

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



View from 297 W. Clay
City of Muskegon

Some notable sales occurred since our last writing. Some of note:
297 W. Clay, Unit 303 in the City of Muskegon.

1132 Green Street—sold to the County of Muskegon for use in

their NSP program. They are going to shine it up nice.

5717 Lane Avenue in Egelston Township.

1897 Burton Rd. A Land Bank rehab. Remodeled home with a huge lot in Muskegon Township.

2563 White Rd in Fruitport Township. Nice two bedroom house near Cloverville.

10150 US 31 in Montague Township, along with adjacent property. Sold to a gentleman who wishes to develop the property.

445 Ada Avenue sold to the tenants of a property investor who was foreclosed.

The Land Bank also sold several houses that were tax foreclosed and were purchased by individuals planning on rehabbing the property.

After the beginning of the year we also sold several vacant lots. These lots also passed through the auction process unsold and were turned over to the County by the local units. The lots are generally sold to neighbors looking to increase the size of their homestead.

PROPERTIES SOLD ALL
TIME BY THE LAND
BANK:

207

THIS YEAR TO DATE:

22

New Faces at the LB

The Land Bank has added two new staff as a result of recent consolidation of County programming.

Vicki Luthy joins us as Environmental Program Supervisor. Ms. Luthy has extensive experience at the County level at the Health Department and at Envi-

ronmental Health. Vicki will be directing the Lead Based Paint and Healthy Homes grant as other green-based programs such as NOAA acquisition funds for property clean up and green spaces.

The Land Bank has also contracted with Brittney Vanderlaan as our primary office staff.

Ms. Vanderlaan will be our main phone contact and help out with administrative duties for the lead program, CDBG, Land Bank sales, County FGU property sales, etc.

Glad to have more people of the roster. This is indicative of our growth over the years!

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 347 Roberts

347 Roberts

Built in 2004!

Recently renovated.

Nice three bedroom, one bath house in the City of Muskegon's Marquette Neighborhood. Just down the street from Marquette School!

The Land Bank obtained this house last year. It had previously been owned by a mortgage company that became insolvent.

Listed at \$89,900 with Bobby Anderson of Nexes Realty.

Call Bobby at 231-759-3623!



PROPERTIES
CURRENTLY IN THE
LAND BANK
PORTFOLIO:

40

ALL TIME LB PROPERTY:

247

Energy Saving Tip—Leave me hangin'

Want an inexpensive investment that can save you big money long term? Buy, install, and use a clothesline!

The most recent research (that would be me checking the internet twelve seconds ago) indicates savings of 36 cents a load (before you snicker, remember, Land Bank Guy has three daughters).

Depending on your laundry load (rim shot!), this could save you up to one hundred bucks each and every year. Factor in less wear on your clothes (dryers are a hostile environment) and your savings increases. It may put your neighbors' unders in a bundle, but drying yours outside helps you and the Earth!



SOLD FOR COUNTY

114

Land Bank Board News

The Land Bank Board has had some recent changes.

Joining the Board again is one of our original Land Bank Board Members, John Snider. Mr. Snider has been appointed as an at-large member by the County Board of Commissioners. Mr. Snider is partly responsible for the creation of a land bank in our County, spurred by a change meeting at the golf course with

then Genessee County Treasurer now Congressman Dan Kildee. Welcome back John, pleased to have you aboard again.

Also joining the Land Bank Board since last publication is Commissioner Charles Nash. Mr. Nash replaces former Commissioner Jim Derezinski, who retired from public service. Mr. Nash is a former Land

Bank Board Member, having served during a prior term as County Commissioner.

Returning Members also include Eric Hood and Scott Drier. Mr. Hood is a City Commissioner and was re-appointed by Mayor Steve Gawron. Mr. Drier is an at-large member and was re-appointed by the County Board of Commissioners.

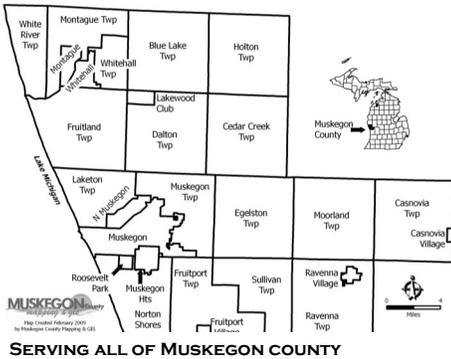


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Find us on the Web:
www.muskegonlandbank.org



Muskegon County Land Bank Board

Tony Moulatsiotis, County Treasurer, By Statute, Chairman

Deb Ackerman, Egelston Township Treasurer, Appointed Township Representative

Scott Drier, At-Large Member, Executive Committee

Eric Hood, City Commissioner, City of Muskegon, City Appointed Member

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