

Land Bank Gaining Steam



KITCHEN IN 2222 WOOD STREET, A LAND BANK HOME CURRENTLY FOR SALE.

The Muskegon County Land Bank, formed in 2006, began to grow as an organization in 2010. After selling twelve properties in its first three years of existence, the Land Bank made great strides, selling fifteen properties in 2010!

Other homes in the Land Bank's portfolio and some of the new homes have been updated and improved as well.

Several properties in the outlying parts of the County of Muskegon joined the Land Bank family in 2010. Properties were obtained from the City of Montague to Fruitport Township, from Muskegon Heights to Moorland Township. Some of these properties have structures and some of these parcels are being offered for sale to interested parties, with preference being given to adjacent property owners.

As we begin 2011 in still uncertain times, we look forward to providing the best stewardship possible in assuring properties are put to good use. Vacant, deteriorating properties rotating throughout the tax system have no positive value. The Land Bank provides Muskegon County with a means of turning negatives into positives!

Land Bank Starts County-Wide Acquisition

Early years focused mainly on the Cities of Muskegon and Muskegon Heights. The Land Bank went truly COUNTY in 2010, obtaining property from the tip of the county in Blue Lake Township

to a property a three iron away from the southern border in Fruitport Township. With these new properties (some of which have already been sold), the Land Bank has now possessed property

in fifteen of Muskegon County's twenty-seven local units (including villages). Eighty six properties have been in the land bank since we became an entity (forty nine in 2010).

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Land Bank 101



BATHROOM AT 1145 E. FOREST, MUSKEGON

PROPERTIES
 SOLD ALL TIME
 BY THE LAND
 BANK

27

The Muskegon County Land Bank was created in 2006. The Land Bank is a non-profit authority created under the County of Muskegon. We are an independent entity with our own Board of Directors. Land Banks exist for several

reasons, but the main ones are to acquire, hold, and manage foreclosed or abandoned properties.

Property vacancy is a large problem throughout Muskegon County. The Land Bank helps stem the tide by obtaining and rehabbing homes or selling them to homeowners or investors with the resources to bring homes up to code (or better!).

The State of Michigan is at the forefront of progressive land banking laws. Land banks were created as a result of the

passage of Public Act 123 of 1999.

Once a property is brought into the Land Bank, it can be sold, rehabbed, demolished, or held for future use/land assembly.

One benefit to all derived from these sales is getting properties back on the tax rolls. Many properties circulate through the tax foreclosure process several times. Getting properties into the hands of people that respect our tax system is one way the Land Bank can help.

Land Bank Q & A

Q: How does the Land Bank obtain properties?

A: The Land Bank can obtain properties through many means, including: tax sale, outright purchase, individual donation, or corporate (usually bank) donation.

Q: How are Land Bank properties sold?

A: Some are listed with local Realtors. Some are held by the Land Bank with bids accepted and approved on an application basis.

Q: Where can I find a list of Land Bank properties?

A: Check our website at : www.muskegonlandbank.org

Patience is a virtue

Some properties held by the Land Bank may not be good candidates for immediate sale.

The Land Bank recognizes that some structures may have market value or have strategic value to neighborhoods.

Resources to improve Land Bank properties are scarce. Until funding is available or

the right buyer is found, the Land Bank strives to keep up our properties to the standards of the neighborhood.

If you see our sign and all does not look well, please give us a call and let us know.



HAULING BRUSH AWAY FROM A LAND BANK PROPERTY

You Don't Know Where We've Been



KITCHEN IN 3028 WAALKES, MUSKEGON HEIGHTS, A LB PROPERTY FOR SALE.

The Land Bank has taken on property and projects throughout the County.

Property that has been held or sold by the Land Bank and number of properties:

- City of Muskegon Heights—15
- City of Muskegon—24
- City of Norton Shores—6
- Dalton Township—18
- Fruitland Township—1
- Fruitport Township—1
- Muskegon Township—13
- Blue Lake Township—3
- City of Montague—2
- Egelston Township—1
- City of Whitehall—1

Laketon Township—2

Sullivan Township—1

The Land Bank helps fill a niche by conveying properties that are small, outlying, landlocked, or otherwise hard to sell.

Lots include residential, commercial, and vacant land, from as small as twenty feet wide to as large as over ten acres!

PROPERTIES
CURRENTLY IN
THE LAND BANK
PORTFOLIO:

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Energy Conservation—Caulking

The Land Bank strives to make energy efficient improvements whenever possible and encourages purchasers to do the same.

Today's Topic: Caulking

For under a ten dollar investment in a caulk gun some tubes of caulk, families can save hundreds of dollars on heating and

cooling bills.

Now is a great time to identify areas that leak air with the goal of taking care of them in the Spring (when the temperature outside stays at 40 degrees or higher for the caulk to properly cure).

Try this as a quick test to see if

your door or window is leaking air:

Place a newspaper in the door or window, then close. If you can remove the paper without tearing it, you have an air leak.

Try this on all your doors and windows and keep them in a notebook until Spring!

Trash or Treasure?

It is often said that one person's trash is another person's treasure. Whatever the reason for a property coming into our possession, we strive to make the property once again



LIVING ROOM FROM A RECENT SALE

productive. The Land Bank selects property in a variety of states. Some property is vacant land far removed from other homes.

Some property is in need of much improvement and will be rehabbed as fund-

ing permits.

Some property is in move in condition (see left).

Whether looking for a fixer-upper, a house to move into right away, or land to add to your homestead or some getaway property, the Land Bank has much to offer.



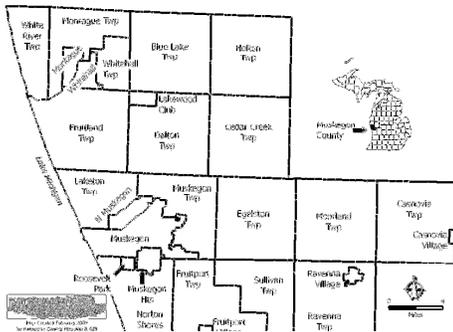
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Find us on the Web:
www.muskegonlandbank.org



SERVING ALL OF MUSKEGON COUNTY

We welcome your input

Is there a vacant property you are just sick of looking at? If you believe you have an idea of how the Land Bank can assist in helping clean up, improve, or convey vacant land in Muskegon County, we would love to hear from you.

The Land Bank cannot take in every vacant lot in our County. The cost of mowing property, insurance, and other carrying costs can strain our capacity.

If you, a group from your business, church, school, organization, neighborhood association, or any other body would like to adopt a vacant lot to maintain, grow flowers, start a community garden, (or any other idea you have); please contact the Land Bank .

We currently have vacant lots in Muskegon Heights, Jackson Hill Neighborhood in Muskegon, Muskegon Township, and Egelston Township.

The more support we can gain, the more properties we can hold. The more properties we can hold, the less blight there will be in our cities, villages, and towns.

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