

2013 Year End Info

The LB achieved several milestones in 2013:

- ◇ Sold its 150th parcel.
- ◇ In an earth-shattering display of inter-governmental cooperation, worked with Dalton Township, “swapping” vacant property adjacent to one another’s land holdings. This allowed the LB to “square up” some property it held and assisted Dalton Township in their ongoing land assembly.
- ◇ Sold 33 properties in the calendar year 2013.
- ◇ Sold stuff in the City of Muskegon Heights, City of Roosevelt Park, City of Norton Shores, Village of Ravenna, Village of Lakewood Club, Muskegon Township, City of Muskegon, Blue Lake Township, Egelston Township, Cedar Creek Township, and Dalton Township.
- ◇ Made another payment toward the line of credit with Muskegon County. This line was originally opened in 2007. The LB used it for initial start up costs and rehab on its first five houses. The LB has gotten upon firm enough financial ground to make payments each of the last three years.
- ◇ Obtained its first staff. Tim Burgess, who had been contracted with the LB for a little over three years, was hired by Muskegon County as LB Coordinator. The position is funded entirely by LB sales. Tim will also be assisting the Treasurer’s Office with assessing and transferring vacant property that has gone through the tax auctions and is declined by the local governmental units. Dozens of homes are available in the Cities of Muskegon and Muskegon Heights. See article, page two. Some restrictions apply.

Carz-N-Trux Opens!

The Land Bank sold 5386 Holton Road and an adjacent lot to Bill Holderman in November. Bill has opened Carz-N-Trux, an automotive dealership.

Located just south of “town” in Twin Lake, at the corner of Holton and Michillinda Road, the deal-

ership offers many pre-owned makes and models.

Their main contact phone number is 231-828-4944. Their website (displaying much of their stock) is www.carzntrux.net.

Help support local businesses!



TAX COLLECTOR’S ROLE MODEL



INSIDE THIS ISSUE:

<i>Recent Sales</i>	2
<i>Q & A</i>	2
<i>FGU Property</i>	2
<i>Featured Property</i>	3
<i>Energy Conservation</i>	3
<i>Hello and Goodbye</i>	3
<i>Your Input/Board List</i>	4

Recent Sales



an original LB property (see pic of living room during renovation at left). Nice 4 BR. The LB also notified the buyer of the lot next door being available at the tax auction. The new owner bought that one too!

5550 Pine Bluff Lane—sold to the City of Norton Shores. The City is going to use it as a road right of way (fitting, as that is why it was created).

26 E. Summit—three bedroom, one bath house in Roosevelt Park.

1721 Pine Street, City of Muskegon McLaughlin Neighborhood—

hood—vacant lot sold to an adjacent property owner.

1264 5th, City of Muskegon Nelson Neighborhood—sold to Community Encompass to be renovated using their HOME bucks.

Four lots in Dalton Township—four lots in DT adjacent to some of their land traded for a property in their control adjacent to some LB land.

Auburn Blvd, Village of Lakewood Club—sold to an adjacent property owner. Muskegon County Land Bank—helping make rectangles since 2007.

PROPERTIES SOLD ALL
TIME BY THE LAND BANK:

152

Sales since last reporting:

2380 Madalene in Muskegon Township—nice little house on a quiet street.

775 Washington, City of Muskegon, Nims Neighborhood—

Land Bank Q & A

THIS YEAR TO DATE:

1

Q: I am interested in buying a house that went through the auctions and is held by the Treasurer. What can I do to find out more about what the house needs?

A: You can call the LB for starters. Information about many of these houses is hard to find. Access to

some of the houses can be obtained, but only accompanied by LB or treasurer's office personnel. It is especially advised to contact the local municipality to find what their inspections department would require for occupancy. Some of the

houses require a purchaser to post a bond on the home during rehab. It is always best to do your due diligence before beginning any improvement to the property. Many opportunities for finding a diamond in the rough are out there, but please remember one credo with any transaction: Caveat Emptor (Buyer Beware)

(HEY, THE YEAR JUST
STARTED)

FGU Property

A great opportunity exists to help make something out of nothing!

Over the last three years, several properties, some with houses, some vacant land, have been refused by local units of government and are in the possession of the County Treasurer's Office in its capacity as Foreclosing Governmental Unit (FGU)

To describe the process would be

like showing most folks a blueprint of a Rube Goldberg machine. Investors are welcome to make inquiry here at the LB. No taxes on property held in Muskegon County can be delinquent. Any existing property is subject to inspection to assure it is held well. Many of these houses need a tremendous amount of work.

Most of the vacant land will be

offered to neighbors to add a nice chunk of property to their homestead. Other great ideas:

URBAN GARDENING, subject to local City allowable use. Grow your own veggies, fruit trees, or flowers!

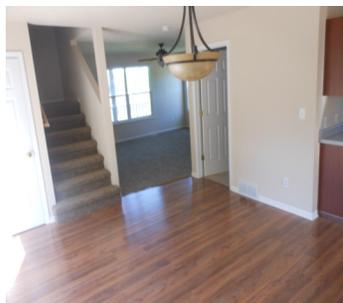
PICNIC AREA, gather the neighbors around for a potluck!

Featured Property

The LB took in 181 E. Walton in 2012. The home was built in 2006 but had been through the wringer. Situated atop the hill overlooking the current City of Muskegon Flea Market (nee Farmers Market), the home has three bedrooms and a two car garage.

Improvement by the LB include: foundation repair and new flooring throughout. The house includes:

- * 1545 square feet
- * A good sized lot
- * Two nice decks, including one facing the lake



The dining room at 181 E. Walton, City of Muskegon .

The house has a full basement, with plenty of options for a future bathroom, bedroom, rec room, whatever!



The main bath at 181 E. Walton. The house has two full baths and a half bath!

The house is listed with Bobby Anderson of Nexes Realty. Call Bobby at 231-739-3501 to arrange a showing!

PROPERTIES CURRENTLY IN THE LAND BANK PORTFOLIO:

44

ALL TIME LB PROPERTY:

196

Energy Saving Tip—

The recent cold snap brings several ideas to mind to help save costs and energy:

- Keep your thermostat set at no higher than 68 degrees. Introduce those who yowl at this to the concept of a sweater.
- Turn the t-stat down at

night by ten percent (saves 10-15% of heating costs)

- Keep registers and cold air returns free of clutter. This helps your heating system breathe and run more efficiently.
- Change your furnace filters often. Inspect them once a

month or so. This will also help with dust issues.

- Open curtains during the day time on the south side of your home.
- Keep your overhead garage door closed as often as practical.

SOLD FOR COUNTY

14

Hello and Goodbye

The LB regrets to say goodbye to Will Watson. Mr. Watson served as an appointed member representing the City of Muskegon Heights since the LB's inception in 2007. Mr. Watson capably filled his post and will be missed by all. Thank you Will!

We are also happy to announce the appointment of Ms. Kimberly Sims to the Land Bank Board. Ms. Sims (right, in photo pinched

from the City's website), was appointed at the end of 2013 to the LB Board as the City of Muskegon Heights representative.

The LB Board consists of the County Treasurer, three County Commissioners, appointed elected officials from Muskegon and Muskegon Heights, a rep from the townships and two at large members.





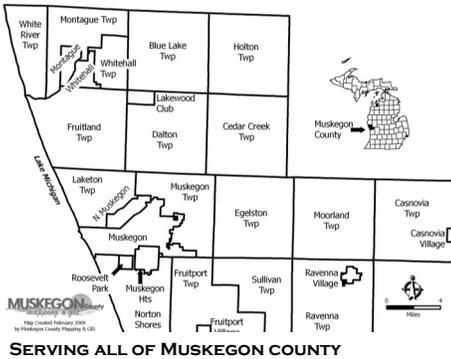
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Find us on the Web:
www.muskegonlandbank.org



Muskegon County Land Bank Board

- Tony Moulatsiotis, County Treasurer, By Statute, Chairman
- Deb Ackerman, Egelston Township Treasurer, Appointed Township Representative
- Jim Derezinski, County Commissioner, Appointed Member
- Scott Drier, At-Large Member
- Eric Hood, City Commissioner, City of Muskegon, City Appointed Member
- Ken Mahoney, County Commissioner, Appointed Member
- Scott Plummer, At-Large Member, Vice-Chairman
- Terry Sabo, County Commissioner, Appointed Member
- Kimberley Sims, City Commissioner, City of Muskegon Heights, Appointed Member

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