

LAND BANK LOG (MOTTO: QUARTERLY, ONCE OR TWICE A YEAR)

Exciting New Program



Amanda Grover, the Land Bank's Americorps Program Manager. Welcome!!

Having worked with Americorps in years prior and hosting an NCCC team, the Land Bank received a planning grant to pursue its own longer-term Americorps. Partnering with United Way of the Lakeshore, the grant application was submitted and the Land Bank was awarded an Americorps Team! The Land Bank is making an investment in the program and is already seeing the dividends.

Amanda Grover was hired as our first Americorps Program Manager. Amanda has been directing our onboarded members working with the Cities of Muskegon and Muskegon Heights in neighborhood association enhancement/formation, one function of our urban safety initiative. Another onboarded member is working with the County GIS department to

assist with compiling the information necessary to show our work flow. More is yet to come...

We will be recruiting for ten more members to work this spring and summer. These members will be engaging in direct blight elimination: clearing property of debris and excessive growth to promote better sightlines and beautification; cleaning up debris in and out of abandoned property; and boarding up or otherwise securing vacant buildings. The team will begin in one location and work their way outward. There will be plenty of opportunities to partner with local municipalities and grass roots organizations. We plan on putting forth some "wow" numbers throughout the process to demonstrate the program impact.

The Land Bank, the repository of tax foreclosed blighted property (property does not seek us out, it "ends up" here) proposes to punch blight in the face! Cleaned up property will be maintained, sold to responsible new owners, or held until new owners can be found. Combined with our Hardest Hit demolitions and our ongoing sales of property, we cannot wait to see the change in our cities!

Batting .500

One of the best barometers of our impact is the number of properties that have been sold by the Land Bank.

We are proud to say we have reached 500 sales as of early January 2018. The LB sold over one hundred properties again last year

(we use the Gregorian calendar for our purposes).

The Land Bank is one of the largest property owners in Muskegon County. As the number of tax foreclosures (hopefully) continues to fall, the Land Bank will be working with local units of government and private

buyers in trying to put these properties back on the tax rolls in a responsible manner.

Our 500 properties are putting tax dollars back in the hands of governments, schools, libraries, and all other taxing entities. Here's to the next 500!!

- ◆ Crazy record sales
- ◆ Rehabs
- ◆ Clean ups
- ◆ Cool stuff we have done
- ◆
- ◆ Eye poppin' stats



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Recent Sales



322 Sumner with its shiny new floor! The house sold last month. Nice living in Jackson Hill Neighborhood!

As it has been eight months since the last newsletter, "recent" sales may be a liberty well taken...

The Land Bank had a first of its (for us anyway) kind mini-auction of property. Twelve properties that had been affected by our Americorp/NCCC team were auctioned at the County Complex. All twelve properties sold!

34 Isabella was sold to Community Encompass for one of their City of Muskegon rehab programs (landing us on a triple collaboration square in the community development Scrabble game of life)

2100 Burton, a commercial property near the City of Muskegon/Township line, was sold to Beacon Recycling. Beacon

will use the space to expand their business and reduce the conflict they often have with Lorin Industries. When deliveries or departures of large trucks for each company converged, it often led to delays for both companies. Given a new entrance down the street, this should keep the traffic flowing.

1150 Whitehall Rd
The old bowling alley in Muskegon Township will find new life as a storage facility (once this is worked out with the Township) for at least one large area entity. Extensive repair will be done to the shell. Great to be of assistance in getting this big dog back on the tax rolls!

PROPERTIES SOLD ALL
TIME BY THE LAND
BANK:

500

THIS YEAR TO DATE:

3

Hey Land Bank Guy!

Q: "Hey, Land Bank Guy! How come there are no asking prices listed for most of your properties?"

A: Because we are mean and we do not want anyone else to have anything nice (sorry, that is Land Bank Guy's rote answer for his kids). In reality, it really depends on the deal. If a house requires

a tremendous amount of work to be done to it, we may not ask as much in acquisition. Like any other selling entity, we would like to maximize what we can get. Unlike many selling entities, we throw all of our profits back into community development. Some of our property is marketed and will be listed with an asking price, but that is not

our norm

Q: "Hey, Land Bank Guy! Which house on your list would you recommend I look at?"

A: The one for which you have done the most research. We are not here to be buyer's agents. Do your due diligence!!

DEMOLITIONS

214

Land Bank Collaborates with County

The Land Bank recently collaborated with Muskegon County in the acquisition of 907 Mangin Avenue in the City of Muskegon. The property will be rehabbed using program income from the Neighborhood Stabilization Program (NSP) funding. This should be the last rehab in this County initiative. Rehabs have been performed the last several years in Oakview and

Sheldon Park neighborhoods in an effort to reinvest in the housing stock and improve or stabilize housing values. This project has thus far been a success. Property values in these two neighborhoods have increased at a higher rate than other neighborhoods due in part to the investment by the County. The house at 907 Mangin instantly became a priority, as

it is right next door to a prior NSP rehab. In addition, a house on the same short block had received assistance from a prior (since exhausted) County grant source. This concentrated development close to two schools is just the sort of project the LB is all about. We will continue to pursue our own development and bird dogging for other others as best we can.

Featured Property—140 Ruddiman

North Muskegon City and Schools!! Now that I have your attention, please note this home has been gutted and will be completely remodeled. Features:

Muskegon Lake view

3 Bedrooms, 1 bath

Gated access to a park directly behind your back yard

New roof—the metal red roof (really) will be replaced

Garage—the one car garage will be restored

Generally, the yard and house will be all new



The shrubs are gone—there is actually a house there!! The roof will be replaced with a conventional roof. All existing trash “landscaping” will be removed. The place will be no longer be the eyesore on the main drag in N Musk.

The kitchen as you see hit has been removed. All new flooring, cabinets, countertops, and appliances will be installed. New flooring throughout. Essentially, it will be a new house on the inside. The LB is converting this from liability to asset!!

PROPERTIES
CURRENTLY IN THE
LAND BANK
PORTFOLIO:

650

ALL TIME LB PROPERTY:

1,150

Energy Saving Tips

One of the best investments you can make in a home (especially an older home) is to add to the insulation in your attic.

Adding insulation can be a relatively cheap investment compared to some other upgrades. If it is something you can do yourself, DO YOUR HOME-WORK and ensure you are cor-

rectly installing the product.

Please do not think of this as something that will only help with heating. A fully insulated attic will also reduce cooling bills when the temperature spikes.

The return on investment may be anywhere from a few years to less than one year, depending

upon your heat source, the amount of insulation at the onset of your project, and the climate that winter or summer.

Of course, after your investment is returned, you will continue to benefit from the lower utility bills. A great way to save money and reduce your carbon footprint!

Sweet Suites Available

The LB has remodeled the third floor of the Park View Mall tower, with all new heat, light, and plumbing in the commons and three occupied suites.

Two other suites are now available Approximate square footage are 477 and 374 square feet, each with a reception area and a private office. One of them is a corner office!!

The lighting is LED motion activated, the heat converted from baseboard to natural gas. All new ADA compliant bathrooms are in the main hallway.

Anyone interested in these modern office spaces right off Seaway Drive should call Tom Sanocki at Core Realty 231-375-5271





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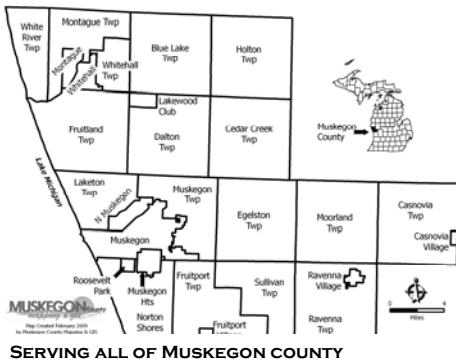
EQUAL HOUSING
OPPORTUNITY



Find us on the Web:
www.muskegonlandbank.org

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- Scott Drier, At-Large Member, Executive Committee
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- Susie Hughes, County Commissioner
- Ken Mahoney, Vice-Chairman, County Commissioner, Executive Committee
- Bonnie McGlothlin, City Commissioner, City of Muskegon Heights
- John Snider, County Commissioner

THE MUSKEGON LAND BANK WAS FORMED IN 2006 TO TRANSFORM VACANT, TAX DELINQUENT AND ABANDONED PROPERTY FOR THE BENEFIT OF THE SURROUNDING PROPERTY, TO IMPROVE THE COMMUNITY, STABILIZE THE AREA, GIVING LOW INCOME FAMILIES THE CHANCE TO OWN A HOME