

## AGENDA

### GRAND TRAVERSE COUNTY LAND BANK AUTHORITY

**Friday, January 27, 2023**  
**Governmental Center, 400 Boardman Avenue**  
**Great Lakes Conference Room 3<sup>rd</sup> 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, 3<sup>rd</sup> 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.

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Approved Date

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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	1,318,992.61	178,387.95	1,140,604.66
1001:CLAIM ON CASH	1,225,730.38	178,387.95	1,047,342.43
1020:PROPERTY TAX RECEIVABLE	(130,997.77)	0	(130,997.77)
LEVY - TAXES RECEIVABLE	(5,559.65)	0	(5,559.65)
LEVY - TAXES RECEIVABLE	(125,438.12)	0	(125,438.12)
1120:LAND	224,260.00	0	224,260.00
Liabilities	(172,867.78)	0	(172,867.78)
2000:ACCOUNTS PAYABLE	0.00	0	0.00
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 - RESTRICTED LAND HOLDING ACCT	(224,260.00)	0	(224,260.00)
3910:NET POSITION - UNRESTRICTED	(740,404.13)	(251,239.26)	(489,164.87)
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

# LAND BANK INVENTORY

1/23/2023

Tax Year	Township	Parcel #	Address	Taxable value	Purchase Price	Annual Totals	Status
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			Homestretch

224,260.00

Tax Year	Township	Parcel #	Address	Taxable value	Minimum Bid	Status
Tax Foreclosed						

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	Deed	Recorded	Date sold	Sale Price	Deed	Recorded	Date sold	Sale Price
2015 Mayfield	09-006-010-00	County Rd 633	15,545.00	1,823.79	7/20/2015	Homeowner	7/14/2015	2,499.00
2015 Mayfield	09-007-006-00	County Rd 633	11,636.00	1,560.75	7/20/2015	Homeowner	7/14/2015	2,192.00
2014 Blair	02-683-166-00	818 Jayrogers Ct	11,000.00	1,864.63	8/24/2015	Auction	8/24/2015	11,750.00
2014 Garfield	05-031-008-30	N East Silver Lake Rd	9,750.00	1,462.86	9/23/2015	Auction	9/23/2015	1,500.00
2015 Garfield	05-314-006-00	Stonefield Dr	19,300.00	3,952.09	8/24/2015	Auction	8/24/2015	15,028.94
2015 Union	12-031-009-70	Marsh Rd	12,456.00	1,654.81	8/24/2015	Auction	8/24/2015	2,295.18
2012 Garfield	05-221-002-00	Lynch Drive	131,400.00	33,229.50	8/27/2015	Homeowner	8/27/2015	157,000.00
2013 East Bay	03-219-025-00	N Three Mile Rd	34,547.00	6,558.27	10/13/2015	Auction	10/13/2015	6,800.00
2013 Garfield	05-280-015-00	1537 Ridge View Ct	46,462.00	13,166.56	10/16/2015	Market	10/16/2015	13,166.56
2012 Blair	02-007-046-12	Old Maple Trail	162.00	374.32	11/13/2015	Side Lot	11/13/2015	374.32
2015 East Bay	03-102-077-20	Celery Bay	500.00	908.46	11/13/2015	Side Lot	11/13/2015	250.00
2012 Long Lake	08-185-029-00	Sunset Dr	2,800.00	460.09	11/13/2015	Side Lot	11/13/2015	150.00
2016 Garfield	05-340-020-00	Linden Avenue	18,500.00	2,536.38	3/11/2016	Demo completed	3/11/2016	8,000.00
2016 Garfield	05-006-001-04	Barney Rd	19,400.00	3,979.32	3/11/2016	Market	3/11/2016	3,000.00
2016 Garfield	05-006-001-06	5424 Barney Rd	19,400.00	3,979.32	3/11/2016	Market	3/11/2016	3,000.00
2016 Long Lake	08-003-004-40	East Traverse Highway	52,600.00	4,338.08	8/1/2016	Side Lot	8/1/2016	6,798.83
2016 Garfield	05-149-050-00	5165 Heritage Way	89,532.00	16,598.68	8/5/2016	Homeowner	8/5/2016	17,098.68
2015 Fife Lake	04-001-013-02	US 31	1,200.00	924.07	9/9/2016	Side Lot	9/9/2016	1.00
2012 Green Lake	07-180-009-50	9723 First St	24,140.00	2,788.33	12/22/2016	Demo completed	12/22/2016	4,500.00
2017 Peninsula	11-580-031-00	18929 Bay St	33,991.00	3,664.71	8/10/2017	Homeowner	8/10/2017	4,158.33
2017 City	51-878-046-00	134 E Fifteenth St	76,223.00	11,637.74	8/17/2017	Homeowner	8/17/2017	12,050.37
2017 Whitewater	13-600-033-00	5632 Millbrook Dr	3,800.00	1,192.91	12/15/2017	Association	12/15/2017	1,192.91
2017 Whitewater	13-600-034-00	5634 Millbrook Dr	3,800.00	1,192.91	12/15/2017	Association	12/15/2017	1,192.91
2017 Whitewater	13-600-035-00	5647 Millbrook Dr	3,800.00	1,192.91	12/15/2017	Association	12/15/2017	1,192.91
2017 Whitewater	13-600-036-00	5645 Millbrook Dr	3,800.00	1,192.91	12/15/2017	Association	12/15/2017	1,192.91
2017 Whitewater	13-600-037-00	5633 Millbrook Dr	3,800.00	1,192.91	12/15/2017	Association	12/15/2017	1,192.91
2017 Whitewater	13-600-038-00	5638 Millbrook Dr	3,800.00	1,192.91	12/15/2017	Association	12/15/2017	1,192.91
2017 Whitewater	13-600-043-00	5575 Millbrook Dr	3,800.00	1,192.91	12/15/2017	Association	12/15/2017	1,192.91
2017 Whitewater	13-600-044-00	5577 Millbrook Dr	3,800.00	1,192.91	12/15/2017	Association	12/15/2017	1,192.91
2018 Blair	02-005-002-10			370,914.30	6/8/2018	Market Blaines	6/8/2018	6/8/2018
2018 Blair	02-005-002-11			-	6/8/2018	Market Blaines	6/8/2018	6/8/2018
2018 Blair	02-005-002-12			-	6/8/2018	Market Blaines	6/8/2018	6/8/2018
2018 Blair	02-005-002-13			-	6/8/2018	Market Blaines	6/8/2018	6/8/2018
2018 Blair	02-005-002-20			-	6/8/2018	Market Blaines	6/8/2018	6/8/2018
2018 Long Lake	08-001-012-00	Gray Rd	11,930.35	1,271.25	10/15/2020	Market H&M	10/15/2020	10/15/2020
2020 Blair	02-005-002-30	Rennie School Rd			10/29/2020	Side Lot	10/29/2020	10/29/2020
2020 Fife Lake	04-060-109-00	11770 Lake Shore Dr			10/29/2020	Side Lot	10/29/2020	10/29/2020
2020 Fife Lake	04-060-110-00	11774 Lake Shore Dr			10/29/2020	Side Lot	10/29/2020	10/29/2020
2020 Acme	01-013-026-02	Bates Rd			12/28/2020	Homeowner	12/28/2020	12/28/2020
2021 East Bay	03-220-008-00	Vanderlip Rd	1,213.38	1,713.38	7/1/2021	Side Lot	7/1/2021	7/1/2021
2021 Garfield	05-027-007-00	1363 Cass Rd	1,572.88	1,200.00	7/1/2021	Brownfield	7/1/2021	7/1/2021
2021 Paradise	42-060-010-00	206 Cottage Dr	314,882.27	314,882.27	7/28/2021	Homeowner	7/28/2021	7/28/2021
2021 Peninsula	11-545-009-00	Maple Terrace Ave	7,231.57	7,731.57	7/27/2021	Side Lot	7/27/2021	7/27/2021
2021 Peninsula	11-545-011-50	Maple Terrace Ave	1,180.64	1,680.64	12/8/2021	Side Lot	12/8/2021	12/8/2021
2021 City	51-674-007-00	1028 Carver St	800.18	800.18	10/29/2020	Side Lot	10/29/2020	10/29/2020
2022 Long Lake	08-010-018-01	N Long Lake Rd	175,260.00	175,260.00	5/16/2021	Housing Trust	5/16/2021	5/16/2021
2022 East Bay	03-216-047-05	N Four Mile Rd	614.05	614.05	5/12/2021	Side Lot	5/12/2021	5/12/2021
2022 Peninsula	11-336-003-99	Peninsula Dr	1,295.89	1,295.89	6/9/2022	Side Lot	6/9/2022	6/9/2022
			721.86	721.86				
			644,982.16	644,982.16				

6



## Memorandum

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

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**TO:** Grand Traverse County Land Bank Authority

**FROM:** Christopher J. Forsyth, Deputy County Administrator <sup>CJF</sup>

**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 27<sup>th</sup> 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 ✓	
<b>TOTAL</b>		<b>\$13,326.10</b>	

**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**





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

# Sales Order

**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

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

**Delivery Address**  
 2600 JORAE DR  
 TRAVERSE CITY, MI

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

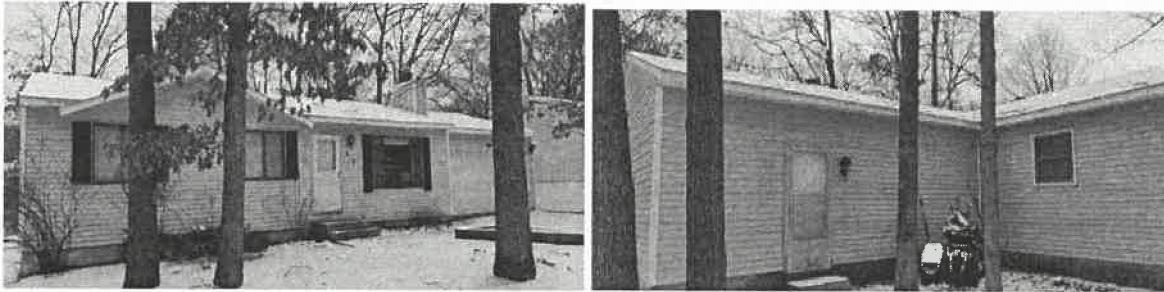
**Repairs Completed:** Removed and replaced 2 Doors and 6 windows (windows reframed as well)

**Total Cost: \$ 12,591.74**

**Materials: \$3,591.29**

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

**Before**



**After**



Use Your  2%  
BIG CARD 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



Sale Transaction

SLIDER (GOOD)		
4040462	3 @204.99	614.97
SINGLT HING (GOOD)		
4040512	2 @109.37	218.74
SLIDER BASEMENT WINDOW		
4035084	2 @102.99	205.98
RD FOAM & FILL WNDW/DOOR		NR
5631648	3 @4.99	14.97
4"X33" ULTRA TAPE		
4364520		19.99
COMPOSITE 10Z CAULK GUN		
5619758		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:  
1933

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

Use Your  2%  
BIG CARD REBATE

**MENARDS**

**MENARDS - TRVSE I**  
4155 US 31 South  
Traverse City 496

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		
2520491		5.99
3/4" ZINC SELF-DRILL SCR		
2299482	3 @10.99	32.97
1" ZINC SELF-DRILL SCREW		
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

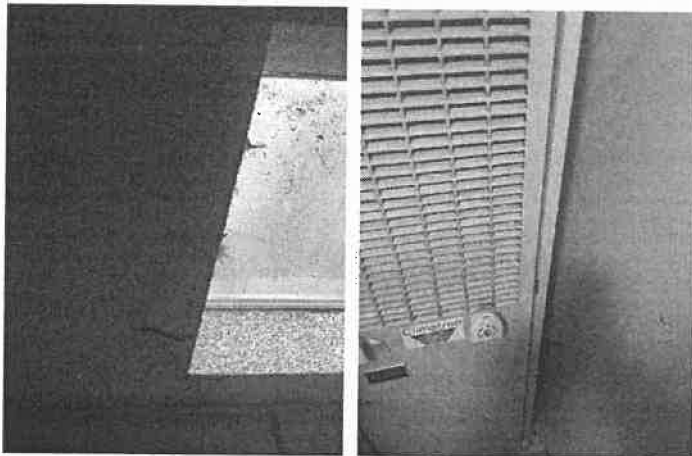
Work Completed on: 10/26/22

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

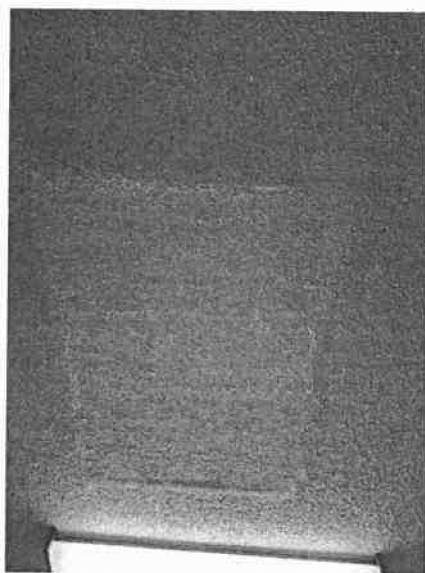
**Total Cost: \$12,591.74**

**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.

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Alvin P. Jones

10/22/2021

Third Generation Heating & Cooling  
4225 Marsh Rd.  
Kingsley, MI 49649  
231-392-6500 thirdgenhvac.com

Contractors Invoice

TO: Habitat For Humanity Grand Traverse P.O. Box 542 Traverse City, MI 49686	WORK PERFORMED AT: Maureen Gayford 2847 Front St. Traverse City, MI
--	--

DATE: 10/19/21	YOUR ORDER OR INVOICE NO.: 281-620-6382	OUR BID NO.:
----------------	---	--------------

DESCRIPTION OF WORK PERFORMED	
1. Miller M62R-072F1A111 9.5% Nat. Gas Furnace	Maureen Gayford
Misc. 2" PVC Venting	2847 Front Street Kings Court
Condensate Piping	Traverse City
Misc. Gas Electric	New Furnace
Disposal / Permit Fees	
Materials / Labor \$4310	
M = 2540	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<sup>00</sup>)

This is a ☐ Partial ☒ Full invoice due and payable by 10/25/2021  
in accordance with our ☐ Agreement ☒ Proposal No. 10 Dated 10/19/2021

8 address 4/13/21

FIG. 1.1

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

# Sales Order

**Order #** 1056420  
**Order Date** 01/24/2022  
**Customer #** 845990  
**Contact Name**  
**Contact #**  
**Job**  
**P.O. #** gayford roof  
**Delivery** 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	

Weight: 5,964.54

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

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

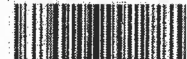
# Sales Invoice

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

04/13/2022

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



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](http://www.eikenhout.com).

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

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*Curly Crab*

04/13/2022

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

# 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	88BKPBQA - BLACK - 8"X8" PREBENT STEP FLASHING - QUALITY ALUMINUM  PHR	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](http://www.eikenhout.com).

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

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# 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			
<b>Total (USD):</b>			<b>\$1,425.46</b>

page total: \$225.46  
1

Angel Mariani

231-534-0266

Flawless Finishes  
4495 Goldenrod Dr  
Traverse City MI 49685  
United States

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**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**



Lois Horn

Use Your  2%  
BIG CARD REBATE

Flamingo Rd TC Mi  
MENARDS 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: 3138/02  
Exempt Type: Construction Contractor

5-1-1 DAY PROG T-STAI  
6360210

34.89 NT

TOTAL SALE 34.89  
Menard Contractor Card 9647 34.89  
Job # or Name :  
Auth Code:086991  
Chip Inserted  
a000000817002001  
TC - 1B01ce6e4fa0B07c

TOTAL NUMBER OF ITEMS = 1

THE FOLLOWING REBATE RECEIPTS WERE  
PRINTED FOR THIS TRANSACTION:  
820

GUEST 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



# 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
	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.

**Total** \$8,005.12

**Payments/Credits** -\$3,796.10

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