

Crestview MHP SOLD!

Crestview Mobile Home Park has been sold!! The Land Bank put an incredible amount of effort into this park over the past two years. We are pleased to announce the outright sale to a local buyer.

To quickly re-hash:

The County foreclosed on the property. The former owners threw up their hands and refused to pay their back taxes and an impressive water bill with the City of NS. The LB managed the property for the County, cleaning up two 40yd dumpsters of garbage in vacant lots and a similar volume of yard waste, fixing the street lights, fixing a sink hole forming over the old septic tank, and demolishing four condemned trailers. The improvements were enough to attract a sale by company from Troy, MI on a land contract basis.

The company ultimately decided the deal was not for them, by not making their payments, letting maintenance slide, and not paying their water bill, causing two shut-offs. At the intervention of first the County and later a group of local Catholic parishes, the water was temporarily restored. The unfortunate press turned into a good thing, as the LB considered several offers for the property. The LB weighed their options, obtained a written termination from the contracted owner, and closed the sale. The new owner indicates he will make improvements to the park, hoping to make it a destination for campers coming to our many County events!

Take time to smell the flowers

The LB has several vacant lots for sale, including ones we have purchased and some we are selling for the TO.

These lots are great for personal as well as community gardens.

They are diverse in size and

are throughout the cities. Great path to a healthier, happier life.

- ◆ Results may vary
- ◆ Peacock not included



Our new LB security team



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Recent Sales



Crestview MHP was sold in March 2014.

While the Crestview sale mentioned on Page 1 was the biggest news for this young year, much more has occurred or is in the pike:

Other LB recent sales:

1084 Maple Street: Sold to the father of a nearby resident. The new owner was told the property had become a place for illicit activity. He will fix the place up and rent it out.

585 Oak and 1081 Holt: sold to an investor who will perform significant rehab. The LB will feature before and after pictures on the LB Facebook page (note the SHAMELESS PLUG).

616 Amity: Sold to a neighbor who owns a construction company. The property is in need of significant upgrading and

repair. Great to be able to put it in the hands of someone who will give the house its proper due and will be able to keep an eye on it during the construction phase!

Lot 9 in Muskegon Township. Located on E River Rd, this parcel was adjacent to some other property owned by a family. The family indicates they will clean the property of some debris (broken concrete) that had recently been “donated”.

PROPERTIES SOLD ALL TIME BY THE LAND BANK:

157

THIS YEAR TO DATE:

7

Land Bank Q & A

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)

FGU Property—An Open Book

The property that goes through the auctions and is refused by the local municipality is held by the Treasurer’s Office in their role as Foreclosing Governmental Unit (FGU). Okay, disclaimer over.

The LB is assisting the Treasurer’s Office in selling these properties. To make matters easier, a link has been added to the Treasurer’s

Office webpage sending people to a tab on the LB’s page.

All property held by the FGU is listed online. An application is located via a link in the paragraph atop the list.

This has proven to be an effective tool in marketing these properties.

Please let us know if any infor-

mation listed is inaccurate (sometimes a lot listed as having a house is vacant due to a run in with a backhoe).

Some vacant props are adjacent to another FGU vacant holding. We are in the process of combining these lots (where it makes sense) to enhance their profile and ensure they will not be floating through the auction cycle again.

Featured Property

1897 Burton Rd in Muskegon Township is the Land Bank’s first comprehensive rehab in some years.

We will feature this property from acquisition to sale. The house has some cool features including some nice hardwood floors! The floors will be re-finished with the exception of one of the bedrooms (curse whoever put down those tiles!)

It is a three bedroom, one bath house in Orchard View Schools. Located on a quiet street south of Laketon Avenue.

The lot is huge!



1897 Burton kitchen, presently

Renovations will include:

- ◆ New sink
- ◆ New cabinets
- ◆ Reconfigured heat ducts
- ◆ Room for a dining table



1897 Burton bathroom

Renovations will include:

- ◆ Well, everything

PROPERTIES
CURRENTLY IN THE
LAND BANK
PORTFOLIO:

43

ALL TIME LB PROPERTY:

200

SOLD FOR COUNTY

71

Energy Saving Tip—Let it Flow

At some point, we may experience weather that feels, vaguely, like spring. There. I said it.

Before we get all crazy and open up the house, let’s think about what we can do to improve air flow...

1. Change your furnace filter! If you have a regular fiber-

glass one, check it once a month. If you have an accordion-style, every three months. You will need the furnace at night in Spring!

2. Wash your screens! Carefully take them out, wash with soapy water (in tub or outside), rinse them well.

3. Make sure your ceiling fans are adjusted properly. The blades should rotate counter-clockwise in the warmer months (some people use them in winter—clockwise, to bring warm air down)
4. Give your windows a good cleaning to improve operation and a good seal.

Hello and Goodbye

The Land Bank Board’s last charter member left us at the end of last year.

Right) Will Watson accepts a Certificate of Appreciation from Land Bank Chairman and County Treasurer Tony Moulatsiotis for this years of service on the LB Board.

Mr. Watson, a former City Councilman, was the Muskegon Heights representative on the Board for seven years.

The LB Board consists of :

The County Treasurer

Three County Commissioners

An elected official from:

Muskegon
Muskegon Heights
Townships

Two at Large Members
See back page for current roster





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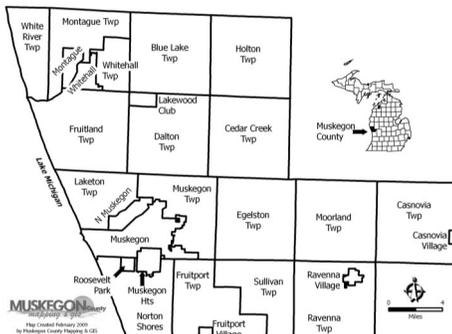


EQUAL HOUSING
OPPORTUNITY



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www.muskegonlandbank.org



SERVING ALL OF MUSKEGON COUNTY

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