

A G E N D A

GRAND TRAVERSE COUNTY LAND BANK AUTHORITY

Friday, January 27, 2023
Governmental Center, 400 Boardman Avenue
Great Lakes Conference Room 3rd Floor
8:00 A.M.

1. Approval of December 16, 2022, minutes	1-3
2. Trial Balance Land Bank & Housing Trust Fund.....	4-6
3. Summary of Land Bank Projects and Activity; Update Strategic Plan.....	7
4. Habitat for Humanity Grant Expenditures.....	8-22

PUBLIC COMMENT/INPUT

Any person shall be permitted to address a meeting of the Land Bank Authority (LBA), which is required to be open to the public under the provisions of the Michigan Open Meetings Act, as amended. (MCLA 15.261, *et. seq.*) Public comment shall be carried out in accordance with the following County Board Rules and Procedures:

- A. Any person wishing to address the LBA shall state his or her name and address.
- B. Persons may address the LBA on matters, which are relevant to county government issues.
- C. No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Board questions. The Chairperson shall control the amount of time each person shall be allowed to speak, which shall not exceed three (3) minutes; except as follows:
 - 1. Chairperson may, at his or her discretion, extend the amount of time any person is allowed to speak.
 - 2. Whenever a group wishes to address the Authority, the Chairperson may require that the group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak, which shall not exceed fifteen (15) minutes.

5. Other Business

6. Adjournment

GRAND TRAVERSE COUNTY
LAND BANK AUTHORITY (GTCLBA)

Minutes of Regular Meeting
December 16, 2022

Chair Scheppe called the meeting to order at 8:01 a.m. in the Great Lakes Conference Room, 3rd Floor Governmental Center

Members Present: Ron Clous, Dean Bott, James Baker (8:35 a.m.), Gary Howe and Heidi Scheppe, Chair
Staff Present: Chris Forsyth and Bonnie Scheele (Recording Secretary)
Others Present: Max Anderson, Marc McKellar, Jr., Ray Minervini, Scott Sieffert, and Anne Jamieson (remote)

MINUTES

MOVED by Bott, seconded by Clous to approve the minutes of October 28, 2022.

MOTION CARRIED

STATE LAND BANK AUTHORITY BLIGHT ELIMINATION PROGRAM

Chris Forsyth, Anne Jamieson and Ray Minervini explained the proposed project located in Building 34 at the Commons. The Land Bank will have to adopt a resolution authorizing engagement in the program proposal process.

RESOLUTION 1-2022

**GRAND TRAVERSE COUNTY LAND BANK AUTHORITY RESOLUTION
AUTHORIZING SUBMISSION OF A PROPOSAL TO THE STATE LAND
BANK AUTHORITY FOR A BLIGHT ELIMINATION PROGRAM GRANT**

WHEREAS, on September 15, 2022, the State Land Bank Authority (SLBA) released a request for proposals (RFP) related to its Blight Elimination Program; and

WHEREAS, the purpose of this program is to provide grant dollars to land bank authorities to address blighted properties in their communities; and

WHEREAS, blighted structures currently exist at the Village of Grand Traverse Commons, (the Commons) which is owned by the Minervini Group LLC, and is in the City of Traverse City and the Charter Township of Garfield Township, Grand Traverse County, and

WHEREAS, the structures at the Commons are blighted because they are vacant commercial property that has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of 1 year or more, rendering the property unfit for its intended use; and

WHEREAS, representatives with the Minervini Group LLC has provided the Grand Traverse County Land Bank Authority, at its December 16, 2022 meeting, a

detailed cost estimate to perform abatement and remediation activity at Building 34, which is a blighted structure at the Commons; and

WHEREAS, the proposed abatement and remediation activity at Building 34 is an eligibility activity as provided in the SLBA RFP for the Blight Elimination Program because the activity if completed would result in the abatement of hazardous materials, and would also result in the stabilization of a vacant commercial structure identified for future rehabilitation; and

WHEREAS, the SLBA RFP requires that a land bank authority seeking a grant under this program, must submit as part of the grant application, a board resolution authorizing engagement regarding the blight elimination program RFP.

THEREFORE, BE IT RESOLVED the Grand Traverse County Land Bank Authority through this resolution hereby authorizes the Chairperson to engage in the SLBA blight elimination program RFP, with the grant funds to be used to perform abatement and remediation activity at Building 34, which is a blighted structure at the Village of Grand Traverse Commons.

BE IT FUTHER RESOLVED that the Chairperson, with the assistance of staff, is authorized to execute all other documentation and complete all necessary work needed to implement this resolution and submit a proposal to the SLBA RFP Blight Elimination Program.

MOVED by Howe, seconded by Clous to adopt Resolution 1-2022
MOTION CARRIED

VILLAGE OF KINGSLEY DOWNTON DEVELOPMENT AUTHORITY (DDA) PROJECT

Chris Forsyth indicated that a closed session was necessary to consider the purchase or lease of real property.

CLOSED SESSION

MOVED by Howe, seconded by Clous to go into closed session at 8:23 a.m. to consider the purchase or lease of real property as permitted under MCL 15.268(d)
MOTION CARRIED UNANIMOUSLY

MOVED by Clous, seconded by Howe to return to regular session at 8:58 a.m.
MOTION CARRIED

VILLAGE OF KINGSLEY DDA PROJECT

MOVED by Howe, seconded by Clous to authorize the Land Bank to enter into a cooperative agreement with the Kingsley Village DDA and to commit \$700,000.00 fund balance toward the proposed DDA development project.

MOTION CARRIED

PUBLIC COMMENT:

None

OTHER BUSINESS:

None

ADJOURNMENT:

Meeting adjourned at 9:03 a.m.

Approved Date

Heidi Scheppe, Chair

LAND BANK AGENDA ITEM

SUBJECT: Trial Balance

FROM: Heidi Scheppe, Treasurer

FOR MEETING DATE: January 27, 2023



SUMMARY OF ITEM TO BE PRESENTED:

Please find attached the December 2022 Trial Balance for Land Bank and Housing Trust Fund and Property Inventory.

RECOMMENDATION:

For Information.

GTC Trial Balance

Company Grand Traverse County
Ledger Actuals
Period 2022 - P12 Dec
Time Period Current Period YTD
Ledger Accounts and Summaries
Worktags Fund: FD223 Housing Trust
 Fund

Fund: FD550 Land Bank

Balancing Worktags**Book****Additional Options**

Fund	Total	FD223 Housing Trust	FD550 Land Bank
		Fund Balance	Balance
Assets			
1001:CLAIM ON CASH	1,318,992.61	178,387.95	1,140,604.66
1020:PROPERTY TAX	1,225,730.38	178,387.95	1,047,342.43
RECEIVABLE	(130,997.77)	0	(130,997.77)
LEVY - TAXES	(5,559.65)	0	(5,559.65)
RECEIVABLE			
LEVY - TAXES	(125,438.12)	0	(125,438.12)
RECEIVABLE			
1120:LAND	224,260.00	0	224,260.00
Liabilities	(172,867.78)	0	(172,867.78)
2000:ACCOUNTS	0.00	0	0.00
PAYABLE			
2200:UNEARNED			
REVENUE	(172,867.78)	0	(172,867.78)
Revenues	(266,683.04)	(2,688.61)	(263,994.43)
Expenditures	85,222.34	75,539.92	9,682.42
Equity	(964,664.13)	(251,239.26)	(713,424.87)
3753:NET POSITION -	(224,260.00)	0	(224,260.00)
RESTRICTED LAND			
HOLDING ACCT			
3910:NET POSITION -	(740,404.13)	(251,239.26)	(489,164.87)
UNRESTRICTED			
Total	0.00	0.00	0.00

LAND BANK INVENTORY

1/23/2023

Tax Year	Township	Parcel #	Address	Taxable value	Purchase Price	Annual Totals	Status
Purchased in Market							
2013	City	51-011-001-01	RR ROW	123,000.00			
2018	Garfield	05-027-014-00	RR Easement	16,000.00			
2020	City	51-674-007-00	1028 Carver St	85,260.00			Honestrech

Total Purchase Prices of Land Bank Parcels
Total Taxable Value of Land Bank Parcels

224,260.00

THE PARCELS ABOVE SHOULD BE RECORDED AS LAND BANK OWNED

Parcels Sold	Address	Taxable value	Sale Price	Date sold	Deed Recorded
2015 Mayfield	09-006-010-00 County Rd 633	15,545.00	1,823.79	7/14/2015	7/14/2015 Homeowner
2015 Mayfield	09-007-008-00 County Rd 633	11,636.00	1,560.75	7/14/2015	7/14/2015 Homeowner
2014 Blair	02-683-168-00 818 Jay Rogers Cr	11,000.00	1,864.63	9/23/2015	9/23/2015 Auction
2014 Garfield	05-031-008-00 N East Silver Lake Rd	9,750.00	1,462.66	9/23/2015	9/23/2015 Auction
2015 Garfield	05-314-006-00 Stonefield Dr	19,300.00	3,952.09	9/23/2015	9/23/2015 Auction
2015 Union	12-031-009-70 Marsh Rd	12,456.00	1,654.81	8/5/2015	8/5/2015 Homeowner
2012 Garfield	05-221-002-00 Lynch Drive	131,400.00	33,229.50	2/28/2015	4/22/2015 Market
2013 East Bay	03-219-025-00 N Three Mile Rd	34,547.00	6,558.27	8/27/2015	8/27/2015 Market
2015 Garfield	05-280-015-00 1537 Ridge View Ct	46,452.00	13,166.56	10/14/2015	10/14/2015 Auction
2012 Blair	02-007-046-12 Old Maple Trail	162.00	374.32	11/13/2015	11/13/2015 Side Lot
2015 East Bay	03-102-077-20 Sunset Bay	500.00	109.46	11/13/2015	11/13/2015 Side Lot
2012 Long Lake	08-185-029-00 Sunset Dr	2,800.00	460.09	11/13/2015	11/13/2015 Side Lot
2016 Garfield	05-340-020-00 Linden Avenue	18,500.00	2,536.38	4/6/2016	4/6/2016 Demo completed
2016 Garfield	05-006-001-04 Barney Rd	19,400.00	3,979.32	3/1/2016	3/1/2016 Market
2012 Long Lake	08-003-044-40 East Traverse Highway	19,400.00	3,979.32	10/16/2015	10/16/2015 Market
2016 Garfield	05-149-050-00 5165 Heritage Way	52,600.00	4,338.08	8/1/2016	8/1/2016 Side Lot
2015 Fife Lake	04-001-013-02 US 31	89,532.00	16,598.68	8/11/2016	8/11/2016 Side Lot
2012 Green Lake	07-180-009-50 9723 First St	1,200.00	924.09	9/9/2016	9/9/2016 Side Lot
2017 Peninsula	11-580-031-00 18929 Bay St	24,140.00	2,789.33	12/29/2016	12/29/2016 Demo completed
2017 Whitewater	51-878-046-00 134 E Fifteenth St	33,991.00	3,664.71	8/10/2017	8/10/2017 Homeowner
2017 Whitewater	13-600-033-00 5632 Millbrook Dr	76,223.00	11,637.74	8/25/2017	8/25/2017 Homeowner
2017 Whitewater	13-600-034-00 5634 Millbrook Dr	3,800.00	1,192.91	12/15/2017	12/15/2017 Association
2017 Whitewater	13-600-035-00 5647 Millbrook Dr	3,800.00	1,192.91	12/15/2017	12/15/2017 Association
2017 Whitewater	13-600-036-00 5649 Millbrook Dr	3,800.00	1,192.91	12/15/2017	12/15/2017 Association
2017 Whitewater	13-600-037-00 5633 Millbrook Dr	3,800.00	1,192.91	12/15/2017	12/15/2017 Association
2017 Whitewater	13-600-038-00 5638 Millbrook Dr	3,800.00	1,192.91	12/15/2017	12/15/2017 Association
2017 Whitewater	13-600-043-00 5575 Millbrook Dr	3,800.00	1,192.91	12/15/2017	12/15/2017 Association
2017 Whitewater	13-600-044-00 5577 Millbrook Dr	3,800.00	1,192.91	12/15/2017	12/15/2017 Association
2018 Blair	02-005-002-10	2018 Blair	370,914.30	6/8/2018	6/15/2018 Market Blaines
2018 Blair	02-005-002-11	2018 Blair	-	6/8/2018	6/15/2018 Market Blaines
2018 Blair	02-005-002-12	2018 Blair	-	6/8/2018	6/15/2018 Market Blaines
2018 Blair	02-005-002-13	2018 Blair	-	6/8/2018	6/15/2018 Market Blaines
2018 Blair	02-005-002-20	2018 Blair	-	6/8/2018	6/15/2018 Market Blaines
2018 Blair	08-001-012-00 Gray Rd	11,930.36	274,162.00	12/12/2018	12/12/2018 Title Work
2020 Blair	02-005-002-30 Remie School Rd	450,000.00	1,271.25	10/15/2020	10/15/2020 Market Edward Rose
2020 Fife Lake	04-080-109-00 11770 Lake Shore Dr	1,271.25	1,271.25	10/29/2020	10/29/2020 Side Lot
2020 Fife Lake	04-080-110-00 11774 Lake Shore Dr	1,213.38	1,713.38	12/28/2020	12/28/2020 Side Lot
2020 Acme	01-013-026-02 Bates Rd	1,572.88	1,200.00	4/12/2021	4/12/2021 Homeowner
2021 East Bay	03-220-008-00 Vanderlin Rd	314,882.27	314,882.27	7/1/2021	7/1/2021 Brownfield
2021 Garfield	05-027-027-00 1383 Cass Rd	7,231.57	7,731.57	7/28/2021	7/30/2021 Homeowner
2021 Paradise	42-060-010-00 206 Cottage Dr	1,180.84	1,080.84	7/27/2021	7/28/2021 Side Lot
2021 Peninsula	11-545-008-00 Maple Terrace Ave	800.18	800.18	12/8/2020	12/8/2020 Side Lot
2021 City	11-545-011-50 Maple Terrace Ave	175,260.00	175,260.00	10/29/2020	10/29/2020 Housing Trust
2022 Long Lake	51-674-007-00 1028 Carver St	614.05	614.05	5/16/2021	5/16/2021 Side Lot
2022 East Bay	08-010-018-01 N Long Lake Rd	1,295.89	1,295.89	5/12/2021	5/12/2021 Side Lot
2022 Peninsula	01-216-007-00 N Four Mile Rd	721.86	721.86	6/9/2022	6/9/2022 Side Lot
			644,982.16		

6



Memorandum

Grand Traverse County
County Administration
400 Boardman Avenue
Traverse City, Michigan 49684
(231) 922-4780 Fax (231) 922-4636

TO: Grand Traverse County Land Bank Authority

FROM: Christopher J. Forsyth, Deputy County Administrator *GJF*

DATE: January 23, 2023

SUBJECT: Summary of Land Bank Projects and Activity; Update Strategic Plan

Over the last three years, the Land Bank has supported projects throughout Grand Traverse County. The list of projects include:

- The development of 80 acres, and installation of public infrastructure improvements at Rennie School Road and U.S. 31 in Blair Township
- Gap funding Homestretch's planned 10-unit affordable housing project on Carver Street in Traverse City
- The installation of the Fitness Court on land banked property behind Oryana Community Co-op as part of the Boardman Lake Loop
- The potential redevelopment and public infrastructure improvements in East Bay Township through the temporary land banking of property adjoining Keith Charters State Park
- The potential redevelopment of property in downtown Kingsley through a partnership with the Village of Kingsley Downtown Development Authority
- The improvement of Building 34 at the Commons by applying for blight elimination funds through the State Land Bank Authority

In addition, the Land Bank is responsible for the administration of the Home Rehabilitation Trust Fund by providing grants to nonprofits. These grants have allowed Habitat for Humanity to purchase building materials needed for critical home repairs. Finally, the Land Bank has worked with homeowners who have gone through tax foreclosure to allow them to either remain in their homes, or negotiate a fair sale of a home, with 3353 Panorama Lane a good example of the latter.

Although the Land Bank has been active, the Land Bank Board has not reviewed or updated its strategic plan and policies in several years. Attached are the last adopted plan and policy documents. I am requesting the Land Bank consider updating its strategic plan and policy in 2023. I will provide further information and a suggested approach at the January 27th meeting.

Please let me know if you have any questions concerning the above.

LAND BANK AGENDA ITEM

SUBJECT: Habitat for Humanity Grant Expenditures

FROM: Dean Bott, Director of Finance

FOR MEETING DATE: January 27, 2023

SUMMARY OF ITEM TO BE PRESENTED:

The following request has been received for reimbursement of material costs:

Various Projects	\$13,326.10
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RECOMMENDATION:

Review and approval of payment request from Habitat.



Grantee Name: Habitat for Humanity Grand Traverse Region **Date:** January 2023

Contact Info: Wendy Irvin, CEO; 231-941-4663, ext. 323; wendyi@habitatgtr.org

Project Location: Grand Traverse County **Date of Projects:** November/December 2022

Grant Requested : \$50,000

Grant amount remaining: \$24,460.08

Projects and amounts requested for reimbursement by GTLBA

Homeowner Name	Work Completed	Project Amount Submitted	Amount Approved
M. Jorae	Removed and replaced roof.	\$4,235.45 ✓	
T and M Gavar	Remove and replace front and back doors, replace 8 windows and any needed trim around doors and windows.	\$897.04 ✓	
M. Gayford	Removed and replaced roof, replaced furnace, insulated and closed skylights.	\$6,243.48 ✓	
L. Horn	Remove and replace bathroom flooring and sub floor, repair/replace all faucets, shower heads, etc in bathroom, repair active plumbing leaks,	\$1,950.13 ✓	
TOTAL		\$13,326.10	

Grant amount remaining after approvals: \$ 11,133.98

M. Jorae

Address: 2600 Jorae Dr Traverse City, MI 49685

Inspected by: Bill Bageris- Absolute Home Services

Date of Inspection: 1/4/22

Work completed on : 12/13/22

Repairs completed:

Removed and replaced roof, soffit, and fascia.

Total cost: \$14,824.57

Materials: \$4,235.45 ✓

Before



After



10



Traverse City
2981 Cass Road
Traverse City, Michigan 49684
Phone: 231-947-1550
Email: tc@eikenhout.com

Sales Order

1498855

10/28/2022

Invoice Address
HABITAT FOR HUMANITY
P. O. BOX 5412
TRAVERSE CITY, MI, 496965412
231-941-4663
accounting@habitatgtr.org

Delivery Address
2600 JORAE DR
TRAVERSE CITY, MI

Order # 1498855
Order Date 10/28/2022
Customer # 845990
Contact Name DAYANARA
Contact # 231-941-4663
Job
P.O. # JORAE
Delivery ON 11/14/22
Taken By Tyler Vaughan
Sales Rep HOUSE - TRAVERSE CITY
Sale Type Delivered
This is a reprint

Printed: 10/28/2022 11:20 am By: tvaughn

Page 1 of 1

Special Instructions		Notes				
Line	Product Code	Description	Qty	Price	UOM	Total
1	LMKMB	MOIRE BLACK - LANDMARK AR CERTAINTEED 32.8 SQFT/BDL	54 BDL	37.62	BDL	2,031.48
2	CTHRMB	MOIRE BLACK H&R C-TEED SHADOW RIDGE ACCESSORY 30'/BDL	3 BDL	64.41	BDL	193.23
3	STARSS	SWIFTSTART CERTAINTEED STARTER SHINGLE METRIC 116 LFT	2 BDL	58.14	BDL	116.28
4	OSB716	7/16 OSB 4X8	25 PC	19.85	PC	496.25
5	1X6X162CT	#3 BETTER CEDAR 1X6 16' 2-COAT CABOT-ULTRA WHITE LATEX	3 PC	51.98	PC	155.94
6	WG2SQ	WINTER GUARD ICE BARRIER (2)SQ)	4 RL	90.63	RL	362.52
7	CTRR10	ROOF RUNNER UNDERLayment 4'X250' 10 SQ CERTAINTEED	4 RL	106.40	RL	425.60
8	TDS112WHJB	WHITE STEEL "T" DRIP 1-1/2" JENSEN BRIDGE	25 PC	9.63	PC	240.75
9	CRN11472	1 1/4" COILED ROOFING NAILS 7.2 CTN	1 CTN	55.80	CTN	55.80
10	88BKPBBG	BLACK 8"X8" PREBENT STEP FLASHING - BERGER SFK448	100 PC	0.90	PC	90.00
11	A11-T50	A11-T50 3/8 STAPLE 5M/CTN	1 BOX	12.60	BOX	12.60
12	Delivery Charge - Auto	Delivery Charge - Auto				55.00

Weight: 6,305.54

Total Amount	\$4,235.45
Sales Tax	\$0.00
Order Total	\$4,235.45

Gavar

Address: 919 Centre St Traverse City, MI 49686

Inspected by Absolute Home Services

Date of Inspection: 12/22/21

Work Completed on: 11/9/22

Repairs Completed: Removed and replaced 2 Doors and 6 windows (windows reframed as well)

Total Cost: \$ 12,591.74

Materials: \$3,591.29

Total Request: \$897.04 (the rest of materials were covered by another source.)

Before



After



12

Use Your
BIG CARD 2%
REBATE
MENARDS

Use Your
BIG CARD 2%
REBATE
MENARDS

MENARDS - TRVSE CITY
4155 US 31 South
Traverse City 49684

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
Items on this receipt will be in the form
of an in-store credit voucher if the
return is done after 01/29/23.

If you have questions regarding the
charges on your receipt, please
email us at:
TRVCfrontend@menards.com

*Page Total:
\$ 1279.85*



Sale Transaction

SKU/DECR (GOOD)	QTY	UNIT PRICE	TOTAL
4040462	3	\$204.99	614.97
SINGL HING (GOOD)	2	\$100.30	200.60
SLIDER BASEMENT WINDOW	1	\$79.98	79.98
4035084	2	\$102.99	205.98
RD FOAM & FILL HNDW/DOOR	1	NR	NR
5631648	3	\$4.99	14.97
4"X33" ULTRA TAPE	1	NR	NR
4364520	1	19.99	19.99
COMPOSITE 10Z CAULK GUN	1	NR	NR
6619758	1	10.97	10.97
TOTAL			1246.86
TAX STATE OF MI 6%			74.81
TOTAL SALE			1321.67
CASH			1400.00
CHANGE			78.33

TOTAL NUMBER OF ITEMS = 12

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
1932

NR = Non-Returnable Item. If opened, we
cannot accept returns of herbicides,
pesticides, or aerosols. Opened product
will be replaced or refunded. Guest will
keep the opened item. Unopened product
may be returned in accordance with the
regular return policy.

See menards.com for return policy.

Sign in for

13

MENARDS - TRVSE CITY
4155 US 31 South
Traverse City 49684

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
Items on this receipt will be in the form
of an in-store credit voucher if the
return is done after 01/28/23

If you have questions regarding the
charges on your receipt, please
email us at:
TRVCfrontend@menards.com



Sale Transaction

SAE MAG NUT DRIVER SET	5.99
2520491	5.99
3/4" ZINC SELF-DRILL SCR	32.97
2299482	32.97
1" ZINC SELF-DRILL SCREW	10.99
2299495	10.99

TOTAL	49.95
TAX STATE OF MI 6%	3.00
TOTAL SALE	52.95
CASH	53.00
CHANGE	0.05
TOTAL NUMBER OF ITEMS	5

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
1932

Sign up for our email program at
Menards.com/Emails to receive our weekly
flyer and exclusive online offers!

THANK YOU, YOUR CASHIER, Morgan

30553 08 3991 10/30/22 05:03PM 3197

Gayford

Address: 2847 Frank St Traverse City, MI 49686

Inspected by: Al Jarosz

Date of Inspection: 8/18/21

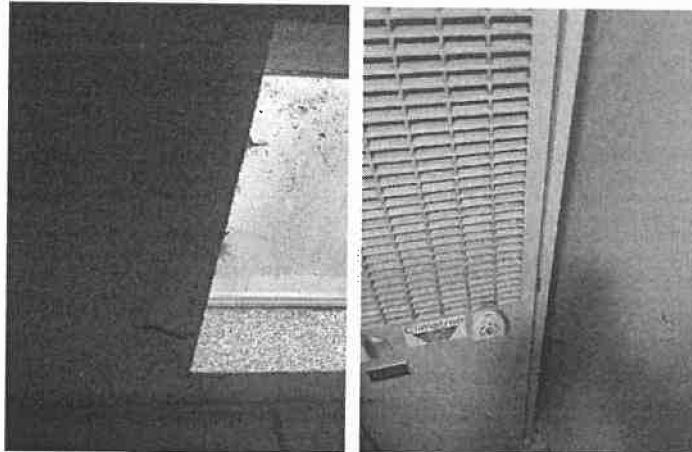
Work Completed on: 10/26/22

Repairs Completed: Replaced furnace, Removed and replaced roof, sealed and insulated skylights.

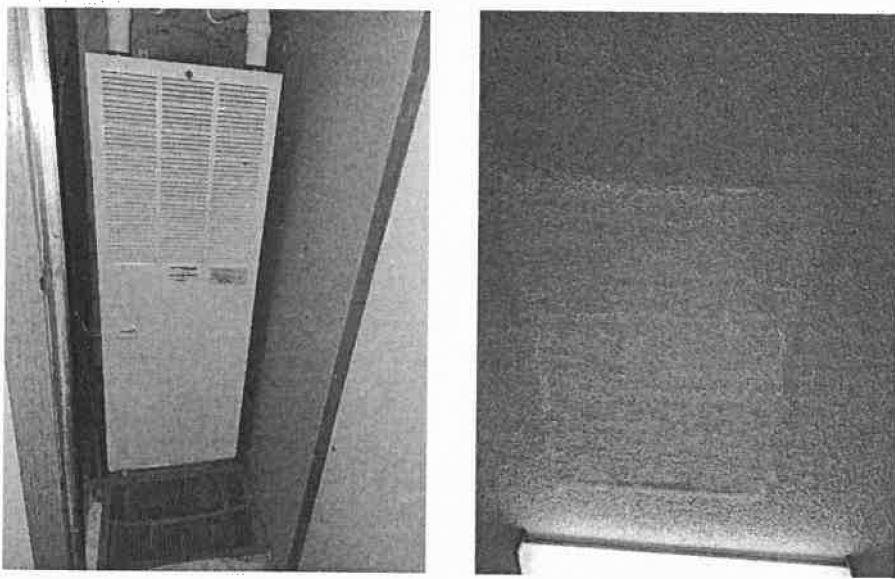
Total Cost: \$12,591.74

Materials: \$6,243.48

Before



After :



4 skylights were sealed, only one is pictured to save room. Roof was not pitched, no picture could be taken from the ground.

14

Alvin R. Jurgi

10/22/2021

Third Generation Heating & Cooling
1225 Marsh Rd.
Mancelona, MI 49757
231-392-6513 thirdgenhvac@gmail.com

Contractors Invoice

Habitat for Humanity Grand Traverse
P.O. Box 642
Traverse City, MI 49686

Maureen Gafford,
2847 Front St.
Traverse City, MI

DATE

10/19/21

YOUR WORK ORDER NO.

281-1620-6382

OUR BLD NO.

DESCRIPTION OF WORK PERFORMED

1. Miller MGD-073-F1AAR1 9.5% Nat Gas Furnace. Maureen Gafford
Misc. 2) PVC Venting
Condensate Piping
Misc Gas + Electric
Disposal / Permit Fees

2847 Front Street Kings Court
Traverse City

New Furnace

Materials / Labor. \$4310.00

Mat 25.00 L = 1810

All material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

Dollars (\$ 4310.00)

This is a Partial Full invoice due and payable by 10/25/2021
in accordance with our Agreement Proposal to 10/25/2021
B. Adams HVAC

15



Traverse City
2981 Cass Road
Traverse City, Michigan 49684
Phone: 231-947-1550
Email: tc@eikenhout.com

Sales Order

1056420

01/24/2022

Order # 1056420
Order Date 01/24/2022
Customer # 845990
Contact Name
Contact #
Job
P.O. #
Delivery gayford roof
BY 11/05/21
Taken By Charlie Leiby
Sales Rep HOUSE - TRAVERSE CITY
Sale Type Delivered
This is a reprint

Invoice Address

HABITAT FOR HUMANITY
P. O. BOX 5412
TRAVERSE CITY, MI, 496965412
231-941-4663

Delivery Address

2847 FRANK ST
231-499-3081
KINGS COURT
TRAVERSE CITY, MI



Printed: 02/18/2022 10:28 am By: joswalt

Page 1 of 1

Special Instructions			Notes				
Line	Product Code	Description	Qty	Price	UOM	Total	
1	LMKMB	MOIRE BLACK - LANDMARK AR CERTAINTEED 32.8 SQFT/BDL	63 BDL	31.92	BDL	2,010.96	
2	WG2SQ	WINTER GUARD ICE BARRIER (2)SQ)	5 RL	77.71	RL	388.55	
3	TUDL	TITANIUM UDL-30 UNDERLayment 4'X250' 10 SQ	1 RL	168.15	RL	168.15	
4	TDS112BKJB	BLACK STEEL "T" DRIP 1-1/2"JENSEN BRIDGE	22 PC	6.99	PC	153.78	
5	LOOMNI	LO-OMNI RIDGE VENT 30' ROLL LOMANCO	2 RL	88.82	RL	177.64	
6	CTHRMB	MOIRE BLACK H&R C-TEED SHADOW RIDGE ACCESSORY 30'/BDL	3 BDL	55.10	BDL	165.30	
7	CRN11472	1 1/4" COILED ROOFING NAILS 7.2 CTN	1 CTN	62.10	CTN	62.10	
8	A11-T50	A11-T50 3/8 STAPLE 5M/CTN	1 BOX	12.50	BOX	12.50	
9	OSB12	1/2" OSB BOARD 4X8 SHEETS	4 PC	35.81	PC	143.24	
10	Delivery Charge - Auto	Delivery Charge - Auto				45.00	

Customer Copy

Weight: 5,964.54

Total Amount	\$3,327.22
Sales Tax	\$0.00
Order Total	\$3,327.22

Subject to our terms and conditions of sale. To view, please visit www.eikenhout.com.

*Curtis Cole*

04/13/2022

Invoice Address

HABITAT FOR HUMANITY
P. O. BOX 5412
TRAVERSE CITY, MI, 496965412

Traverse City
2981 Cass Road
Traverse City, Michigan 49684
Phone: 231-947-1550
Email: tc@eikenhout.com

Sales Invoice**222401**

04/12/2022

NET 30 PROX

845990

Invoice # 222401
Invoice Date 04/12/2022
Terms NET 30 PROX
Customer # 845990
Contact Name
Contact #
Job
P.O. # GAYFORD
Order # 1136155
Taken By Tracy Sluiter
Sales Rep HOUSE - TRAVERSE CITY



Page 1 of 1

Remit To: Eikenhout, Inc., PO Box 2806, Grand Rapids, MI 49501-2806

Printed: 04/13/2022 5:00 am By: Admin

Special Instructions	Notes

Line	Product Code - Description	Quantity	Price	UOM	Total
1	LOOMNI - LO-OMNI RIDGE VENT 30' ROLL LOMANCO	1 RL	90.72	RL	90.72
2	PC501TB - LUCAS 100 NEOPRENE 10 OZ TUBE FLASHING CEMENT PHR	2 TB	5.04	TB	10.08

The invoice is due on 05/30/2022.

Subject to our terms and conditions of sale. To view, please visit www.eikenhout.com.

Total Amount	\$100.80
Sales Tax 6.00%	\$0.00
Invoice Total	\$100.80

*Curtis Cobl*

04/13/2022

Traverse City
2981 Cass Road
Traverse City, Michigan 49684
Phone: 231-947-1550
Email: tc@eikenhout.com

Invoice Address

HABITAT FOR HUMANITY
P. O. BOX 5412
TRAVERSE CITY, MI, 496965412

Delivery Address

HABITAT FOR HUMANITY
P. O. BOX 5412
TRAVERSE CITY, MI,
496965412

Sales Invoice

Invoice # 222480
Invoice Date 04/12/2022
Terms NET 30 PROX
Customer # 845990
Contact Name
Contact #
Job
P.O. # gayfod step flashing
Order # 1135185
Taken By Charlie Leiby
Sales Rep HOUSE - TRAVERSE CITY



Page 1 of 1

Remit To: Eikenhout, Inc., PO Box 2806, Grand Rapids, MI 49501-2806

Printed: 04/13/2022 5:00 am By: Admin

Special Instructions	Notes

Line	Product Code - Description	Quantity	Price	UOM	Total
1	88BKPQQA - BLACK - 8"X8" PREBENT STEP FLASHING - QUALITY ALUMINUM	100 PC	0.90	PC	90.00

The invoice is due on 05/30/2022.

Subject to our terms and conditions of sale. To view, please visit www.eikenhout.com.

Total Amount	\$90.00
Sales Tax 6.00%	\$0.00
Invoice Total	\$90.00

18

Invoice



Flawless Finishes, 4495 Goldenrod Dr, Traverse City MI 49685, United States

BILL TO

Habitat For Humanity
2487 Rice St
Traverse City MI 49684
United States

Invoice No.: 100
Issue date: Oct 26, 2022
Due date: Nov 9, 2022
Payment method: Transfer

Invoice No.	Issue date	Due date	Total due
100	Oct 26, 2022	Nov 9, 2022	\$1,425.46

Description	Qty.	Unit price (\$)	Amount (\$)
Repair of Skylights	1	1,200.00	1,200.00
Installation of Insulation			
Framing of skylights			
Installation of Drywall			
Finishing Drywall/Application of Popcorn Ceiling			
Reimbursement for Materials	1	111.88	111.88
2x6x8 Boards: \$21.84			
Drywall Screws: \$4.98			
Drywall Tape: \$6.70			
Drywall Mud: \$20.70			
Insulation: \$51.33			
Reimbursement for Materials	1	74.16	74.16
Popcorn ceiling texture			
Reimbursement for Material	1	21.79	21.79
Drywall sheets			
Reimbursement for Material	1	17.63	17.63
Roller covers. textured/thick nap			
Total (USD):			\$1,425.46

page total: \$225.46

 Angel Mariani

231-534-0266

Flawless Finishes
4495 Goldenrod Dr
Traverse City MI 49685
United States

Horn

Address: 1782 Flamingo Dr E Traverse City, MI 49685

Inspected by Absolute Home Services

Date of Inspection: 3/7/22

Completed: 12/9/22

Repair Completed: Removed and replaced bathroom toilet, shower, and floors, added stabilization to bathroom floor.

Total Cost: \$8,625.10

Materials: \$1,950.13

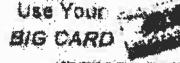
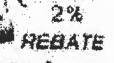
Before



After



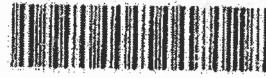
20

Lori Horn
Use Your  2%
BIG CARD  REBATE
MENARD'S
Flamingo Rd TC MI
MENARD'S **TRVERSE CITY**
4155 US 31 South
Traverse City 49684

KEEP YOUR RECEIPT.
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 02/20/22

If you have questions regarding the
charges on your receipt, please
email us at:
TRVCfrontend@menards.com



Sale Transaction

Tax Exempt Certificate ID: 3138702
Exempt Type: Construction Contractor

5-1-1 DAY PROG T-STAR	
6360210	34.89 NT
TOTAL SALE	34.89
Menard Contractor Card 9647	34.89
Job # or Name :	
Auth Code:086991	
Chip Inserted	
a000000817002001	
TC - 1801ce6e4fa0807c	

TOTAL NUMBER OF ITEMS = 1

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
820

QUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Jackie

30307 04 4537 11/22/21 03:32PM 3197

21

**Invoice**

Date	Invoice #
12/5/2022	3623

PO Box 191, Lake Ann, MI 49650-0191
Hours: Mon-Fri 9a to 5p Phone: 231-943-2422
trish@libertysupplyandservice.com

Bill To

Lois Horn
1782 Flamingo Dr E
Traverse City, MI 49685

P.O. No.	Terms	Project
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Due on receipt

Quantity	Description	Rate	Amount
	Service Charge	125.00	125.00
	Labor	5,700.00	5,700.00
2	4" Lavatory Faucets w/popup's	64.70	129.40T
	Misc plumbing, fittings, pipe, shut offs and connectors	148.79	148.79T
	Misc lumber, OSB, vinyl, trim and hardware	347.52	347.52T
	60" Shower base & surround	899.95	899.95T
	Debris Disposal	150.00	150.00
	Replace existing tub with shower and surround walls. Build wall to support shower surround.		
	Repair floor around and underneath toilet.		
	Replace vanity faucets and popup drains with overflows		
	Remove existing standup shower and create closet in it's place		
	Addition		
1	Single Lever Shower faucet kit (we could not use the old one)	159.65	159.65T
1	White Round Toilet (cracked and leaking causing original damage)	229.90	229.90T
	Sales Tax	6.00%	114.91

Thank you for your business.

A \$30 Fee will be added to the Invoice if not paid in full at time of Service.

22

Total

\$8,005.12

Payments/Credits

-\$3,796.10