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A CRESTVIEW TRAILER AFTER OUR SPRING CLEANUP. THE CLEANUP, BLIGHT REMOVAL, RENT-UP, AND EVENTUAL SALE MADE IT IN THE END A RESOUNDING SUCCESS!!

number of bags of leaves and trailer loads of branches were removed. A local business was hired to demolish three trailers on site and haul away the debris. Street lights were repaired or improved to provide light. Vacant trailers were rented up.

The clean up project was truly complete when the park was sold in early December. The Land Bank is very proud of our part in bringing the park from its former state to that of a viable business and putting the place on the tax rolls THIS YEAR.

Thanks is due to: Muskegon R&M Disposal (and to Scott for putting up with our dumpster requests), the City of Norton Shores (Inspectors Department and Water Department for understanding our peculiar situation), County of Muskegon—for their part in cleaning up the park and helping us identify a (now repaired) sinkhole, and the residents of the park for their patience and hospitality. Great work, All!!!

Partnering—Turning it up to Eleven

The Land Bank is seeking out neighborhoods in the City of Muskegon with which to partner in some targeted development.

We wish to kick it up a notch and focus on a specific area if the opportuni-

ty presents itself. Partnering ideas include: rehab, maintaining vacant lots, neighborhood gardens, beautification, trash removal, etc.



Call us at 724-6170 with any ideas!

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So Long, It's Been Good to Know Yuh!



3028 Waalkes was sold in late September. This property was the last of the original Land Bank Rehabs.

Along with 775 Washington I (Nims), 1985 McIlwraith (Marsh Field), 2222 Wood

Street, and 1145 E. Forest (Oakview) this property was chosen in the Land Bank's first year of operation (2007).

A cute bungalow in south Muskegon Heights, it boasts three bedrooms, a large lot, detached garage, and all new kitchen and bathroom.

The house blends nicely into this well kept block. We got a chance to meet some cool neighbors who really care about what happens in the area they live.

We rode the housing market with this one, waiting patiently for almost four years!

Our patience was rewarded in bringing good families into nicely updated homes in five different neighborhoods in our core cities.

Our next rehab is planned to be at 1748 Madison in the City of Muskegon, Oakview Neighborhood. We look forward to bringing this property up to the level of the surrounding properties. If you know someone interested in the work, have them call us!

PROPERTIES SOLD ALL
TIME BY THE LAND
BANK:

62

THIS YEAR TO DATE:

34

Land Bank Q & A

Q: What is the process in buying a Land Bank property?

A: Great Question! The Land Bank Board meets monthly to review any pending sales. Prospective buyers (or their agents) fill out a stand-

ard purchase agreement or complete an application available on our website.

From there, the process is much like any real estate transaction. The offer may be accepted, rejected or a counteroffer may be presented.

Q: Will the title be clean?

A: It depends on the history of the parcel. The Land Bank (or a title agency) makes the known history of the title as clear as possible. The Land Bank can often assist in clearing some of the cloudiest titles out there!

Thanks for the Memory



Roland Crummel served on the Land Bank Board 2010-11

The Land Bank was sad to receive the resignation of Roland Crummel, an at-large Board Member. Mr. Crummel plans on spending more time in Florida and felt he would miss too many meetings.

The Land Bank and Board would like to thank Roland for him time spent with us and

for his input in our meetings.

Mr. Crummel's resignation creates an open at-large spot on our Board of Directors. If you would like to be considered for appointment to the Land Bank Board, please call Tim at 231-724-6170 to get the information on applying.

Thanks again, Rol!

Blight Elimination—Little by (sometimes not so) Little



CRESTVIEW ESTATES MOBILE HOME PARK REQUIRED A LOT OF ATTENTION, WITH GREAT RESULTS!

The Land Bank has been using its limited resources to direct a lot of waste to proper disposal sites. When we clean out a

house (or a bigger project, see left), we not only create business for disposal companies, we make the neighborhood a safer, cleaner place to live. We can only do this with some help:

- Volunteer clean up crews for large projects
- Friendly neighbors who have lent us a hand with disposal
- “Independent Metal Recyclers” who happen by the properties and allow for more room in the dumpster by removing metal

The Land Bank has also disposed of untold bags and trailer loads of yard waste from our jobsites.

As our capacity grows, as will our ability to safely remove material and clean up our County!



PROPERTIES
CURRENTLY IN THE
LAND BANK
PORTFOLIO:

78

Energy Saving Tip—Get the LED out

With Holiday season in full swing, many of us break out lights as a form of celebration.

Though most of us have made the transition from the old-style bulbs that heated up the house (and potentially, the tree), most in use are not particularly efficient.

Many of the modern bulbs are glass and put out five to ten watts per bulb. Not an incredible output, but when coupled with many strings and many days of use, it all adds up!

LED bulbs are now available and use only 1.5 watts per bulb. Most of the electricity

used is converted to light, rather than heat. The initial cost is higher, but the electrical savings and longevity (these may outlive you) may make it worthwhile. Please consider buying LED if you are seeking replacement holiday lights.

Happy Holidays!

ALL TIME LB
PROPERTY:

140

Featured Property— 855 Horton, Laketon Township



See more pics on Facebook!

Beautiful large home in Laketon Township.

Features:

- Three bedrooms
- Laundry on main level
- Two-sided fireplace
- Spacious living room
- In ground pool, heated

- Large courtyard
- Central vacuum
- Huge basement with outside access
- Almost half acre lot
- Reeths-Puffer Schools
- Two car garage
- Intercom system



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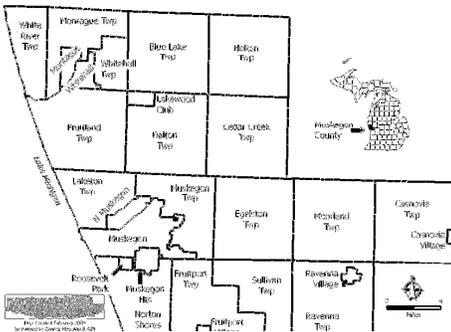


Find us on the Web:
www.muskegonlandbank.org

We welcome your input

Please pass along any questions or comments about the Land Bank and our mission. We would love to address them here!!

Call Tim Burgess at 231-557-5553 or leave a message at 231-724-6170.



SERVING ALL OF MUSKEGON COUNTY

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