

Pine Press

January, 21 2005



Remember how we told you Atlantis sold?
Well, maybe that was a little hasty.
Now, no one knows what the butt is going on



MSU-Student Housing Cooperative, Inc.

541 Grand River East Lansing, MI 48824 517/355-8313 FAX 517/355-9576



January 11, 2005



Dear SHC Homeowner (that's you!)



If you lived in an SHC cooperative house during 2004 you MAY be entitled to a property tax credit on your Michigan income tax return. Every time you paid your monthly charges, \$28.99 of the amount you paid was for property taxes. Michigan allows a credit on your state income tax return if the property taxes you pay exceed a certain percentage of your income. In a nutshell, you may qualify for this credit if you are a legal Michigan resident for at least 6 months in 2004, the co-op was your principal residence (is it what your license shows?) and you qualify because of your low income, adjusted per form MI-1040CR.



It gets complicated so I am not going to try and explain all the qualification for this credit. But, **what you need to know is that the taxable value of our houses averaged \$78,798 for the year 2004 and the monthly tax payment you made was \$28.99.** The total property tax you paid would be \$28.99 times the number of months you lived in the co-op during 2004.



We have the property tax credit forms at the office along with the instructions. You need MI-1040CR along with your usual state income tax form. Remember when you fill out the forms that you are a HOMEOWNER and not a renter, the calculations are very different.



May you all get big refunds.



Joan Bulmer
Executive Director



Atlantis Not Sold Yet!

But things could change any day!

Although we really thought that things were settled with Bogue Street and Atlantis when the Board of Directors voted to accept Joe Goodsir's offer last month, it seems that is far from the truth. The BoD agreed to the sale on the condition that the house on Harrison Road for which we would be trading Atlantis (along with \$300,000 cash) appraised at \$625,000, bringing the whole deal to a nice, neat \$900,000. Well, as is often the way with this sort of thing, things were not so smooth. The house appraised for only \$550,000, leaving our deal \$75,000 short. What a pisser. Needless to say, we are waiting to talk to Goodsir again to see if the deal will be re-negotiated or he will back out or we decide to take the smaller deal. Either way, we'll keep you posted.



The Bogue Street Debacle So Far

Last year the city proposed an urban redevelopment of the Cedar Village area. It encompasses much more than Cedar Village though. The plan goes along Grand River to Bogue Street, down Bogue Street to the river and along the river to Hagadorn. The vision is for a mix of apartments, lofts, condo's, & shops. Picture a pedestrian friendly plaza, parking in city garages, a broad walkway along the river and, in the latest plan presented just Aug 12, a small basin for canoes with a few small docks. The city's original thought was this would take 5 to 10 years to get started, but there has been such excitement about the possibilities and so

much interest from both property owners and developers that we are all on the fast track now. Atlantis Co-op sits smack in the middle of what will probably be phase one, the development down Bogue Street.

We received an offer from Christman Development co for the purchase of Atlantis last spring. We had a referendum vote in the spring, which gave us the go ahead on the project. Christman's offer was contingent on

their lining up enough property along Bogue Street to make their project work. This phase of the development involved building a credit union building and up to 1600 residential units. However, they failed to get the property and the offer fell through.

At first we had hoped to develop a new co-op with in this area, East Village as it is being called. At a meeting with the city, on Aug 20, a new plan was presented for the overall area, a plan that had to dedicate 16 acres of the 36 acre project to flood plains, which can't be built on. This changed the possibilities for us significantly as the remaining 20 acres of buildable land will have to be developed with much larger buildings than the initial plans called for. And bigger buildings cost more. So we had to reevaluate our options.

We looked at leasing the property on Harrison, but things fell through at the last moment. However, after this, the owner of the house, Joe Goodsir, contacted us about the possibility of making a trade for Atlantis along with some cash. After hammering out the deal for weeks, the BoD voted unanimously to accept the deal.

Now, of course, it's anyone's guess.



**This here adorable
little puppydog has
submitted to the
Pine Press.
Why haven't you?**

**SUBMIT TO YOUR
PINEY MASTER!
BEFORE IT'S TOO LATE!**

Send submissions to pinepress@hotmail.com

Hey New Members!

**New Member Orientation
Sunday, January 23 @ 7pm
Phoenix House
Attendance is Required**

Don't Y'all Go Forgettin' Now!

**House Reservations Expire
February 1st, 2005**

If you have not signed a contract by then, anyone can take your spot.
Contracts are available at the office, 541 Grand River. (517) 355-8313

Pine Press Recipe Share

Yummy Chummy Stew!

Ingredients:

16 red onions
25 fresh tomatoes
2 teaspoons basil
4 tablespoons cumin
4 tablespoons soybean oil
6 cups fresh minced jalapenos
50 lbs of dead fish (any kind will do)



Directions:

Chop onions and tomatoes with an enormous knife, rotating from the shoulder until arm becomes sore. Place chopped things in bucket. Stir in basil, cumin, and soybean oil. Heat the mixture over a medium flame, stirring with your left hand (no spoons allowed) until you are certain there is no way to get the smell out. Next, put the minced Jalapenos in your mouth one cup at a time and let them sit until you are in pain, at which time, spit them into the bucket and repeat until all the jalapenos have been in your mouth and in the bucket. Simmer for 30-40 mins.

Once the mixture is set, place the 50 lbs of dead fish, whole, in the largest blender you can find and puree. When this is done, add the mixture and serve cold off the back of an ocean liner in order to attract enormous killer fish.

Serves: 1 very hungry shark





It's Time to Get on the Shovel Train!

The ELPD is no longer issuing warnings for not shoveling snow on the sidewalks, they'll just be giving tickets! So to save your house money and hassle, shovel early and shovel often! Boo-yah! Snow!



Pine Press

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The Pine Press

Spring 05: Issue 1

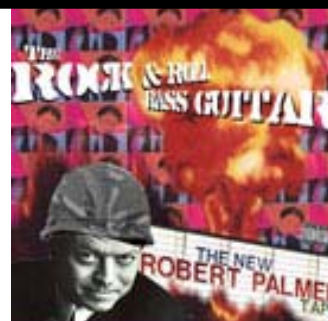
Pine Press, back again, check into wreckin' let's begin. Party on party people let me hear some noise, EL's in the house. Jump, Jump, rejoyce. A party over here. A party over there. Wave your hands in the air. Shake your derriere. These three words when you're getting busy: Student Housing CoOperative

I know a lot of you are wondering what has happened to the Pine Press recently. You think that the Pine Press isn't the perfect source of Co-Op news and entertainment it once was, and that maybe I've gotten soft. Maybe you think that the City Pulse or Lansing Noise are a better crappy publication. Maybe you've gone back to the State News. You think those other papers got what it takes. Yeah, go ahead and think that. Then check this latest issue. Don't call it a comeback, I been here for years. Rockin' my peers and puttin suckas in fear. Making the tears rain down like a monsoon. Listen to the bass go boom. Explosion overpowering. Over the competition I'm towering. Wrecking shop when I drop these lyrics that'll make you call the cops. Don't you dare stare, you better move. Don't ever compare me to the rest that'll get sliced and diced. Competition's paying the price.

This is what I mean. You non-believers are going to get smote by the awesome power that is the Pine Press. The Pine Press is the true way. The Pine Press should secede from the Union to form it's own country: PineyPressLand. The people of PineyPressLand will live in perfect harmony and always have as many hams as they need for their high seas adventures. One People, One Nation, One Singular Sensation! That is the creed of PineyPressLand. If the people of PineyPressLand want Brad Pitt and Jennifer Aniston back together, then with the Pine Press as my witness, so it has been written, so it shall be done. There is always another piece of carpet upon which the PineyPressians can rest their weary souls after a hard day of making sacrifices to the Imperial Lord Lou Ferrigno. Imperial Lord Lou Ferrigno is a wise and benevolent leader who will take you to the movies on a Saturday if you have nothing to do or if you want to make out with Imperial Lord Lou Ferrigno. Imperial Lord Lou Ferrigno would like to make out with all the people of PineyPressLand because Imperial Lord Lou Ferrigno knows that the people of PineyPressLand are all beautiful in their own special way and sometimes just want to make out with Imperial Lord Lou Ferrigno. You will all know that the time has come when ILLF comes down from the mountain and speaks to the people, saying, "Dearly Beloved, we are gathered here today to get through this thing called life. Electric word, life, it means forever and that's a mighty long time. But I'm here to tell you there's something else... PineyPressLand. A world of never-ending happiness where you can always see the sun, day or night. So when you call up that shrink in Beverly Hills, you know the one, Dr. Everything'll be alright. Instead of asking him how much of your time is left, ask him how much of your mind, baby. Because in this town, things are much harder than in PineyPressLand. In this town... you're on your own. And if the elevator tries to bring you down, go crazy... punch a higher floor!"



**Why are you reading the
Pine Press when you could
be rockin' yo'self with The
Rock and Roll Bass Guitar?
Seriously! What a drag!**



election



Candidates



Needed



for the



2005 Executive Committee



President



Executive VP



VP of Membership



VP of Education



Corporate Treasurer



If you are interested in running for any of these positions, talk to your education officer, or stop into the office for more information.



Sign up quickly, don't let the opportunity pass



election