

## *Threshold attained and new stuff on the shelf*

# 7

Figures, that is.

The Land Bank reached the million dollar mark (in total sales value) for the first time recently. Many of the sales value is deferred in land contract sales (development funds in the bank!), but we are getting some serious traction.

We have a bunch of new properties from all over the County. Houses are available for purchase from Montague to Fruitport! Please check out our website. The properties are listed in somewhat bare-boned detail for now, but we will update them as the properties are improved and evaluated.

The Land Bank is also assisting Holton Public Schools with a problem property located essentially in their elementary school parking lot.

The property in Montague is a four-bedroom, two bath house with a full basement. The house is located at 8003 Meade Street, off Old Channel.

In Muskegon, we have new homes available in Sheldon Park, Steele, and Jackson Hill Neighborhoods (yeah, I know, it's a bit of a tease, but check out our website for locations and details).

Fruitport Township (Go Trojans!) is represented with two homes at opposite ends of the township.

The Land Bank also took our first property in the City of Roosevelt Park. A cute little three bedroom house at 3001 Roosevelt Road.

Call our office at 724-6170 for details or.....Check the Website!!

## *Brokedown Palace—728 Catawba*

726 Catawba was demolished and sold to a neighbor within a week. An original LB property, 728 is an example of how selling property in one part of the County can benefit in another area. The neighbor plans on fencing in their new lot.



### IN THIS ISSUE

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- ◆ Sale to new food center and retail store
- ◆ Recent Sales



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*Recent Sales*



The Land Bank has had a busy few months since our last publication.

2571 McCracken (pictured) a very nice house in Lakeside Neighborhood, sold in July to a very nice couple.

728 Catawba (page one) a blighted structure in Angell Neighbor-

hood, was demolished and sold to an adjacent neighbor.

Several small, vacant lots in the City of Lakewood Club were sold to adjacent property owners. These properties were cycling through the tax sales for years and it was good to get them back into productive use.

1364 Arthur was sold to Community EnCompass. Community EnCompass plans on rehabbing this house using NSP3 funds and shining it up nice! We plan on keeping you posted with their progress!

2152 S. Getty (next page) was sold to a commercial developer.

2101 DeBaker was sold (= acceptance, consideration, and the deed recorded) to a young lady who is actively rehabbing the structure.

1748 Laketon, (nice block, big lot in Oakview Neighborhood) a 2011 LB property, was sold to an individual who is working in concert with a builder friend to improve the property .

Several offers are pending. We have eclipsed the record number of sales (parcels) for a calendar year and the year is not over!!

PROPERTIES SOLD ALL  
TIME BY THE LAND  
BANK:

105

THIS YEAR TO DATE:

43

*Land Bank Q & A*

Q: Why does the Land Bank sell so many homes on a land contract basis rather than an outright sale?

A: Many times the reason is that we cannot sell the properties with title insurance. Though the properties were tax foreclosed through a thoroughly legal process, many title agencies

will not underwrite the policies unless the former owners signed the certified letter as a part of the process. As this happens all too infrequently, the Land Bank has no other recourse but to take the property through a process known as expedited quiet title. This process mimics the original

tax foreclosure process in notifications, plus another couple of steps to notify persons of interest.

At the court date, the judge considers the case, listens to any objections, then quiets the title. At that point (and a short waiting period) the LB can then sell with a warranty deed.

*Breaking 100*

No, we are not talking about this writer's golf score (insert your "What did you get on the other seventeen holes?" joke here).

The Land Bank recently celebrated the sale of its one hundredth parcel. Sales of property have seen an increase each year since 2010. The momentum from one seems to transfer to another.

The LB has grown from selling

just a few houses a year to selling dozens, often working with local municipalities or assisting non-profit organizations with meeting their missions.

Along the way the LB has helped many families obtain their dream of owning a home. We have met some outstanding neighbors as a result of diving into our projects.

Thanks to all of those who have assisted: community development partners, local units of government, and Board Members past and present, especially our Chairman for having the vision to allow the LB to expand into what it has become.

Stick with us. Great things are afoot!

### Going Commercial

2152 S. Getty Street, recently a used furniture store (and in past times Pletcher’s Furniture) was sold by the LB in June 2012.

The new owners, Ramos-Delgado, LLC, are planning on developing the property for at least two new uses. One section will house a retail center for resale of used kitchen and refrigeration equipment. The other section is tentatively to be a retail center in the form of a Mexican store and take out restaurant.

The ownership has experience in these types of establishments in Kent County and Ottawa County. They began work soon upon

closing of the sale. Future improvements may include another suite for an additional retail outlet. Land Bank improvements to



Teaser before picture of 2152 S. Getty St. (pre-LB)

the property included removing and replacing some of the façade, sealing the roof, and removal of half a deer from the alley.

This marked the first foray for the Land Bank into the world of commercial property. We could not be happier with the outcome. We will monitor the progress of the new owners and update you! When they are ready to roll, please give them consideration of your business. Let’s make this Muskegon County’s next success story!!

PROPERTIES  
CURRENTLY IN THE  
LAND BANK  
PORTFOLIO:

64

ALL TIME LB  
PROPERTY:

169

SOLD FOR  
COUNTY

9

### Energy Saving Tip—Putting it to bed

As Summer draws to a close (Boo!), one chore you might consider performing is the proper winterizing of your air conditioning unit. This will help insure efficient use next Spring (or February if the pattern holds)

1. TURN THE UNIT OFF AT THE BREAKER.

2. Wash the unit thoroughly with a garden hose. This will remove any leaves, dirt, etc.
3. Make sure the unit is entirely dry and hand-remove any further debris.
4. Cover the unit with a tarp or commercial air conditioner

- cover.
5. Wrap the cover with some bungee cords or strong rope to prevent the cover from flying off in winter storms.
6. If you get ice build-up, consider putting a large board on top.
7. Enjoy taking it off in Spring

### Featured Property—996 Amity



- ◆ Three Bedrooms, 1 Bath
- ◆ Just down the street from Steele Middle School!
- ◆ Fenced in Back Yard
- ◆ Garage Door Opener
- ◆ Full Basement



Getting a lot of looks!



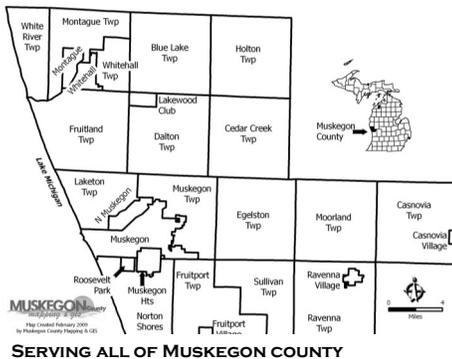
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Find us on the Web:  
[www.muskegonlandbank.org](http://www.muskegonlandbank.org)



### *Muskegon County Land Bank Board*

- Tony Moulatsiotis, County Treasurer, Chairman
- John Snider, County Commissioner, Vice-Chairman
- Deb Ackerman, Egelston 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**