

## *Vigilante Justice*



Thank Goodness for neighbors! Several times the LB has purchased or “inherited” property that has fallen into noticeable disrepair, inside and out. At times the overgrown shrubs and trash trees obscure windows, doors, even the entire house (see page 3 for an example).

Upon buying and cleaning out a recent LB property, I noticed the lawn had been maintained quite well. It is not uncommon for banks or their management company to continue maintaining a lawn, not knowing the taxes had not been paid and the property was not longer theirs. I thought this may be the case.

Upon speaking with a next-door neighbor, I found out that her husband had been mowing the lawn for over two years! They did not wish for everything to grow over and did not want the house to look like an easy target. I thanked them for their effort to that point but assured them we would take it up from there.

The LB has since contracted with the Yep! Program at Community Encompass (Shameless Plug!) to mow the lawn. We must again express our gratitude for those willing to go the extra mile to help in the fight against blight. Good show, good neighbor!

## *Numbers*

As we count down the Tigers’ magic number (come on guys, just two more!), some Land Bank numbers come to mind: \$2,212,972 in (2013 assessed) SEV returned to the tax rolls since the Land Bank began.

Demonstrating tax foreclosed and vacant property is far from an exclusively urban problem, the Land Bank has bought or sold property in 22 of Muskegon County’s local units of government \$1,697, 206 in all time sales (with \$115,800 in sales

pending) 34 parcels have gone through our quiet title actions, with more to come soon. This helps prevent our properties from becoming problems after they leave our hands!



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### *Recent Sales*



982 Allen, a recent sale

As usual, as the weather heats up, so do Land Bank sales!

Some recent activity includes:

- 982 Allen, Steele Neighborhood Muskegon, sold to a nice young family

- 604 Apple, Angell Neighborhood Muskegon (see pictures, page 3) sole in July
- 573 Houston, Nelson Neighborhood Muskegon, a former rental property sold to a homeowner who worked hard to get occupancy. Rehab continues!
- 147 N Muskegon Boulevard, Egelston Township, a maybe rehab/maybe demo house with a nice view of Wolf Lake
- Ewing Road, Cedar Creek Township, an eight (or so) acre parcel
- 1365 Francis, Sheldon Park Neighborhood Mus-

kegon, sold to the County of Muskegon for rehab as a part of their Neighborhood Stabilization Program. This one will be sweet! We will keep you informed of details as this one is available for the market.

- 5386 Holton Rd and adjacent lot, Dalton Township, sold to an individual that will bring it back to its use as a car dealership
- Buel Rd. lots 16 and 17, Muskegon Township, sold to a family with adjacent property

Nice mix of residential, commercial, and vacant land returned to the tax rolls!!

PROPERTIES SOLD ALL  
TIME BY THE LAND  
BANK:

# 140

THIS YEAR TO DATE:

# 21

### *Land Bank Q & A*

**Q:** If a property is listed and I wish to make an offer, do I still need to fill out the Land Bank application?

**A:** Short form: Probably, yes. Longer form: Unless a property has been fully developed, the Land Bank requires an application. The application (unlike

most purchase agreements) indicates the future use of the parcel. If rehab is to take place, the app asks about timeframes and capacity of the purchaser. The app also inquires as to who will be living in the home (i.e., whether the

property will be a primary residence, a demolition, etc.).

The Land Bank factors in the end use of the property along with the list/offered price.

No properties are sold to anyone with delinquent taxes on any property in Muskegon County.

### *County Applies for CDBG Funding*

One of the Land Bank's duties has been contracting inspection and other services with the County of Muskegon for their Community Development Block Grant (CDBG) program. Some particulars:

**Where:** Everywhere in the County EXCEPT Muskegon, Muskegon Heights, and Norton Shores (Relax, they get similar funding in another manner). Half of the

Grant funds are allocated to two target communities (City of Roosevelt Park and City of Montague)

A lien in the amount of expended funds will be placed on the property, payable at any transfer.

**Who:** Qualifying low-income Homeowners. Only.

**When:** The County is in the process of application. Some other dominos must fall. A waiting list has been established.

**How:** Contact Mike Baauw (title escapes me, something about grants, I would guess) at County Admin, 231-724-6121.

### Featured Property

The Land Bank's first house in Cedar Creek Township is for sale.

Amenities include:

2 Bedrooms, 1 bath on the lower level

Nice attic loft with the potential to be a third bedroom

Over one acre of property

Barn and shed

Reeths-Puffer Schools!!

Asking price is \$59,900, with land contract available.

Call 724-6170 to schedule a time to check it out!!



Rear view of the property facing Michillinda Rd.

Quiet country living but a short drive to town!



View of the living room in 3461 Michillinda Rd. Nice hardwood floors, slider out to the deck.

PROPERTIES CURRENTLY IN THE LAND BANK PORTFOLIO:

48

ALL TIME LB PROPERTY:

188

### Energy Saving Tip—Fall Checklist

As Fall approaches, our minds turn to (well, football) preparing for cooler weather. As the leaves start to fall please consider:

- Checking the direction of your ceiling fans to clockwise (to help bring down warm air)
- Re-set your programmable thermostats, remembering to allow for the end of daylight savings time and longer nights
- Winterize your outside spigots
- Put up storm windows
- Remove debris from gutters and rooftops (before they get slippery)
- Check caulk around windows and siding, re-apply before it gets to be 40 degrees or colder at night.
- Check which heating vents are open and adjust according to winter needs.

SOLD FOR COUNTY

14

### True to their word



Before (yeah, there IS a house there) and after.

The LB recently sold a house on Apple Avenue. The new owners assured the first thing they would do would be to clear the property of trash trees. As these pictures show, they ran with it.

Great to see the instant impact of some simple tools and hard work.





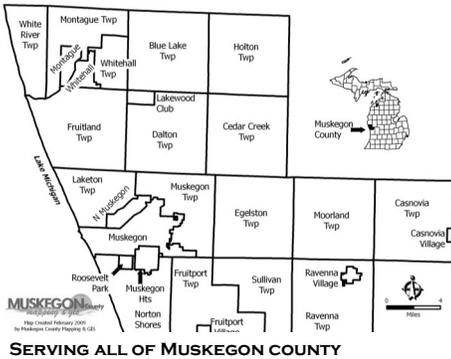
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Find us on the Web:  
[www.muskegonlandbank.org](http://www.muskegonlandbank.org)



### *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
- Terry Sabo, County Commissioner, Appointed Member
- Willie Watson, City of Muskegon Heights Mayor Pro-Temp, City 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**