



MEMBER OF

MONROE COUNTY LANDLORD ASSOCIATION MICHIGAN RENTAL HOUSING ASSOCIATION

June 25, 2026

President:	LeRoy Peters	777-6017
Vice President:	Scott Bredschneider	777-6565
Treasurer:	Connie Ammerman	730-3826
Asst Treasurer	Barb Runyon	289-4273
Secretary:	Victoria Simonelli	693-7379

Guest Speakers: Senator Joe Bellino, Representative William Bruck

Meeting called to order at 6:18 PM by President LeRoy Peters

I. Speaker Joe Bellino

A. 734-731-4142

B. DTE to shut down one half of coal plant in 2029. Remaining half to be shut down in 2034

C. Bellino was voted the most conservative senator in the senate

D. Democrats blocked dikes being installed at the beaches because it may disturb the lake

E. Maine passed rental control laws, but the Supreme Court voted it down

F. Rental Inspections

1. Most cities in Michigan enforce inspections
2. City of Monroe pricing is \$150 per unit
3. Building department performs the inspections
4. Fee doubles if inspection is skipped & becomes a property lien
5. Bellino will speak with Monroe Mayor regarding inspections
6. City believes that fires were reduced because of rental inspections

G. Democrats don't like small businesses. They believe landlords are crooks

H. Governor and House Speaker agree: No new fees



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- I. Politicians must be ruthless
- J. Whitmer screwed over the small businesses that supported her
- K. Bellino endorses John James for Governor
- L. Bills are coming up for trailer park inspections & regulations
- M. Bills are in place to make it easier to purchase a house
- II. Barb Runyon - Story regarding potential tenant who refused housing and would rather stay at Oaks of Righteousness
- III. Bills are in place to prohibit landlords from asking for birthday, SSN, etc
 - A. In certain places (Ann Arbor) criminal background checks cannot be used to eliminate a tenant applicant
- IV. Representative William Bruck
 - A. Landlord, small business owner, and Michigan Representative
 - B. House passed a bill that will go to the senate allowing big businesses such as equity firms to purchase no more than 100 units
 - 1. This ability is driving up demand and prices and pushes people out of the market
 - 2. These equity firms are creating a lot of short term rentals such as Airbnb
 - C. House will be focusing on housing and property tax issues this session
- V. Jeff Fitzpatrick had a positive dealing with a tenant from the Disability Network. Tenant used to be incarcerated and Jeff gave him a chance.
- VI. 500 acre solar farm behind Don's house - Lays potato chips won't use produce due to glass
- VII. Scott Hall update - his house insurance will not pay a tenant lawsuit for a slip & fall that may be fraudulent
- VIII. Meeting Adjournment
 - A. Meeting adjourned, 7:30 PM

Attendees:

Mike & Victoria Simonelli, LeRoy & Debbie Peters, Connie Ammerman, Barb Runyon, Scott Hall, Don & Lisa Iott, Scott Bredschneider, Joe Bellino, William Bruck