

2015 in review



1132 Green, shined up nicely by the County via NSP3!

2015 was another very successful year for the Muskegon County Land Bank. We saw some awesome new programming as well as some good old fashioned Land Bank acquisition, rehab, and land assembly.

Some of the highlights of the year included the beginning of the Hardest Hit demolition program. These funds, channeled through MSHDA, are for demos on residential property in the City of Muskegon Heights. \$1.8 million was allocated. 63 properties were knocked down last year and many more are to come in 2016.

- ◆ Demolitions
- ◆ New faces
- ◆ Sales
- ◆ Cool stuff we have done
- ◆ Cool DTE/County Program

Other highlights of 2015 include:

- ◆ 61 properties sold—an all time LB record for a calendar year
- ◆ Nearly a half million dollars in sales, second best dollar figure all time!
- ◆ Continuation of our collaborative demo program with the cities of Muskegon and Muskegon Heights, in concert with the Community Foundation for Muskegon County
- ◆ Recipient of volunteer groups through the United Way Day of Caring, cleaning up two blocks in Muskegon Heights
- ◆ Returned 28 properties back to the tax rolls (beyond our Land Bank sales) by managing the County Treasurer’s foreclosing governmental unit sales—property that did not sell at tax auction.



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New Crop in, with same old rules

Over two hundred new properties landed at our offices at the beginning of the year. These parcels, mainly in Muskegon and Muskegon Heights, passed through the auction process unsold.

Prospective buyers must complete an application

that determines they have a good shot at completing repairs necessary if the property has a structure, or has a vested interest in a property if vacant land (essentially, they need to show they have a clue how much work needs to be done and that they have the

resources to complete the job). This screening process ensures the LB is passing along the property to qualified buyers who will have a good chance at success. We do not want to see the property back!

Recent Sales



347 Roberts, a late year sale in 2015! Look at that floor!

PROPERTIES SOLD ALL
TIME BY THE LAND
BANK:

249

THIS YEAR TO DATE:

7

DEMOLITIONS

75

- 347 Roberts Street in Muskegon’s Marquette Neighborhood. Nice newer 3 BR within walking distance of Marquette Elementary. Despite its youth, it needed a lot of TLC. Brand new hardwood floors made the place a special buy.
- 471 Yuba in Muskegon’s Jackson Hill Neighborhood. Nice two (soon to be three) bedroom in a nice block. Fenced in back yard with a patio.
- Three lots sold to Blue Lake Fine Arts Camp in Blue Lake Township. The LB helped BLFAC in their endeavor to consolidate sold old property and acquire some new!
- 7140 Grand Haven Rd in Norton Shores. Sold a vacant commercial property we had been holding for a few years to the only place that made sense.

- 3129 8th, 3118 7th, and 3221 8th, all in the City of Muskegon Heights’ Southwest side. These properties, vacant lots due to the Hardest Hit Demolition Program (see cover story), were sold to adjacent property owners for consolidation into their property. One of them had a shared driveway (a personal pet peeve of Land Bank Guy) with that of the purchaser. One of the lots on 8th has already been fenced in with the property of the purchaser. Nice to see them go to good use already!

Hey Land Bank Guy

Q: “Hey Land Bank Guy”. “What’s New With The Website?”

A: Two new tabs have been added:

1. Lead Hazard Control. The Mission of the County of Muskegon Lead Paint Hazard Control Program is to prevent lead poisoning and exposure for

Muskegon County children. The funding is targeted for lead hazard inspection and control in homes built prior to 1978 and occupied by low-income families throughout Muskegon County. Funds are available for both rental and owner occupied housing. The program includes a healthy housing inspection and intervention component for

vulnerable residents (okay, I copied and pasted that). Just wanted to remind everyone that the County Lead Program is also under our roof. There is no greater goal than that of keeping children in our County safe. If you know of anyone interested, have them call our office at 231-724-6170 and ask for Vicki Luthy.

Comings and Goings—New Board Member

The LB is sad to say goodbye to Kimberley Sims (right), a LB Board Member for the last two years. Kim assisted in building some bridges in her time on the Board, culminating in our recent joint blight efforts.

Kim is going to be busy with her new gig as Mayor of the City of Muskegon Heights.

The LB is happy to welcome Bonnie McGlothlin, City of Muskegon Heights Councilwoman and Mayor Pro Tempore.

Ms. McGlothlin will bring some familiarity to her role on the LB Board, as she was once an employee of the County Treasury.



Featured Property 428 Marquette Avenue

428 Marquette

Built in 2002!

Nice three bedroom, two bath house in the City of Muskegon's

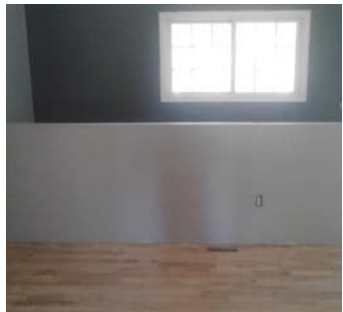
Jackson Hill Neighborhood!

The Land Bank obtained this house last year.

Call Kim Mulder at Elan Realty 231-206-1561

In the process of rehab. See kitchen tile, segueing into REAL hardwood floor at bottom left.

Living room and (yet to be stained) hardwood at bottom right. House is NOT haunted, that is Bobby taking the picture.



PROPERTIES
CURRENTLY IN THE
LAND BANK
PORTFOLIO:

106

ALL TIME LB PROPERTY:

355

SOLD FOR COUNTY

138

Energy Saving Tips—Winter

- ◆ Open curtains on your south-facing windows during the day to allow sunlight to naturally heat your home, and close them at night to reduce the chill you may feel from cold windows.
- ◆ Have your furnace or other heating system maintained. If all is not running well, you may save money in the long run with a fully functioning system. P.S. Change the filter at least every other month
- ◆ Close your fireplace damper unless you have a fire going
- ◆ Invest in a programmable thermostat. There are settings for any lifestyle. The amount of savings on natural gas alone will more than make up for the cost of the t-stat in a relatively short period of time.

Heavy Hitters—More proof that land has intrinsic value

We at the Treasury took a good look at the number of properties that have been turned over to the County Treasurer in its roles as Foreclosing Governmental Unit (FGU). These properties are the ones that do not sell at auction and are refused by the local municipalities at the end of each year.

What we found:

- 481 properties came in from 2011 to 2014
- The Land Bank has been able to sell 286 of them, with 18 more sales pending

This indicates we have sold 59 percent of all of the properties that were sent here as an entity of last resort. If you include those pending that increases to 63%. Without advertising. That is a pretty good batting average!





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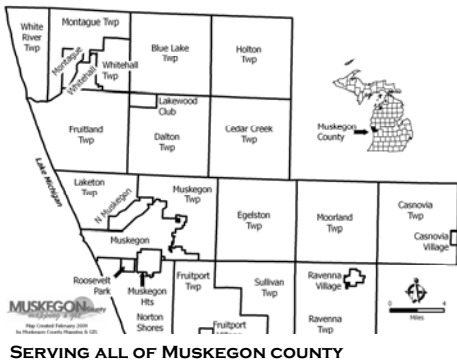
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Land Bank Punks:

Tim Burgess-Director
Vickie Luthy-Environmental
Brittney Vanderlaan-Office



Muskegon County Land Bank Board

- Tony Moulatsiotis, County Treasurer, By Statute, Chairman
- Deb Ackerman, Egelston Township Treasurer, Appointed Township Representative
- Scott Drier, At-Large Member, Executive Committee
- Eric Hood, City Commissioner, City of Muskegon, City Appointed Member
- Ken Mahoney, County Commissioner, Appointed Member
- Bonnie McGlothlin, City Commissioner, City of Muskegon Heights, Appointed Member
- Charles Nash, County Commissioner, Appointed Member
- Terry Sabo, County Commissioner, Appointed Member, Executive Committee
- John Snider, At-Large 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