

Comings and Goings



493 OVERBROOK FOR SALE IN MUSKEGON HEIGHTS. HAS FOUR BEDROOMS, THREE BATHS, FULL BASEMENT. IN WOODCLIFFE NEIGHBORHOOD! SALE PENDING!!!

The Land Bank welcomed four new houses during the last two months. Coming into the Land Bank were:

1. 855 Horton, Laketon Township
2. 493 Overbrook in the City of Muskegon Heights (Pictured at left)
3. 1266 James St. in Marquette Neighborhood, City of Muskegon.
4. 2214 Morton in Lakeside Neighborhood, Muskegon.

Leaving the Land Bank family were 1004 W. Southern in Muskegon's Nims Neighborhood, 941 Amity Avenue, Steele Neighborhood, Muskegon; and 582 Amity, Angell Neighborhood, City of Muskegon.

1004 W. Southern had been in the Land Bank since 2010. Cute three bedroom, Cape Cod style home. 941 Amity was sold to a young family that will be rehabbing the home themselves. 941 was in the Land Bank since our second year, 2008. 582 Amity is a vacant lot sold to the next door neighbor to add to his homestead. This property was one the ORIGINAL Land Bank properties taken in back in 2007. It had a very large home on the lot when taken. The Land Bank demolished the home in 2008, as it was blighted and had become a haven for trouble.

Before and After—1364 Adams

The purchaser of 1364 Adams in Marquette Neighborhood, Muskegon was kind enough to share an update of his progress.



IN THIS ISSUE

- Homebuyer Before and After Pics
- This Month's Featured Property
- Energy Saving Tip
- New Partnership



INSIDE THIS ISSUE:

	2
Q & A	2
Going Commercial	2
Partnering	3
Energy Conservation	3
Featured Property	3
Your Input	4

Crunching Numbers

Those of you who are our friends on Facebook may have noticed the post regarding our property sales exceeding \$1,000,000 in TAV. We have seen an explosion of sales in the last year (our first three years combined, the TAV sold was just over \$220,000).

Beyond hitting seven digits (hey, even in the Terabyte age, a million of anything sounds large to me), this indicates several things:

- We are getting property back on the tax rolls. A huge part of our mission is being accomplished.
- We are moving property rather than just sitting on it. We have several properties in our inventory, but many have been sold or at least attracted interest. A good indication of our property selection plan.
- Vacant lots are being sold to neighbors. Beyond vacant housing, another prevalent problem has been vacant lots and the trouble they invite.
- We have sold property in many locations. We have entered more neighborhoods in our cities. Far from being an exclusively urban entity, the LB has sold property in eleven local units and holds or has held property in fifteen of our local units.
- We have assisted local units and non-profit entities in land assembly and implementing program goals.

We anticipate obtaining more property during the course of the year. With our existing portfolio and new acquisitions, we are hoping our next million in TAV sold will come along shortly.

PROPERTIES SOLD ALL
TIME BY THE LAND
BANK:

58

THIS YEAR TO DATE:

30

Land Bank Q & A

Q: If a property is listed on the Land Bank website, www.muskegonlandbank.org, as FOR SALE but without a price, what do I do?

A: This one has come up a lot recently. If there is no price listed (Make Offer),

you need to fill out an application, located on our "Forms" tab on our main page. Find the appropriate form, fill it out and mail or drop it off at our office. The application will be read at our next Board Meeting.

Q: I live next to a vacant property that is up for tax auction. Is there anything you can do for me?

A: Quite possibly! Call our office to see if we can work something out!!

Going Commercial

Few know it, but the Land Bank went totally commercial for the first time last year.

2152 S. Getty St. was placed into the Land Bank, becoming the first former business site to join our ranks.

Familiar to many Muskegonites as the former Pletcher's

Furniture, this large structure is available for sale, with flexible financing options.

The façade has been improved, a bit more uniform than the older picture at right. The roof was resealed in the spring of 2011.



2152 GETTY ST.—SORRY, BUT THE OLD MANSARD FACING HAD TO GO.

Partnering



YEP! LOGO (WELL, WHAT WE COULD GET TO FIT, ANYWAY)

The Land Bank engaged with Community EnCompass to have their YEP! Initiative provide our lawn care service.

YEP (Youth Entrepreneurship Program) is a collaboration between Community EnCompass, Goodwill Industries of West Michigan, and Muskegon County Department of Education and Training.

The program teaches skills to McLaughlin Neighborhood that will lead to future employment.

Kids 10-15 years old are hired for twelve weeks throughout summer to learn skills in lawn care or urban gardening.

YEP gained the Land Bank's business through a competitive

bidding process. They have backed their price up with exceptional service.

Quite a relief, actually, as we were going to go with this guy:



Contact B. Anthony at YEP at 231-728-3117.

PROPERTIES

CURRENTLY IN THE LAND BANK PORTFOLIO:

34

Energy Conservation—Hot town, summer in the City

In case no one has mentioned it to you, we have had a hot summer. For those lucky enough to have air conditioning, please consider the following:

- 1. Change those filters. Clean filters can save 5-15% of energy costs to run AC.
- 2. Set your programmable thermostat to start about a half hour from when you get home.
- 3. Close vents in little-used rooms.
- 4. Move furniture away from all vents, outputs and returns.
- 5. Clean above vents a few times a year for maximum air flow.
- 6. The better your caulking and weather stripping, the better the unit will work.

ALL TIME LB PROPERTY:

92

Featured Property—1266 James, Muskegon (Marquette)

Just added to the Land Bank family in July (see page one)!!

Three bedroom home in Marquette Neighborhood, only on e block away from Marquette Elementary.



KITCHEN IN 1266 JAMES AVENUE

Features a fenced in backyard, attached garage, 1 1/2 bathrooms, egress window for future bedroom in full basement, and ample storage space.

This is the Land Bank's third house in Marquette Neighborhood (preceded by ones on

Marcoux and Adams). We are pleased to be making an impact in this area.

Please call 231-724-6170 for information regarding the sale of this home. The home can be shown on an appointment basis.

This one will not last long on the market!!

