

# Action Plan

**Grantee: Warren, MI**

**Grant: B-11-MN-26-0014**

---

<b>LOCCS Authorized Amount:</b>	\$ 1,735,633.00
<b>Grant Award Amount:</b>	\$ 1,735,633.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 529,106.81
<b>Total Budget:</b>	\$ 2,264,739.81

---

## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

NSP3-01 Acquisition New Construction: Developer Macomb Habitat for Humanity (LH25) \$300,000: anticipate One homes built in Van Dyke 3 target area and 2 in Fitzgerald 3 target area.  
NSP3-02 Rehabilitation Resale: City will acquire homes, rehabilitate and sell \$1,102,136: anticipate 2 in Van Dyke 3 target area and 6 in Fitzgerald 3 target area.  
NSP3-03 Demolition of Blighted Residential Structures: City will contract for demolition services of homes in target area City Council orders demolished to abate a nuisance \$173,000: anticipate 12 in Van Dyke 3 target area and 3 in Fitzgerald 3 target area.  
NSP3-04 Administration: \$173,563

### How Fund Use Addresses Market Conditions:

The NSP3 Target Areas identified by the City are "Van Dyke 3" bound by Van Dyke Avenue on the west, I-696 to the north, Hoover Road on the east and Toepfer Road to the South (except for the portion of this area inside the City of Center Line) and "Fitzgerald 3" bound by Dequindre Road on the west, Stephens Road to the north, Mound Road on the east and Toepfer Road to the South. The Target Areas selected have traditionally had a high percentage of owner occupants living in moderate priced housing that was constructed using conventional building techniques. This housing is generally suitable for rehabilitation. According to the City Assessor, home values in these areas have dropped an average of 40 percent since 2007. The collapse of the residential mortgage market is further depressing prices to levels buyers with cash are willing to pay. Unfortunately, most cash purchasers are investors who make minimal improvements before renting the homes or lower income families without access to the capital needed to make necessary improvements. Stabilization of these neighborhoods requires activities that encourage homeownership. The demolition activity will remove the homes that remain vacant because the extent of the repairs needed to make the homes habitable makes them economically unattractive to investors. Removing these homes will also protect lower income families who might have enough cash to purchase, but not enough to complete repairs required for occupancy. The rehabilitation resale activity will encourage owner occupants to return to these areas by providing a selection of high quality housing that is mortgagable and for sale at prices close to that of unimproved foreclosed properties. It will also encourage renters to seek homeownership, contributing to neighborhood stability. The housing stock in these neighborhoods is almost entirely 50 plus years old with a maximum of three bedrooms and one bathroom. Replacing demolished homes will help maintain the City's tax base and diversify the age and style of the housing stock. To the extent practical, the new homes will be constructed with 4 bedrooms and 2 bathrooms to encourage owner occupants.



## Ensuring Continued Affordability:

For Activity NSP3-01 New Construction and Activity NSP3-02 Rehab Resale

Each home will be sold at the lesser of market value or activity costs to an NSP3 eligible homebuyer whose household income does not exceed 50% AMI for new construction and 120% AMI for Rehab Resale. The homebuyer must use the home as their primary residence. Each buyer will receive NSP3 funds for downpayment and closing cost assistance. The minimum amount of downpayment and closing cost assistance provided to the homebuyers will be \$1,000 and the maximum amount will be 20 percent of the sales price. Buyers must obtain mortgage financing to cover the balance of the purchase. The amount of assistance will be set forth in policies adopted for the administration of the activity. These policies may be changed from time to time. The proceeds from the sale will be returned to the City unless Warren City Council approves a contract allowing the developer to retain the proceeds. Proceeds returned to the City or restricted proceeds retained by the developer must be used for additional NSP3 eligible activities in the City of Warren.

To ensure the continued affordability of the NSP3 assisted home, the amount of the NSP3 funds provided for downpayment and closing cost assistance will be a loan subject to recapture during an affordability period. The loan will be secured by a second lien on the property purchased. Payments on the loan will be deferred and the loan will be forgiven at the end of the affordability period. If the homebuyer sells the home or ceases to use it as a principal residence during the affordability period, the NSP3 funds provided for downpayment and closing cost assistance will be recaptured. The recaptured funds will be used for additional NSP3 eligible activities. The length of the affordability period will be based on the total amount of downpayment and closing cost assistance received and determined according to the schedule in Table 4.

The amount of downpayment and closing cost assistance that will be provided to a homebuyer is also subject to restrictions that may be imposed by the homebuyer's lender. Some buyers may also receive HOME funded downpayment and closing cost assistance. The affordability period for buyers receiving both NSP3 and HOME funded downpayment and closing cost assistance will be based on the total amount of assistance received. The length of all affordability periods will be determined according to the schedule in Table 4.

Table 4

Affordability Period for Homeownership Units

Affordability Period - Amount of Combined NSP3 and HOME Funded Downpayment and Closing Cost Assistance

5 years - Less than \$15,000

10 years - \$15,000 - \$40,000

15 years - Greater than \$40,000

## Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. More specifically, a blighted structure must be a dangerous building as defined in Chapter 9, Article VI, Section 9-165 of City of Warren Ordinance 80-625. In addition, the estimated cost to rehabilitate the structure in compliance with the City's Property Maintenance Code must be greater than 50 percent of the estimated cost to build a new 980 sq. ft. one story single family residence without a basement, where construction cost is estimated as \$100.95/sq. ft. \$100.95/sq. ft. is the average square foot construction cost for group VB single family residences published by the International Code Council August 2010. 980 sq. ft. is the minimum size single family dwelling allowed by the City of Warren Zoning Ordinance on lots less than 60 feet in width which were in existence on July 21, 1960.

## Definition of Affordable Rents:

At the present time the City does not propose undertaking any activities that will produce units of rental housing. If the City did undertake such an activity, HOME Investment Partnership Program (HOME) monthly rent limits for affordable rents will be used. For households with an income at or above 50 percent of Area Median Income (AMI) renting NSP3 assisted units, the maximum contract rent plus tenant paid utilities will be the High HOME rent. High HOME rent is the lesser of the HUD Fair Market Rent (FMR) or 30 percent of the adjusted income of a household whose annual income is 65 percent of AMI.

For households with an income less than 50 percent of AMI renting NSP3 assisted units, the maximum contract rent plus tenant paid utilities will be the Low HOME rent. Low HOME rent is the lesser of the HUD Fair Market Rent (FMR) or 30 percent of the adjusted income of a household whose annual income is 50 of AMI.

FMR, High HOME rent and Low HOME rent are established by HUD for units of varying sizes (by number of bedrooms). The rent limits currently in effect are listed in the table below.

Monthly Rent Limits (Contract Rent plus Tenant Paid Utilities)\*

# of Bedrooms: FMR: High HOME Rent: Low HOME Rent

0-BR: \$584: \$594: \$594

1-BR: \$665: \$676: \$665

2-BR: \$796: \$809: \$798

3-BR: \$952: \$968: \$923

4-BR: \$981: \$997: \$997

5-BR: \$1128: \$1147: \$1135

6-BR: \$1275: \$1296: \$1242

\*Effective May 2010

For the purpose of determining the maximum allowed rent, the value of tenant paid utilities will be calculated using the Michigan State Housing Development Authority (MSHDA) Region I Utility Schedule.

Affordable rent limits will be enforced through deed restrictions and a lien, in the amount of the total NSP3 investment in the project, during a period of affordability. The period of affordability will be based on the average per unit investment of NSP3 funds according to the schedule in Table 3.

Table 3

Affordability Period for Rental Units

Affordability Period: Average Amount of NSP3 Funds Invested Per Rental Unit



5 years: Less than \$15,000  
10 years: \$15,000 - \$40,000  
15 years: Greater than \$40,000

During the period of affordability, the NSP3 assisted units must be rented to households at or below 120 percent AMI. During the period of affordability, the contract rent plus tenant paid utilities must not exceed the monthly limits defined above. Finally, during the affordability period, the NSP3 assisted units must be maintained in compliance with the City's Property Maintenance Ordinance. The owner must allow the City or its representative to make on site inspections to determine compliance with this requirement. These inspections shall be made not less frequently than once every five years during the affordability period.

During the affordability period, interest at a rate set forth in policies adopted for the administration of this activity will accrue. These policies and the interest rate may be changed from time to time. During the affordability period, no payments will be due. At the end of the affordability period, if there has been compliance with the above requirements, the deed restrictions will be removed and the lien discharged. Owners failing to comply with the above requirements must repay the entire amount of the NSP3 assistance plus accrued interest.

### **Housing Rehabilitation/New Construction Standards:**

At a minimum, all homes assisted under the Rehabilitation Resale activity will be brought into compliance with the City's Property Maintenance Code. All work completed will comply with the City's Building Code. Lead Based Paint hazards will also be addressed as required by HUD regulations.

In addition, to the maximum extent practical, obsolete products such as windows, doors, lighting, hot water heaters, furnaces, boilers, and air conditioning units will be replaced with Energy Star labeled products. If appliances such as refrigerators, clothes washers and dishwashers are installed as part of the rehabilitation, they will be Energy Star labeled. All toilets, showers and faucets in homes rehabilitated with NSP3 funds will be replaced with water efficient WaterSense labeled products.

All new construction homes will be designed to meet the standard for Energy Star Qualified Homes.

### **Vicinity Hiring:**

To the maximum extent practical, the City will provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses owned and operated by persons residing in the vicinity of such projects. The City will send a notice to all residents of the NSP3 areas informing them that opportunities to bid on City work are publicly advertised on the Michigan Inter-governmental Trade Network Purchasing System (MITN). MITN is a group of 70 agencies (local units of government and regional authorities) that have joined forces to create a Regional Bid Notification System. All of the participants' bid opportunities (invitations to bid, requests of proposals, requests for quotes, requests for qualifications, etc.) are made available to vendors who access MITN online. Vendors interested in obtaining information about these opportunities need to register with MITN.

The notice mailed to vicinity residents will include instructions on how to register with MITN. The City of Warren Office of Community Economic and Downtown Development will host an informational session on opportunities to contract with the City of Warren. The Van Dyke – Eight Mile Gateway Collaborative (V-8) will assist with promotions. V-8 is a collaborative of business, government, and nonprofit members interested in the promotion and development of the Van Dyke Corridor extending through Warren from Six Mile Road in Detroit to Ten Mile Road in Center Line.

The notice will also ask residents of the Target Areas who are laborers, tradesmen or subcontractors qualified to work on housing demolition, rehabilitation or construction projects to register with the City. Information contained in this registry will be shared with contractors bidding on NSP3 housing demolition, rehabilitation and construction projects. These residents will also be encouraged to register with the Michigan Works Job Bank.

Contractors awarded NSP3 work will be encouraged to find vicinity residents who might be qualified to provide goods or services by using the registry the City provides and contacting the Michigan Works Job Bank and other local job training programs such as the Van Dyke Public Schools building trades program or Leaps and Bounds Family Services adult learning programs.

City ordinances require bids be awarded to the lowest qualified bidder. City ordinances do not allow preferences to be given to vicinity residents.

### **Procedures for Preferences for Affordable Rental Dev.:**

At this time the City has an abundant supply of affordable rental housing both single family and multifamily. The limited amount of NSP3 funds the City will receive is not sufficient to undertake the development of additional multifamily rental housing. As discussed above in Section I Local Housing Conditions, many of the single family homes being foreclosed upon are being converted from homeowner to rental units. This is compounding the destabilizing impacts foreclosures and vacancies are having in single family neighborhoods.

Encouraging homeownership is the neighborhood stabilization strategy the City is following. Homes that are owner occupied are generally better maintained and the owner occupants have a greater sense of belonging to the community. The City will consider lease purchase as an option if the ownership units developed with NSP3 funds cannot be sold.

### **Grantee Contact Information:**

Tom Bommarito, Community Development Director  
Gina Hensley, Administrative & Financial Assistant  
One City Square, Suite 210  
Warren, MI 48093  
(586) 574-4686 (office)  
(586) 574-4685 (fax)



## Project Summary

<b>Project #</b>	<b>Project Title</b>	<b>Grantee Activity #</b>	<b>Activity Title</b>
1 - NSP3	NSP3 Use B Homebuyer	NSP3-01	Acquisition New Construction
		NSP3-02A	Rehabilitation Resale
		NSP3-02B	Rehabilitation Resale - LH25
2 - NSP3	NSP3 Use D Demolition	NSP3-03	Demolition of Blighted Residential Structures
3 - NSP3	NSP3 Administration	NSP3-04	NSP3-Administration
9999	Restricted Balance		<i>No activities in this project</i>



# Activities

**Project # /** 1 - NSP3 / NSP3 Use B Homebuyer

**Grantee Activity Number:** NSP3-01  
**Activity Title:** Acquisition New Construction

**Activity Type:**

Construction of new housing

**Project Number:**

1 - NSP3

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

NSP3 Use B Homebuyer

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 323,974.77

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 323,974.77

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

# of Households

2

2

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

2

# of Housing Units

2

# ELI Households (0-30% AMI)

2

#Sites re-used

2

#Units exceeding Energy Star

2

#Units with bus/rail access

2



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Macomb County Habitat for Humanity

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Macomb County Habitat for Humanity	Unknown	\$ 323,974.77

**Location Description:**

The homes developed will be located in NSP3 target areas Van Dyke 3 or Fitzgerald 3.

**Activity Description:**

Developer Macomb Habitat for Humanity will build new homes on demolished or vacant properties or in place of blighted homes (abandoned or foreclosed) that are unsuitable for rehabilitation. Homes will be sold to NSP3 eligible households with incomes below 50% Area Median Income (LH25) who will occupy the homes as their primary residence. Downpayment and closing cost assistance will be paid with proceeds from the sale.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP3-02A  
**Activity Title:** Rehabilitation Resale

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1 - NSP3

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

NSP3 Use B Homebuyer

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,096,657.98

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,096,657.98

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	6		4	66.67
# of Households	6		4	66.67

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	6
# of Housing Units	6
#Units exceeding Energy Star	6
#Units with bus/rail access	6
#Low flow showerheads	6
#Light fixtures (outdoors) replaced	12
#Light Fixtures (indoors) replaced	30
#Replaced hot water heaters	6
#Replaced thermostats	6
#Efficient AC added/replaced	6
#High efficiency heating plants	6
#Additional Attic/Roof Insulation	6
#Energy Star Replacement Windows	30
# of Properties	6



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Warren2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Warren2

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,096,657.98

**Location Description:**

All homes will be located in NSP3 target areas: Van Dyke 3 or Firzgeral 3.

**Activity Description:**

City will acquire abandoned or foreclosed homes in NSP3 target areas. The homes will be rehabilitated and resold to NSP3 eligible households who will occupy them as their primary residence. Downpayment and closing cost assistance will be paid with the proceeds from the sale.

**Environmental Assessment:** COMPLETED

**Environmental** None





**Grantee Activity Number:** NSP3-02B  
**Activity Title:** Rehabilitation Resale - LH25

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1 - NSP3

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

NSP3 Use B Homebuyer

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 349,313.34

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 349,313.34

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2	2		100.00
# of Households	2	2		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	2
# of Housing Units	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	10
# of Properties	2



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Warren2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Warren2

**Organization Type**

Local Government

**Proposed Budget**

\$ 500.00

**Location Description:**

All homes will be located in NSP3 target areas: Van Dyke3 or Fitzgerald 3.

**Activity Description:**

City will acquire abandoned or foreclosed homes in NSP3 target areas. The homes will be rehabilitated and resold to NSP3 eligible households who will occupy them as their primary residence. Downpayment and closing cost assistance will be paid with the proceeds from the sale.

**Environmental Assessment:** COMPLETED

**Environmental** None

---

**Project # / 2 - NSP3 / NSP3 Use D Demolition**

**Grantee Activity Number:** NSP3-03

**Activity Title:** Demolition of Blighted Residential Structures

**Activity Type:**

Clearance and Demolition

**Activity Status:**

Completed

**Project Number:**

2 - NSP3

**Project Title:**

NSP3 Use D Demolition

**Projected Start Date:**

07/01/2011

**Projected End Date:**

03/31/2014

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**



**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Total Budget:** \$ 253,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 253,000.00

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
26032	8774	6377	58.20

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

15

# of Housing Units

15

# of Properties

15

<b>LMI%:</b>	58.2
--------------	------

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Warren2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Warren2

**Organization Type**

Local Government

**Proposed Budget**

\$ 253,000.00

**Location Description:**

All structures demolished will be in NSP3 target areas: Van Dyke 3 or Fitzgerald 3.

**Activity Description:**

City will demolish blighted residential structures in low/moderate income neighborhoods on property zoned for residential use. The beneficiaries will be the residents of the neighborhoods that are being improved through the removal of blight. The City will not take possession of the properties where structures are being demolished. The properties may be redeveloped for residential use by the private sector as market conditions allow. A rezoning will be required following normal City procedures if any nonresidential use is proposed.

**Environmental Assessment:** COMPLETED

**Environmental** None



---

**Project # / 3 - NSP3 / NSP3 Administration**

**Grantee Activity Number:** NSP3-04  
**Activity Title:** NSP3-Administration

**Activity Type:**

Administration

**Project Number:**

3 - NSP3

**Projected Start Date:**

03/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Under Way

**Project Title:**

NSP3 Administration

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 224,766.48

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 224,766.48

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Warren2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Warren2

**Organization Type**

Local Government

**Proposed Budget**

\$ 224,766.48



**Location Description:**

Not applicable - program administration.

**Activity Description:**

General program administration.

**Environmental Assessment:** EXEMPT

**Environmental** None

**Action Plan Comments:**

Reviewer - The Action Plan has been reviewed and appears reasonable.

Reviewer - 01/24/2013 reviewed by Cynthia Vails, Financial Analyst, recommend approval of modified NSP-3 action plan for Warren based on budgetary changes made to satisfy the LH25 set-aside requirement. The demolition and administration budgets satisfy the 10% caps.

Reviewer - Budget amended to include program income.

Reviewer - Budget amended to include program Income of \$80,647.18, \$72,582.46 used to increase NSP3-02A Rehab Resale and NSP3-04 Admin increased by the other \$8,064.72.

Reviewer - Warren accidently submitted the action plan. No changes were made.

Reviewer - Grantee revised budget to reflect program income.

**Action Plan History**

Version	Date
B-11-MN-26-0014 AP#1	06/06/2011
B-11-MN-26-0014 AP#2	10/30/2012
B-11-MN-26-0014 AP#3	01/24/2013



B-11-MN-26-0014 AP#4	03/06/2014
B-11-MN-26-0014 AP#5	03/26/2015
B-11-MN-26-0014 AP#6	06/22/2015
B-11-MN-26-0014 AP#7	12/29/2015
B-11-MN-26-0014 AP#8	01/03/2017
B-11-MN-26-0014 AP#9	05/03/2017
B-11-MN-26-0014 AP#10	04/30/2018
B-11-MN-26-0014 AP#11	06/15/2018
B-11-MN-26-0014 AP#12	06/10/2019

