

## *Land Bank Hits New Sales Marks*

The Land Bank has crashed through the \$2,000,000 mark in total sales! From humble beginnings (twelve parcels sold in our first three years combined) to escalating sales in volume, price, and types of land deals each year, the LB is now hitting its stride.

1897 Burton, (see page 3, and some big news: Sale Pending!) was the first total rehab performed by the LB in several years. We had performed extensive rehab on several houses during the past four years, but not at this level.

A total rehab is now planned for our property at 17325 E. Laketon Avenue in Casnovia (yes, that is still Muskegon County)

Over \$1,000,000 of the sales are in existing land contracts, providing quality housing for many families otherwise unable to obtain housing. This also serves as a steady source of regular income for the LB. The contracted owners are given a mutually agreeable timeframe to refinance. Some have been able to beat the clock and refinance before their “balloon”.

We at the LB realize that with greater success come greater responsibility. We are planning on becoming more active in rehabbing houses and are seeking funding for demolitions. With concerted effort, we know we can continue to be a positive influence on the housing market and get more productive property back on the tax rolls.

The LB has also entered the Century Club for FGU property sales (100 even, with two sales pending). These “forgotten properties” end up at the County Treasury following not being purchased at a tax sale then are subsequently refused by the local municipality. Prospective property owners fill out a development plan as a means of application. If the d-plan is reasonable, we ensure the buyer is not late on any property taxes for any land owned in Muskegon County. Same goes for vacant lots that fall into this pile.

## *What Else Does the Land Bank Do?*

Beyond obvious property development and fabulous newsletter creation, what are some of the other things happening at the LB?

HQS Inspection Services  
The LB performs basic Housing Quality Standard

inspections for Community Mental Health. This ensures their clients will be moving into decent, safe, environments that will fit their basic needs.

Uniform Physical Conditions Standards  
Inspections (and subse-

quent spec writing) for County admin in their CDBG and NSP3 rehab programs. More comprehensive than HQS, these standards ensure projects will be completed to achieve integrity in structure, market value, and functionality.

- ◆ LB raising sales roofs
- ◆ Cool stuff we do
- ◆ Sales
- ◆ Cool stuff we have done
- ◆ Good friend



### **INSIDE THIS ISSUE:**

<i>Recent Sales</i>	2
<i>Q &amp; A</i>	2
<i>Furnace Tune-ups</i>	2
<i>Featured Property</i>	3
<i>Energy Conservation</i>	3
<i>Scott Plummer</i>	3
<i>Your Input/Board List</i>	4

*Recent Sales*



181 E. Walton Street  
City of Muskegon

A few sales occurred since our last writing. Some of note:

181 E. Walton, City of Muskegon, Angell Neighborhood. This house is truly a Land Bank success story. The home was purchased using the third right

of refusal before the auction. Upon inspection, it was found to have a major structural issue (if you call “slowly sliding down a hill” an issue). The LB hired a structural engineer (local company) to look at it and based on their recommendations, engaged with a contractor (again, local!) to correct the issue.

The house, a relatively recent build, had been put through the wringer. It had to be painted (many holes and questionable color selection) throughout and all of the carpet and laminate flooring replaced. The title, once filthy, was cleansed. The

home was sold to a family this Spring.

Other recent sales:

2836 Leahy, City of Muskegon Heights. The owner is in the process of rehab, inspections have been performed.

616 Amity, City of Muskegon, Angell Neighborhood. Sold to a nearby resident (who is a contractor) as an investment property.

Small lots in Blue Lake Township: Sold to the Boy Scouts of America, assisting them in land assembly of their camp.

PROPERTIES SOLD ALL TIME BY  
THE LAND BANK:

176

THIS YEAR TO DATE:

26

*Land Bank Q & A*

Q: What is Expedited Quiet Title?

A: Expedited quiet title is a tool somewhat unique to land banks. Most tax foreclosed property does not come with a muddy title, but rather a filthy one.

For many reasons, parcels that get tax foreclosed

are not insurable by title agencies.

Land Banks have the ability to bundle property together and file an action with the courts. The court must schedule a hearing no more than ninety days from the date of filing.

The land bank (or their attorney) then essentially replicates

the foreclosure process to notify anyone who did not sign certified mailings of the foreclosure action. At the hearing, anyone contesting the legality of the foreclosure may contest.

Expedited quiet title allows the LB to quickly clear up these issues and convey via warranty deed.

*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 County Admin 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

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!



Before:

- Older windows
- Air leaking through door
- Carpet was, well, tired



After:

- New, energy efficient windows
- Insulated steel door
- Beautiful restored hardwood floor

PROPERTIES CURRENTLY IN THE LAND BANK PORTFOLIO:

# 49

ALL TIME LB PROPERTY:

# 225

### Energy Saving Tip—Water Conservation

1. Only cut off 1/3 of the length of grass when mowing. This reduces evaporation (Exception: if you live in a subdivision with a covenant and they have a rigid policy on lawn length. Not to make you paranoid, but you are being watched. Always.)
2. Water in the morning to discourage evaporation.
3. Use drip lines rather than sprinklers to target use.
4. “Choose grass varieties that thrive in your area, adjusted for shade.” —Carl Spackler, Assistant Greenskeeper, Lawn Hybrid Specialist



SOLD FOR COUNTY

# 100

### In Memoriam

We at the Land Bank were profoundly sad to hear the news of the death of former Board Member Scott Plummer (pictured at right) this May.

Scott spent many years as a plumbing and mechanical inspector for many local municipalities.

Scott joined the Land Bank Board first as an elected County Commissioner and later as an

at large member. The knowledge he brought to the meetings and in the property evaluation process was priceless.

Scott served on the Executive Committee and was always there when we needed him for anything.

May he rest in peace.





MUSKEGON COUNTY  
**LAND BANK  
AUTHORITY**

173 E. Apple Avenue, Suite 104  
Muskegon, MI 49442

Phone: 231-724-6170  
Fax: 231-724-6549  
Mobile: 231-557-5553  
E-mail: [mclba@co.muskegon.mi.us](mailto:mclba@co.muskegon.mi.us)

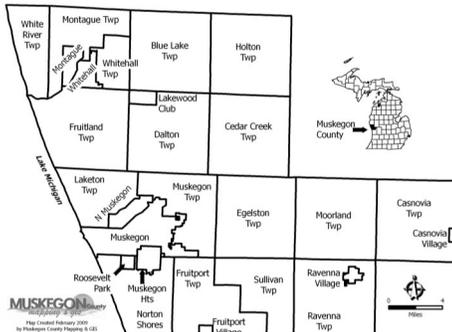


EQUAL HOUSING  
OPPORTUNITY



Find us on  
**Facebook**

Find us on the Web:  
[www.muskegonlandbank.org](http://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

Scott Drier, At-Large Member, Executive Committee

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

Ken Mahoney, 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**