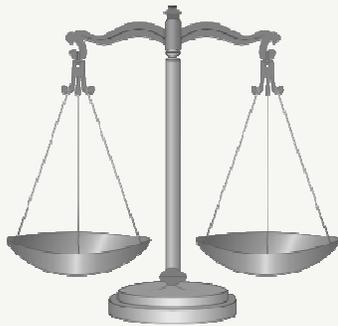


## *Land Bank Wins Lawsuit*



The Land Bank and Treasurer’s Office won a key court case in early April. A local township indicated they had an interest in a property that survived the tax foreclosure process. The State of Michigan statute is quite clear that the only items surviving a tax foreclosure are IRS liens (which disappear at a later time) and special assessments going forward.

The point of the suit was not over the \$2,200 or so in fees. Rather, it was to demonstrate that the purchaser of a property at tax sale receives fee simple and marketable title. Properties such as this should be able to be transferred with no strings attached. Instances such as these are a deterrent to development.

It is our intention to work with all municipalities in Muskegon County in a constructive, productive manner. A land bank can be a very useful tool in community development and bring options to the table local municipalities may not have at their disposal. We will partner with all local cities, townships, and villages to the full extent of the law.

Other positives have come out of this case. The Land Bank answered veiled accusations of secret deals and favoritism with unbridled transparency (whatever has been asked of us has been provided, formally or informally). There was also an outpouring of support from other county treasury departments and land bank staff throughout the state thanking us for carrying through with the case and setting the tone for future disputes.

We are proud of what we have been able to accomplish in a few short years and look forward to helping direct land use in Muskegon County in a progressive direction.

## *Land Bank assists with NSP3 Grant*

The Land Bank has been contracted by the County of Muskegon to assist with the administration of the Neighborhood Stabilization Program, Phase III.

Eight homes will be re-

habbed by Trinity Village Non-Profit Housing Corporation in Oakview and Sheldon Park neighborhoods in the City of Muskegon.

Income limits apply (up to 115% median income

based on family size and affordability).

If you know of someone who may be interested in the homes, please have them call Effie at Trinity Village at 728-5303.

### IN THIS ISSUE

- ◆ New Sales
- ◆ Goodbyes, Hellos
- ◆ Q and A
- ◆ Vacant land
- ◆ Website Cool Stuff



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## *Ramble On*



Sold since the last issue:

The months of the small (and not so small) lots!

The Land Bank sold eight vacant lots in Dalton Township to ....Dalton Township!! These lots were taken in purposefully to assist the Town-

ship with their land assembly. Many of these properties had been cycling through the auctions for years!

Also sold in Dalton Township were Black Hawk Lane (pictured left) and Auburn Rd.

We had our first sale in the Village of Lakewood Club, another small lot sold to an adjacent property owner.

Our first two sales in Blue Lake Township, one to a homesteader who doubled the size of their (once) small lot.

Another in Blue Lake Township was our "Big One", a 10 plus acre parcel sold to a neighbor.

Two other "firsts" were in White River Township, a five acre (formerly) landlocked parcel sold to a nice young man. Also new to the Land Bank was a sale in Egelston Township, four plus acres sold to a local family.

Property was also transferred to four other properties, discussed elsewhere in this issue.

PROPERTIES SOLD ALL  
TIME BY THE LAND  
BANK:

# 87

THIS YEAR TO DATE:

# 25

## *Land Bank Q & A*

**Q:** If I or someone I know live in a rental property that got foreclosed for back taxes, what should I do?

**A:** We've come across this one a lot lately. First and foremost, **DO NOT PAY** any additional rent to the former

owner. The property is now under the custody of the Muskegon County Treasurer's Office. Start saving that money for your next housing adventure, whether it be moving, rent for your new landlord, or maybe buying the house you live in! Call the Land

Bank if you have any questions.

**Q:** When will the Land Bank have more new properties?

**A:** The tax auction process is scheduled to begin with The first auction, Aug. 7.

## *Taking Back the Empties*

The Land Bank has taken on the task of assisting the Treasurer's Office with properties that passed through the 2011 auction. These properties are offered back to local municipalities if they do not sell. The local units passed on several last year.

Two houses were sold to an investment company that approached the Treasurer's Office.

A check of their existing rentals (in nice shape) and taxes (current) proved sale worthwhile.

Another house was sold to an adjacent property owner who plans to improve the property and sell to their grandson.

Several other properties (five to date, with purchase agree-

ments in place for three more) were sold to adjacent property owners (also current on taxes) to add to their homesteads.

These otherwise unwanted properties will now be improved and added to the tax rolls for the betterment of all.

Nice turnaround!

### Tally Time—We Are Everywhere

The Land Bank has broadened its reach over the last two years, stretching our impact further into the county. Where we are and where we have been:

Dalton Township—23 properties sold, 10 currently held

City of Muskegon—20 sold, six current

City of Muskegon Heights—16 sold, three current

Muskegon Township—Eight sold, 18 current

Norton Shores—Three sold, five current

Laketon Township—Three sold, zero current

Blue Lake Township—Two sold, six current

Village of Lakewood Club—One sold, three current

Fruitland Township—One sold, zero current

Fruitport Township—One sold, zero current

Moorland Township—One sold, zero current

White River Township—One sold, zero current

Egelston Township—One sold,

one current

Sullivan Township—One sold, zero current

Montague City—One sold, one current

Whitehall City—One sold, zero current

Cedar Creek Township—zero sold, one current

Village of Ravenna—zero sold, one current

Montague Twp, Whithall Twp, Holton Twp, Casnovia Twp, RP, NM, Villages of Ravenna and Fruitport—zero

PROPERTIES CURRENTLY IN THE LAND BANK PORTFOLIO:

56

ALL TIME LB PROPERTY:

143

SOLD FOR COUNTY

5

### Energy Saving Tips—Everybody Strip!

A good, protective power strip can do more than save your electronics from electrical hazards. If you have several devices plugged into an easy to reach power strip, you can easily power them off and avoid “phantom” electrical waste.

Many devices even when

turned off still suck just a bit of electricity. The amount of money wasted (and increase in your carbon footprint) can add up over time.

Some of the power strips on the market are even “smart” models. Before I get too far out of my element, just suffice

to say they work with some type of high technology (I prefer “magic”) that can sense when there is insufficient activity and shuts them off automatically. Smart, that.

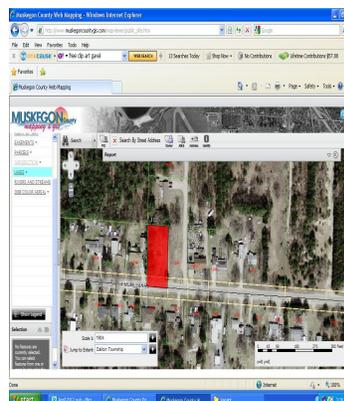
It will make it much more efficient when you yell at your kids to “shut everything off”.

### Featured Property—1236 W. McMillan Road



1236 McMillan Road

- Large, buildable lot in Dalton Township
- Take Whitehall Road North to McMillan, turn left (west), about a half mile
- Reeths-Puffer Schools
- Almost a half acre!





MUSKEGON COUNTY  
**LAND BANK  
AUTHORITY**

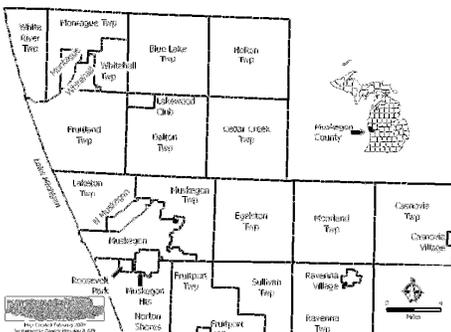
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[www.muskegonlandbank.org](http://www.muskegonlandbank.org)



**SERVING ALL OF MUSKEGON COUNTY**

## *Muskegon County Land Bank Board*

Tony Moulatsiotis, County Treasurer, Chairman

John Snider, County Commissioner, Vice-Chairman

Deb Ackerman, Eggleston Township Treasurer, Appointed Township Representative

Don Aley, At-Large Member

Lew Collins, County Commissioner, Appointed Member

Scott Drier, At-Large Member

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

Scott Plummer, 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**