



WEBSITE: reiaawaynecounty.org
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MAILING: P.O. Box 5341
Dearborn, Michigan 48128

Volume 35

September 2019

Number 8

MONTHLY MEETING

TUESDAY September 3, 2019

NETWORKING & DINNER

*** Leon's Family Dining ***

23830 Michigan Ave, Dearborn • (313) 563-3713

East of Telegraph on Michigan Ave

6:00 - 7:15Dinner & Networking

7:30Meeting Starts

Don't forget to tip your waitress!!

Speaker Mr. Wayde Koehler

President R.E.I.A. of Wayne County

How To Survive An Inspection

Wayde Koehler will be hosing a discussion on "How to Survive a City Inspection".

There will be Information on:

- How to pass the inspection.
- What to do prior to the inspection.
- How to smooze the inspector (Warm Cookies & Milk).
- The secret shake all inspectors know.
- The little known bribe you pay to the city to receive the Get Out of Court Free Card.
- What to do if there is an unjust repair/violation request.

And finally how to be rich - not right during the inspection process.

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

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

Real Estate Investors Association of Wayne County

WWW.REIAWAYNECOUNTY.ORG

Next Meetings

MONTHLY MEETING

Tuesday September 3, 2019

BOARD OF DIRECTORS

Tuesday September 10, 2019

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 September 17, 2019 @ 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 Call : Mike Sloan (313) 618-5277

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 to: R.E.I.A. • P.O. Box 5341 • Dearborn, Michigan 48128

Make Check Payable to: REIA — Wayde Koehler, President 313-819-0919

Name _____ Spouse _____

Mailing Address _____

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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??

REMINDER!!

Investor Get-Together

RED LOBSTER • 13999 Eureka Rd • Southgate

SEPTEMBER 17TH

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

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Facebook — Wayne County REIA of Michigan

Next Meetings

MONTHLY MEETING

Tuesday September 3, 2019

BOARD OF DIRECTORS

Tuesday September 10, 2019

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www.Reiafoakland.com
- **Macomb Property Owners Association**
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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**
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1st Tuesday of every Month
6:00 pm Networking
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23830 Michigan Ave, Dearborn
7:15 Announcements • 7:30 pm Meeting
(313) 347-1401 • 24 hr Answering Machine
- **Real Estate Investors Association of**
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- **Jackson Area Landlords**
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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



Select
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West Bloomfield, MI 48322
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4/17



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9/18

Michigan Marijuana Offenders Languishing In Prison? Bills Would Change That **Just-signed New York law automatically clears records of past offenders**

By Dawson Bell

On July 29, the state of New York became the latest jurisdiction in the country to decriminalize the possession and use of marijuana.

The statute signed by Gov. Andrew Cuomo also clears the record of those convicted under previous marijuana laws.

Decriminalization is clearly a national trend; according to the National Council of State Legislatures, 26 states (including Michigan) and the District of Columbia no longer treat pot possession as a criminal offense. But the legal rehabilitation of previous offenders is moving more slowly.

In Michigan, where voters approved recreational possession and use in 2018, thousands of individuals are in jail or live with criminal records for offenses that would be legal today. And it's not clear when that situation will change.

State sens. Sylvia Santana, D-Detroit; Jeff Irwin, D-Ann Arbor; and Curt VanderWall, R-Ludington; have introduced legislation (Senate bills 262-265) to require courts to review the sentences of those currently incarcerated or on parole or probation for low-level marijuana offenses. Courts would then "terminate" these sentences, subject to some limited exceptions.

"After the passage of Proposal 1, it's time we rethink drug sentencing laws in Michigan, so let's start with marijuana offenses, since those are no longer considered crimes under current law," Santana stated in a news release.

Jarad Moffat of the Marijuana Policy Project called on legislators to move forward. "Michigan voters collectively decided that adults who consume marijuana responsibly shouldn't be treated as lawbreakers. If your only offense was doing something that is now legal, you deserve a clean slate. We're calling on Michigan lawmakers to do the right thing and stop delaying expungement for low-level marijuana offenses."

Lawmakers may consider going further than that, under legislation Irwin just introduced. The text of Senate Bill 416 will not be posted online until the Senate returns from a summer break. But a statement on Irwin's Senate webpage says, "The bill also extends additional opportunities for people convicted of growing or 'possession with intent to distribute.'"

If adopted, Irwin's bill could make an additional 25,000 people who were convicted of higher-level marijuana crimes able to seek expungement in court, according to the statement.

Gov. Gretchen Whitmer has said she supports the idea of rehabilitating those affected by historic marijuana laws. Opposition, even from law enforcement officials, has been muted.

But to date, no hearings on the rehabilitation have been scheduled.



Reprinted from Michigan Capitol Confidential and Submitted by Bill Beddoes, Vice President R.E.I.A. of Wayne County



Trowbridge Law Firm, P.C.

7/17

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3 Reasons Why You Should Screen Every Tenant

Posted by Cory Rose - Reprinted from JALA News

As a property manager, one of the most important aspects of your job is to keep your units filled. So when a unit has been vacant for a while, it can be tempting to skip the screening process in order to get a tenant in there as soon as possible.

Property managers listen up: skipping the screening process is a major mistake!

In fact, skipping the screening process can end up costing you more money (and a lot more time) in the long run. Keep reading to learn the 3 main reasons why you should screen every tenant before approving a rental application.

1. Ensure Prompt Payment

For most landlords and property managers, the most important thing is to get paid. It has nothing to do with being greedy – it's just an essential part of conducting business.

If you're leasing a house or an apartment, that property is an investment. So if you have to deal with late payments or missed payments, you're throwing money down the drain.

Conduct a thorough screening process and you can avoid this issue down the road. Screen your tenants properly and you can weed out the ones who have a history of evictions or missed payments to other landlords.

2. Protect Property and Neighborhood from Illegal Activities

As a responsible property manager, you should care about the neighborhood. And that means not renting to people who will commit crimes on the property or in the area.

By renting to someone with a dangerous criminal background, you put your investment at risk.

The screening process is not perfect or foolproof by any means. But by doing a thorough back-ground check, you can screen out applicants with a recent history of dangerous criminal activity.

3. Create Peace of Mind

You never know what you're going to get with a new tenant – but by doing a legal and thorough screening, you can give yourself some peace of mind. Screening tenants is the best tool you can use to find out more about your tenants. And that little bit of knowledge can help you rest easy and give you the information to legally deny an unqualified applicant's request to rent.

By skipping the screening process, you are opening your doors to anyone – even convicted criminals or individuals with a history of poor credit. If you want to know a little bit more about a tenant before turning over the keys, do your due diligence and screen them the right way.

When it comes to finding a new tenant, don't skip the screening process.

- Ask some preliminary questions.
- Check references from previous landlords.
- Run a criminal background check and run a credit check.

By doing a thorough screening you can protect yourself, find a great tenant, and protect your investment.

<https://www.rentecdirect.com/blog/reasons-to-screen-every-tenant/>

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11/18



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More Revenue in Lansing Seems Like a Higher Priority To Gov. Whitmer Than Fixing The Roads

It's more about raising taxes than it is about roads

By James M. Hohman

The governor ran on a promise to fix the roads and to fix them with more money. It turns out that the “more money” part of her pitch mattered more than fixing roads. This preference was part of her campaign even if it wasn't her main talking point; residents can now hear the dissonance between the two goals in the current road funding debate.

If roads were the most important priority, then the governor's budget and tax proposal would be different. She called for a \$2.5 billion fuel tax hike in order to spend \$1.9 billion on the roads. If fixing roads was the intent, rather than more money for other priorities, road funding would increase by at least \$2.5 billion, the amount she called for in tax increases.

Or better yet, other spending in the state budget would be lowered, to redirect more resources to roads. Like these items. And if Gov. Whitmer was not able to get as much as she wanted through spending cuts, then she could propose a smaller tax increase.

Taking those steps would be a clear way of showing that roads are a priority.

Her budget does include some cuts. She kept her budget clean of the pork barrel projects approved late last year. She also didn't include K-12 grants for things the House or Senate approved, like a study on an alleged teacher shortage or a pilot program for social-emotional learning. She wanted the Pure Michigan advertising campaign to spend \$5 million less than it has in the current budget.

The governor said that if lawmakers are not open to her gas tax hike, she's open to other plans to raise state revenue by \$2.5 billion. This also supports the idea that tax hikes are more important to her than road funding. Otherwise she'd be open to plans to raise \$1.9 billion instead.

She has said that she's open to borrowing money to spend on the roads. That can put more money in the transportation budget over a short term, but interest on the debt would mean fewer dollars going to roads over the long term. We're still paying off road debts issued in the Granholm and Engler administrations, using current revenue to pay interest rather than fix roads.

So, her priorities seem to be:

***Raise fuel taxes,
Raise other taxes and
Borrow.***

Her goal, then, is to put more money into the state government, with roads being a beneficiary, but not the only one.

This should not be a surprise. Her largest campaign message was about the roads, but she ran on other fiscal policy priorities. She promoted more spending on education and water infrastructure, for instance, and her proposed budget follows through on those pledges. So, the idea that she's interested in raising money to spend on her priorities has been established — even if it sounds at odds with her one-sentence campaign slogan about the roads.

She has supported her plan as a way to end the “shell games of the past,” where road work is financed in part with fuel and registration taxes and in part with general tax revenue. Yet by not devoting the full tax increase to roads, her proposal holds the state back from fixing them, which she repeatedly mentions is her top priority.

As legislative leaders meet with the governor and her staff to sketch out a deal, voters should know that the desire to raise taxes is more about raising taxes than it is about roads.

Reprinted from Michigan Capitol Confidential and Submitted by Bill Beddoes, Vice President R.E.I.A. of Wayne County

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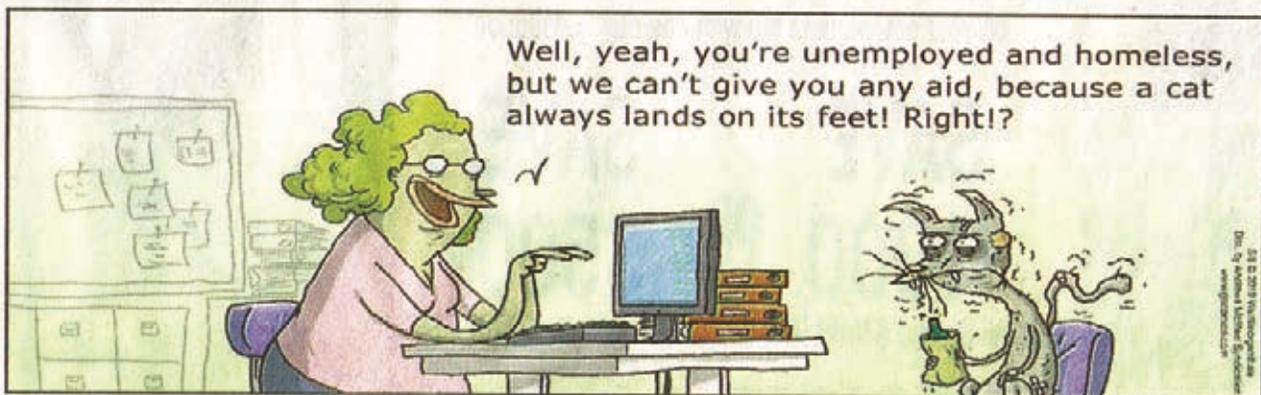
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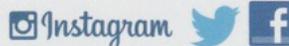
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- www.state.mi.us/mdoc/asp/otis2.html..... Offender Tracking System (OTIS)
- http://apps.michigan.gov/ichat/home.aspx Criminal History Check (ICHAT)
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- www.mipsor.state.mi.us/..... Michigan Sex Offender: (PSOR)

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• Maria King-	248-259-3268	kingm62@yahoo.com
• Linda Kalash	734-250-4826	joelinda17@att.net

Gas Tax Hike of 45 Cents May Kill More than 22,500 Private Sector Jobs

Lawmakers should look at other options

By Michael D. LaFaive

Gov. Gretchen Whitmer wants to increase the state gas tax by 45 cents per gallon to finance road infrastructure repair and upgrades. The Mackinac Center ran this scenario through a Michigan-specific software package called the State Tax Analysis Modeling Program, or STAMP, to measure its impact on the economy.

STAMP estimates what would happen if the tax were increased by 15 cents in October and then by another 30 cents the following October. The tax increases, it says, would cost more than 22,500 private sector jobs and raise just under \$2.5 billion annually by fiscal 2022. It would also increase government employment by 6,300 jobs.

STAMP is an example of a “computable general equilibrium” model. Like other economic models, it represents a simplification of the real world. It is designed to provide insight into changes in the state’s economic landscape resulting from changes in state taxes.

Fortunately, a straight-up tax hike is not the only option available to lawmakers. They can also reprioritize current spending to roads, or raise the gas tax by 45 cents and offset some or all that tax increase with spending cuts and personal income tax cuts. By raising the gas tax and cutting taxes elsewhere, lawmakers can stick to something akin to a user fee for roads — a sound tax policy — while offsetting that tax hike with a job-creating tax cut elsewhere.

Consider two other scenarios run through our model:

Raise the gas tax by 45 cents through the scheduled phase-in but cut spending and the state income tax by nearly \$1.25 billion. Under this scenario, there are still some early private sector job losses, but those are gained back and turn slightly positive by 2022. The dynamic and positive impact of a personal income tax cut more than offsets the negative consequences of a gas tax hike. Raise the gas tax by 45 cents but cut state spending and the income tax by nearly \$2.5 billion. This scenario would likewise fix the roads but also add more than 24,000 net new private sector jobs to the economy by 2022.

continued next page 14

continued from page 13

The curious reader may wonder where those state spending cuts might be made. Consider that the Mackinac Center and two government institutions have floated hundreds of ideas, many of which could still be adopted or adapted. Each group's ideas have been archived on the Mackinac Center's web site.

The largest single recommended list of cuts — worth \$3 billion in general fund dollars — was floated by the state budget office for the 2012 fiscal year. It was called the "Mystery Document" by a Lansing-based newsletter, as it was published without a name author. The Mackinac Center, nearly a decade before that, produced a 200-idea budget study worth \$2 billion, and its key reform ideas are still intact. Lastly, Gov. Jennifer Granholm's Commission on Government Efficiency created its own list of reforms worth \$1.5 billion.

Just this year, Mackinac Center scholars have updated old ideas and introduced new ones in three different essays and official testimony, and they add up to more than \$1.1 billion in potential state budget savings. The reform ideas presented by Mackinac Center adjunct scholar Christopher Douglas were specific to transportation, and they totaled \$400 million.

There are clearly enough budget-cutting ideas and other reforms available to offset the massive new tax burden the proposed gas tax hike would produce. Lawmakers should pursue them. After more than 25 years of work with the Mackinac Center, I feel compelled to note that too many budget reforms and proposals to reduce spending are too easily dismissed as too big to be politically acceptable or too small to make a difference.

If lawmakers attempt budget cuts and other reforms to offset any gas tax hike, they will at least provide some evidence that Michigan's taxpayers aren't playing second fiscal fiddle to billionaire corporate welfare supplicants. And lawmakers will also show that taxpayers take priority over garden poetry readings at White Lotus Farms, "Ann Arbor's premier source of local artisan bread, cheese, and organic farm produce," which the state will subsidize this year.

The roads need more money, but taxpayers should demand evidence that the state has worked extra hard to find savings elsewhere to deserve their additional dollars.

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