Mellen, Smith & Pivoz, PLC in Bingham Farms, Michigan.
- Feb 2017** ..... Cara Middleton, Freshwater Vacation Rentals
- March 2017** ..... JOEDY PATRICK Midwest Executive Vice President
- April 2017** ..... Michael Jeffreys
- May 2017** ..... Loren Romain, a certified EPA lead paint instructor,
- June 2017** ..... Picnic
- July** ..... Summer Break
- August 2017** ..... "Everything You Always Wanted to Know About Rentals,  
but Were Afraid to Ask"
- September 2017** ..... Ask the Experts Forum
- October 2017** ..... Open Forum
- November 2017** ..... Michigan Geriatric Care Management Services  
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# COURT ROOM EXPERIENCE AND LATE FEES REVISITED

*The court room experience is an interesting and often an entertaining or frightening experience. As a professional land-lord, one needs to engage in legal activities to correct a problem that has arisen with their rental properties. This is usually done by the landlord or by hired legal representation.*

*Regardless of how frequently a landlord is engaged in the court room scenario, it still has the prospect of presenting varying emotion feelings. The feelings can be manifold. Most often it is stressful, sometimes humorous, and quite often boring. For the stressful state....take a deep breath. For the humorous situation... enjoy what you can and be thankful that it is not happening to you. For the boring state... always take reading material to court. The two environments that mandate reading material is the court room and a doctor's office. Both of these situations involve the actions of one individual. When that is the case, you are subject to their time frame solely.*

*One matter that becomes very apparent in many of the court cases, involving land-lord/tenant hearings, is the lack of preparedness on the landlord or the representative's part. In case after case, a request will be made for certain actions from the court, but when pressed for evidence for that request, none is offered. It is very disturbing to see matter after matter either dismissed or not allowed simply due to a lack of preparedness.*

*When appearing in court, it is incumbent on the landlord to have all documents needed to establish and support their presentations. A rental contract, water billings, energy billings, listing of repairs needed or made, photos if necessary, etc., these items, at a minimum, are mandatory if the court room experience is to be successful. Be prepared. It is your money that is at stake.*

*In addition, there is that matter of the third rail for landlords, Late Fees. As has been related in previous op ed's, the punitive late fee has been illegal for over a 150 years. However that idea is still incorporated in almost every contract that is written. In some cases it is acceptable, due to some lobbying group coaxing the legislature (campaign donations?) to enact laws that allow that group to as-sign these fees, otherwise it is a dance floor filled with cracked glass and you are dancing without shoes.*

*The best approach to acquiring money from a delinquent tenant is to request Liquidated Damages. This term refers to "damages" that occur due to the breach of a contract. Most often the damages are simply monetary. The Liquidated Damage clause is written in the SCLA contract and should be a reasonable re-quest due to the lack of performance by a tenant. However as this is a request from the court, the realization of damages depends on whomever is sitting on the bench.*

*The main consideration for the landlord is to be able to substantiate that there has been "damages" and that compensation is required to make whole, meaning money. Be prepared to substantiate that many additional administrative actions or expenses have been required in pursuit of the rent from a delinquent tenant. These expenses can be time, money, whatever. Just make sure there is some-thing to warrant the money you request. Wanting the "late fee" simply because you want it will not work.*

## **Semper Paratus... BE PREPARED!**

*Reprinted From SLA Newsletter and taken from Jackson Area Landlords Association (JALA) Submitted by Wayde Koehler, President R.E.I.A. of Wayne County*

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(313) 259-6900 x113

## SPEAKERS COMMITTEE

**Jerry Kirschner 248-867-0744**

*If you have any suggestions for speakers,  
drop us a line at: [www.reiawayncounty.org](http://www.reiawayncounty.org)  
or email him at: [gkirsch888@aol.com](mailto:gkirsch888@aol.com)*

## 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**

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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

- www.reiaofOakland.com . . . . . REIA of Oakland.
- www.nationalreia.com . . . . . National Headquarters
- www.irs.gov . . . . . IRS Website
- 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)

## Are You Looking For Houses To Buy???

- www.realtor.com
- www.buyowner.com
- www.fsbo.com
- www.hud.org
- www.historicproperties.com

## Are you looking for comps?

- www.homeradar.com
- www.realestate.yahoo.com/realestate/homevalues

## Need to find someone?

- www.555-1212.com
- www.anysho.com

## Lead Base Paint Pamphlets?

- www.hud.gov.lead

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**ApPrint1@aol.com**

**Send us your email for meeting reminders and to get your newsletter sent to you. Or fax your email address to us at 313-386-7600 or reiawaynecounty.org or**  
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