

Shovels, Rakes, and Implements of Destruction



The Land Bank is pleased to announce its partnership with the City of Muskegon Heights in managing the City’s Hardest Hit blight elimination program. \$1.8 million has been awarded to Muskegon Heights for the demolition of blighted property. This funding is guided by the Michigan State Housing Development Authority (MSHDA).

LB staff and City of MH staff are working diligently in assembling a list of blighted residential property. The plan is to group property into “quarters” in the

City. This will have the effect of :

1. keeping one area of the City at a time in the noisy, dusty work of demolition
2. achieve better efficiency (and bidding) for the demolition companies in not having to transport, set up, and tear down equipment
3. Provide a stronger impact in a targeted area in a shorter period of time (“Hey look what they have been doing in the Southwest side the last couple of months!”)

Property that has been demolished will be offered for sale immediately, with preference being given to adjoining property owners IF IT MAKES SENSE. Several properties will be adjacent to other Land Bank or City owned vacant land. The idea is to have the LB and City of MH meet when the demolitions have been completed and figure out how to combine (or split) the properties in the best manner going forward. We hope to leave these properties “shovel ready” for the next development phase in the City.

More on the Blight Fight

In addition to helping with the Hardest Hit grant, the Land Bank is also working with other local blight reducing initiatives.

The LB, the City of Muskegon, and the City of Muskegon Heights put heads together and approached the Community

Foundation for Muskegon County to put money in a common pot for demolitions. The Cities and the LB each promised to put \$50k in the kitty and the CFFMC kicked in \$56k, partly funded by the Mary C. Payne fund.

\$10,000 of the Land Bank’s

contribution is set aside for use by one of the other municipalities throughout the County, with a dollar for dollar match basis.

We at the LB love the spirit of intergovernmental cooperation and hope to create similar programs!

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



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Recent Sales



17325 Laketon Avenue, in Casnovia Township

Some notable sales occurred since our last writing. Some of note:

17325 E Laketon in Casnovia Township (yes, that is still Muskegon County) Nice three acre

parcel surrounded by crops and a dairy farm.

4738 Marshall, a developed lot in a nice subdivision in Norton Shores. The covenant insists the buyer build within one year.

1532 Terrace, McLaughlin Neighborhood, Muskegon, sold as a “back yard” to a lady that lives a couple of blocks away. She has already put up a nice fence with repurposed materials.

287 E Laketon, the former Larry’s Transmission, will be the new home of Port City Cab.

1237 Amity, a nice house across from Muskegon Middle School, in Steele Neighborhood, Muskegon.

2646 Reynolds, Muskegon Heights, sold to a young man with a solid development plan and demonstrated resources to rehab.

2530 McIlwraith, Muskegon Heights, sold to a prospective businessman who aspires to rehab and set up shop.

1163 E Laketon, the former Flamingos II (man, I miss the Uncle Al plate) to a local businessman.

PROPERTIES SOLD ALL
TIME BY THE LAND
BANK:

230

THIS YEAR TO DATE:

48

DEMOLITIONS

33

Hey Burgess

“Hey Burgess, what’s the deal with the property that is going to be left over after you and the City of Muskegon Heights does all those demos?”

Once the dust settles on the demolitions (rim shot), we plan on engaging with neighboring property owners and the City of Muskegon Heights. With neigh-

bors we hope they will combine the property. With the City, we plan on talking to them about combining side by side vacant lots and doing all be can to make them shovel-ready for future development.

“Hey Burgess, what about the properties that did not sell in the first tax auction?”

Those properties will be sold in a bundle, details of which will be available on the Muskegon County Treasurer’s website. Any property subsequently not sold will become the property of the local unit of government. If the local unit refuses the property, it will end up here. Contact me in January 2016.

No Cost Furnace Tests and Tune-ups Available

County Admin has teamed up with DTE to offer no cost furnace tests and tune-ups to qualified residents. Yeah, I know, Summer just started. The idea is to do this NOW instead of finding out you have a problem when cold weather hits.

This program can help your heating system run more efficiently, last longer, and provide greater safety for your family. Plus you

Plus, you could reduce your energy costs, stretching your budget further (to say nothing about reducing your carbon footprint)

Criteria include:

1. You have a furnace
2. Your gas is provided by DTE

3. You income qualify (example: family of four must make under \$47,700). Call Mike Baauw at 231-724-6121 for details (if you happen to have a family of four, see above)

Have your DTE account number handy when you talk to Mike!!

Featured Property 428 Marquette Avenue

428 Marquette

Built in 2002!

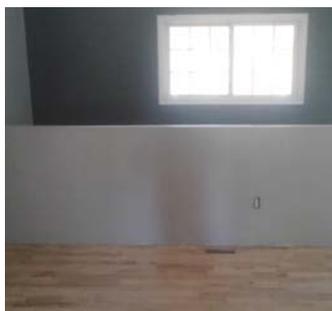
Nice three bedroom, two bath house in the City of Muskegon’s Jackson Hill Neighborhood!

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:

112

ALL TIME LB PROPERTY:

342

SOLD FOR COUNTY

134

Energy Saving Tip—Lock and load for savings

As autumn approaches (boo!), our thoughts turn to colder weather. One of the cheapest ways to save a ton on gas bills is to check for air leaks and caulk authority .

Since everyone is ready to lock and load their caulk guns with caulk APPROVED FOR THE SURFACE on which you plan to

use it, think about:

- Exterior and exterior of windows and doors
- Rim joists, seal plates
- Dropped ceilings
- Ducts
- Attic Access



Next up for rehabs

The Land Bank has three houses in queue for rehab, including:

470 Overbrook Drive—in Woodcliffe Neighborhood Muskegon Heights. Nice three bedroom, one bath home with beautiful hardwood floors.

322 Sumner Avenue—in Jackson Hill (where the Land Bank has made considerable investment over the last year) Neighborhood

in the City of Muskegon. Two story, three bedroom, 1 1/2 bath house. Relatively new construction. This one will feature nice tile floors in kitchen and bath areas.

4170 Lakeview—in the City of Montague, off Old Channel Drive. Cute two bedroom, one bath house with a HUGE yard.

The LB will also be considering

moderate to heavy rehab on some of the houses that will be left over from the 2015 auction.

Houses in close proximity to prior LB developments will be prioritized. We will also be thinking of our non-profit partners and seeking what we can do to assist in their efforts.



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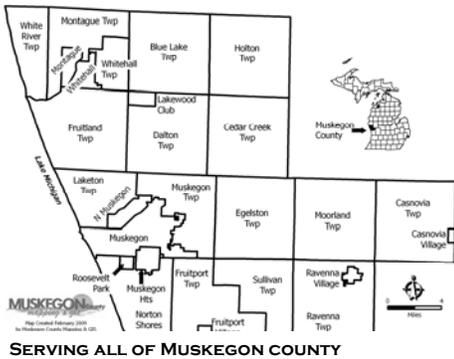
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Find us on the Web:
www.muskegonlandbank.org

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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
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- Ken Mahoney, County Commissioner, Appointed Member
- Charles Nash, County Commissioner, Appointed Member
- Terry Sabo, County Commissioner, Appointed Member, Executive Committee
- Kimberley Sims, City Commissioner, City of Muskegon Heights, Appointed Member
- 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