

CITY OF MUSKEGON

CITY COMMISSION MEETING

JULY 8, 2003

CITY COMMISSION CHAMBERS @ 5:30 P.M.

AGENDA

- CALL TO ORDER:
- PRAYER:
- PLEDGE OF ALLEGIANCE:
- ROLL CALL:
- HONORS AND AWARDS:
- PRESENTATIONS:
- CONSENT AGENDA:
 - a. Approval of Minutes. CITY CLERK
 - b. Road Salt Procurement Authorization. PUBLIC WORKS
 - c. Housing Commission Appointment. CITY MANAGER
 - d. Selection of Siding Supplier for Fiscal Year 2003-2004. COMMUNITY & NEIGHBORHOOD SERVICES
 - e. Approval of Rehabilitation Contract for 503 Octavious – Jackson Hill Urban Renewal Project #1 (WGIRTT). COMMUNITY & NEIGHBORHOOD SERVICES
 - f. Approval of Title Contract for 2003-2004 Fiscal Year. COMMUNITY & NEIGHBORHOOD SERVICES
 - g. Selection of Siding Contractors for Fiscal Year 2003-2004. COMMUNITY & NEIGHBORHOOD SERVICES
- PUBLIC HEARINGS:
- COMMUNICATIONS:
- CITY MANAGER'S REPORT:
- UNFINISHED BUSINESS:
- NEW BUSINESS:
 - a. Mexican Consulate Identification Cards – Matricula Consular. AFFIRMATIVE ACTION

- b. Set Public Hearing for Amendments to Brownfield Plan – Gillespie Development; Loff Properties, LLC and Parmenter O’Toole. PLANNING & ECONOMIC DEVELOPMENT
- c. Second Quarter 2003 Budget Reforecast. FINANCE
- d. Liquor License Request – Star 4, Inc. CITY CLERK
- e. Concurrence with the Housing Board of Appeals Notice and Order to Demolish the Following: INSPECTIONS
 1. 1112 Williams
 2. 412 Muskegon
 3. 1177 Kenneth
 4. 345 E. Forest
 5. 1246 Fifth
 6. 85 Hartford
 7. 1087 W. Grand
 8. 723 Amity

ANY OTHER BUSINESS:

PUBLIC PARTICIPATION:

- *Reminder: Individuals who would like to address the City Commission shall do the following:*
- Be recognized by the Chair.
- Step forward to the microphone.
- State name and address.
- Limit of 3 minutes to address the Commission.
- (Speaker representing a group may be allowed 10 minutes if previously registered with City Clerk.)

ADJOURNMENT:

ADA POLICY: THE CITY OF MUSKEGON WILL PROVIDE NECESSARY AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WHO WANT TO ATTEND THE MEETING UPON TWENTY FOUR HOUR NOTICE TO THE CITY OF MUSKEGON. PLEASE CONTACT GAIL A. KUNDINGER, CITY CLERK, 933 TERRACE STREET, MUSKEGON, MI 49440 OR BY CALLING (231) 724-6705 OR TDD: (231) 724-4172.

2003-54a)

Date: July 8, 2003
To: Honorable Mayor and City Commissioners
From: Gail A. Kunding, City Clerk
RE: Approval of Minutes

SUMMARY OF REQUEST: To approve the minutes of the Regular Commission Meeting that was held on Tuesday, June 24, 2003.

FINANCIAL IMPACT: None.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: Approval of the minutes.

CITY OF MUSKEGON

CITY COMMISSION MEETING

JULY 8, 2003

CITY COMMISSION CHAMBERS @ 5:30 P.M.

MINUTES

The Regular Commission Meeting of the City of Muskegon was held at City Hall, 933 Terrace Street, Muskegon, Michigan at 5:30pm, Tuesday, July 8, 2003.

Mayor Warmington opened the meeting with a prayer from Pastor Sarah Johnson from Word of Truth Outreach, after which members of the City Commission and members of the public joined in reciting the Pledge of Allegiance to the Flag.

ROLL CALL FOR THE REGULAR COMMISSION MEETING:

Present: Mayor Stephen Warmington, Vice Mayor Karen Buie; Commissioners Stephen Gawron, William Larson, Robert Schweifler, Clara Shepherd and Lawrence Spataro; City Assistant Manager Lee Slaughter, City Attorney John Schrier and City Deputy Clerk Linda Potter.

2003-54 CONSENT AGENDA:

a. Approval of Minutes. CITY CLERK

SUMMARY OF REQUEST: To approve the minutes of the Regular Commission Meeting that was held on Tuesday, June 24, 2003.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Approval of the minutes.

b. Road Salt Procurement Authorization. PUBLIC WORKS

SUMMARY OF REQUEST: Authorize road salt procurement for the 2003/2004 winter season through the State of Michigan Extended Purchasing Program.

FINANCIAL IMPACT: Per ton price yet to be determined; average winter usage of 4,318 tons at the 2002/2003 extended price of \$25.08/ton totals \$108,295.

BUDGET ACTION REQUIRED: None; expense budgeted for through public works.

STAFF RECOMMENDATION: Approve.

c. Housing Commission Appointment. CITY MANAGER

SUMMARY OF REQUEST: To remove Stanley Hussey from the Housing Commission for lack of attendance and to appoint Ms. Bobbie Jones to the Housing Commission as the resident commissioner.

FINANCIAL IMPACT: None

STAFF RECOMMENDATION: None

STAFF RECOMMENDATION: To approve the request.

d. Selection of Siding Supplier for Fiscal Year 2003-2004. COMMUNITY & NEIGHBORHOOD SERVICES

SUMMARY OF REQUEST: To approve Community and Neighborhood Services department selection of the vinyl siding supplier for fiscal year 2003-2004. After reviewing all bids, the department selected the lowest bid by Premier Building Supplies located at 2151 S. Harvey, Muskegon for the price of \$39.20 (thirty-nine dollars and twenty cents) per square for white and \$40.34 (forty dollars and thirty-four cents) per square for color.

FINANCIAL IMPACT: Funding will be allocated from the 2003-04 siding fund.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve the request.

e. Approval of Rehabilitation Contract for 503 Octavious - Jackson Hill Urban Renewal Project #1 (WGIRTT). COMMUNITY & NEIGHBORHOOD SERVICES

SUMMARY OF REQUEST: To approve the contract with Lewis Johnson, 16076 Bonita, Grand Haven, MI for the completion of the rehabilitation of the City owned home at 503 Octavious for \$75,900 the low bid submitted under Jackson Hill Urban Renewal Project #1 (WGIRTT)

After the rehabilitation is completed the totally rehabilitated structure will be sold to a qualified family as an owner-occupied home continuing the City's neighborhood revitalization efforts.

FINANCIAL IMPACT: Funding for this project will be taken from the City's 2002 HOME funds.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve Community and Neighborhood Services request.

f. Approval of Title Contract for 2003-2004 Fiscal Year. COMMUNITY & NEIGHBORHOOD SERVICES

SUMMARY OF REQUEST: To approve a contract with LandAmerica Transnation Title Insurance Co, 570 Seminole, Norton Shores for title work. LandAmerica Transnation submitted the lone bid of \$70.00 per title search.

FINANCIAL IMPACT: Funding for cost will come from the 2004 HOME Administration and CDBG Inspection allotment.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve CNS request.

g. Selection of Siding Contractors for Fiscal Year 2003-2004. COMMUNITY & NEIGHBORHOOD SERVICES

SUMMARY OF REQUEST: To approve Community and Neighborhood Services to sign contracts with Fredricks Construction, 1940 Commerce, Muskegon, Cutting Edge

Construction, 975 Washington, Muskegon, and Top Notch Construction, 4750 Jensen, Fruitport Township to install vinyl siding at an agreed price of \$65.00 (sixty-five dollars) per square for the siding program 2003-2004 fiscal year.

FINANCIAL IMPACT: Funding will be disbursed from the 2003-2004 CDBG Siding fund.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve request.

h. FIRST READING: Ordinance amending Section 92-33 of the Code of Ordinances concerning changes in the Vehicle Code POLICE DEPARTMENT

SUMMARY OF REQUEST: To amend Section 92-33, subsection 8.26 of the Code of Ordinances Limitation on parking or standing of certain commercial vehicles.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Approval of amendment.

i. Accept Resignations and Make Appointments to Various Boards and Committees COMMUNITY RELATIONS

SUMMARY OF REQUEST: To accept the resignation of Chip Sawyer and Kathy Jackson from the Downtown Development Authority and appoint Luis Suarez to the Equal Opportunity Committee and Scott Medema to the Downtown Development Authority.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To accept resignations and make the appointments.

Motion by Vice Mayor Buie, second by Commissioner Gawron to approve the Consent Agenda as read.

ROLL VOTE: Ayes: Spataro, Warmington, Buie, Gawron, Larson, Schweifler, Shepherd

Nays: None

MOTION PASSED

2003-55 NEW BUSINESS:

REQUESTED TO MOVE ITEM D. TO BEGINNING OF NEW BUSINESS.

d. Liquor License Request - Star 4, Inc. CITY CLERK

SUMMARY OF REQUEST: The Liquor Control Commission seeks local recommendation on a request from Star 4, Inc. to add a New Entertainment Permit (golf simulator) to their Class C-SDM licensed business.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Pending final inspection, all departments are recommending approval with the exception of Planning which is recommending denial due to expanding non-conforming use.

Motion by Commissioner Larson, second by Commissioner Schweifler to approve request Star 4, Inc. to add a New Entertainment Permit (golf simulator) to their Class C-SDM licensed business pending final inspection.

ROLL VOTE: Ayes: Warmington, Buie, Gawron, Larson, Schweifler, Shepherd, Spataro

Nays: None

MOTION PASSED

a. Mexican Consulate Identification Cards - Matricula Consular.
AFFIRMATIVE ACTION

SUMMARY OF REQUEST: To adopt the resolution recognizing the Matricula Consular as a form of identification in dealing between the public and City government.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Staff recommends approval.

Motion by Commissioner Spataro, second by Commissioner Shepherd to approve the resolution recognizing the Matricula Consular as a form of identification in dealings between the public and City government.

ROLL VOTE: Ayes: Buie, Gawron, Larson, Schweifler, Shepherd, Spataro, Warmington

Nays: None

MOTION PASSED

b. Set Public Hearing for Amendments to Brownfield Plan - Gillespie Development; Loft Properties, LLC and Parmenter O'Toole.
PLANNING & ECONOMIC DEVELOPMENT

SUMMARY OF REQUEST: To approve the resolution setting a public hearing for amendments to the Brownfield Plan. The amendments are for the inclusion of property owned by lakefront LLC, which will be sold to Gillespie Development Loft Properties, LLC and leased to Parmenter O'Toole. The property is located within Edison Landing.

FINANCIAL IMPACT: There is no direct financial impact in setting the public hearing, although the development of the offices, condominiums and retail space, proposed by the owner/developers of the Edison Landing site, will add to the tax base of the City of Muskegon.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve the resolution and authorize the Mayor and Clerk to sign the resolution.

COMMITTEE RECOMMENDATION: The Brownfield Redevelopment Authority will meet on July 7, 2003 to consider approval of the Brownfield Plan Amendments and recommend the approval of the Brownfield Plan Amendments to the Muskegon City Commission. In addition, the Brownfield Redevelopment Authority will consider recommending that the Muskegon City Commission set a public hearing on the Plan Amendments for August 12, 2003.

Motion by Commissioner Larson, second by Commissioner Schweifler to approve the resolution setting a public hearing for amendments to the Brownfield Plan.

ROLL VOTE: Ayes: Gawron, Larson, Schweifler, Shepherd, Spataro, Warmington, Buie

Nays: None

MOTION PASSED

c. Second Quarter 2003 Budget Reforecast. FINANCE

SUMMARY OF REQUEST: At this time staff is transmitting the Second Quarter 2003 Budget Reforecast which outlines proposed changes to the original budget that have come about as result of changes in policy priorities, labor contracts, updated economic conditions, or other factors. For the next meeting, an action item will be placed on the agenda for adoption of the second quarter budget reforecast together with any additional changes deemed necessary by Commissioners.

FINANCIAL IMPACT: General fund revenues continue to deteriorate. The estimate for City income tax revenues has been reduced by \$200,000 and the shortfall in state shared revenues, when compared to the original budget, currently stands at \$515,220. We have included in the 2nd Quarter Reforecast the projected use of another \$500,000 in budget stabilization fund reserves. General fund expenditures are projected to be \$257,257 more than originally budgeted primarily due to large capital projects that were anticipated to be completed in 2002 when the 2003 budget was prepared.

BUDGET ACTION REQUIRED: Self-explanatory.

STAFF RECOMMENDATION: The City Commission should review the Reforecast to ensure it reflects their policy initiatives. At the next City Commission meeting, staff will request formal approval of the Reforecast and related budget amendments.

Motion by Commissioner Spataro, second by Commissioner Shepherd to approve the Second Quarter 2003 Budget Reforecast.

ROLL VOTE: Ayes: Larson, Schweifler, Shepherd, Spataro, Warmington, Buie, Gawron

Nays: None

MOTION PASSED

e. Concurrence with the Housing Board of Appeals Notice and Order to Demolish the Following: INSPECTIONS

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structures located at 1112 Williams, 412 Muskegon, 1177 Kenneth, 345 E. Forest, 1246 Fifth, 85 Hartford, 1087 W.

Grand, and 723 Amity, are unsafe, substandard, public nuisances and that they be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structures and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

1. 112 Williams St.

CASE 3 & PROJECT ADDRESS: #02-45, 1112 Williams, Muskegon, MI

LOCATION AND OWNERSHIP: This structure is located on Williams between Isabella and Catherine. It is owned by Randy Farber.

STAFF CORRESPONDENCE: A dangerous building inspection was conducted on 9/6/02 and an interior inspection was conducted 10/23/02. A Notice and Order to repair was issued 11/25/02. The owner submitted a time frame for repairs which was presented to the HBA on 2/6/03. The HBA accepted the timeframe, but declared the structure substandard with a 120 day delay in forwarding to CC to allow the owner time to complete the repairs.

OWNER CONTACT: The owner contacted the Inspection office about pulling a permit to complete the repairs, but disagreed with the value determined by the Director. He refused to pay the fee and has not contacted the office since.

FINANCIAL IMPACT: CDBG

BUDGET ACTION REQUIRED: None

STATE EQUALIZED VALUE: \$14,200

ESTIMATED COST TO REPAIR: \$18,000

2. 412 Muskegon Ave.

CASE# & PROJECT ADDRESS: 01-034, 412 W. Muskegon Ave.

LOCATION AND OWNERSHIP: This structure is located in the Nelson Neighborhood on Muskegon Avenue between Fifth and Sixth Streets. It is owned by Brian Cunningham.

STAFF CORRESPONDENCE: A dangerous building inspection was conducted on 6/29/01. A Notice and Order to repair or demolish was issued 7/23/01. On 9/6/01 the HBA granted 90 days to complete all repairs or demolish the structure. No repairs have been done and no permits have been pulled. On June 3, 2003 the HDC deemed the structure unsafe and concurred with the HBA to demolish.

OWNER CONTACT: There has been no contact since the HBA meeting.

FINANCIAL IMPACT: CDBG

BUDGET ACTION REQUIRED: None

STATE EQUALIZED VALUE: \$13,400

ESTIMATED COST TO REPAIR: \$8,000 plus the cost of interior repairs.

3 1177 Kenneth

CASE# & PROJECT ADDRESS: #02-93, 1177 Kenneth, Muskegon, MI

LOCATION AND OWNERSHIP: This structure is located on Kenneth between Holt and Maple. It is owned by U.S. Bank.

STAFF CORRESPONDENCE: A dangerous building inspection was conducted on 12/9/02 and an interior inspection was scheduled for 12/18/02. It was not conducted because of no one appearing to open the dwelling. A notice and order to repair was issued 2/21/03. On 4/3/03 Chris West appeared before the HBA and stated he was letting the property go back to the bank because of past problems with tenants trashing the house. The HBA declared the house substandard on that date.

OWNER CONTACT: None

FINANCIAL IMPACT: CDBG

BUDGET ACTION REQUIRED: None

STATE EQUALIZED VALUE: \$14,100

ESTIMATED COST TO REPAIR: \$8,000

4. 345 E. Forest

CASE # & PROJECT ADDRESS: #02-63, 345 E. Forest, Muskegon, MI

LOCATION AND OWNERSHIP: This structure is located on E. Forest between Pine and Smith St. It is owned by Absalon Lamarr White.

STAFF CORRESPONDENCE: A dangerous building inspection was conducted on 9/11/02 and a Notice and Order to repair was issued 11/25/02. The owner appeared before the HBA on 2/6/03 and stated he wanted to save the structure. The HBA declared it on that date, but the Director of Inspections stated he would work with the owner in the time frame specified within the dangerous building process. An interior inspection was conducted 3/17/03 and the owner was granted 90 days to complete the repairs. Permits were to be pulled by 4/15/03. There has been no contact from the owner since 4/7/03 and no permits have been pulled.

OWNER CONTACT: There has been no contact from the owner since 4/7/03 and no permits have been pulled.

FINANCIAL IMPACT: CDBG

BUDGET ACTION REQUIRED: None

STATE EQUALIZED VALUE: \$15,300

ESTIMATED COST TO REPAIR: \$10,000

5. 1246 Fifth St.

CASE# & PROJECT ADDRESS: #02-90, 1246 Fifth St., Muskegon, MI

LOCATION AND OWNERSHIP: This structure is located on Fifth Street between Monroe and Merrill St. It was owned by Chuck Wishart, but has gone back to a bank.

STAFF CORRESPONDENCE: A dangerous building inspection was conducted on 11/22/02 and an interior inspection was conducted 1/23/03. A notice and order to repair was issued 2/27/03. On 4/03/03 no one appeared to represent the case and the HBA declared the structure substandard.

OWNER CONTACT: There has been no contact from the owner.

FINANCIAL IMPACT: CDBG

BUDGET ACTION REQUIRED: None

STATE EQUALIZED VALUE: \$19,400

ESTIMATED COST TO REPAIR: \$8,000

6. 85 Hartford

CASE# & PROJECT ADDRESS: #85 Hartford, Muskegon, MI

LOCATION AND OWNERSHIP: This structure is located on Hartford between Pine and Terrace and is owned by James Bauer.

STAFF CORRESPONDENCE: A dangerous building inspection was conducted on 2/19/03 and a Notice and Order to repair was issued 3/5/03. Mr. Bauer telephoned the Inspection office on 4/30/03 and stated he intended to repair the house and would be applying for rental rehab through CNS. On 5/1/03 the HBA declared the structure a public nuisance, substandard, and dangerous building. As of 6/10/03 Mr. Bauer has not applied for rental rehab.

OWNER CONTACT: Mr. Bauer telephoned the Inspection Office on 4/30/03 and stated he intended to repair the house and would be applying for rental rehab through CNS. As of 6/10/03 Mr. Bauer has not applied.

FINANCIAL IMPACT: CDBG

BUDGET ACTION REQUIRED: None

STATE EQUALIZED VALUE: \$18,400

ESTIMATED COST TO REPAIR: \$4,000 and cost of interior repairs.

Motion by Commissioner Spataro, second by Commissioner Gawron to concur with the Housing Board of Appeals to demolish the following structures and to direct administration to obtain bids for the demolitions and that the Mayor and City Clerk be authorized to sign the contract.

1. 1112 Williams
2. 412 Muskegon
3. 1177 Kenneth
4. 345 E. Forest
5. 1246 Fifth
6. 85 Hartford

ROLL VOTE: Ayes: Schweifler, Shepherd, Spataro, Warmington, Buie, Gawron, Larson

Nays: None

MOTION PASSED

7. 1087 W. Grand

CASE# & PROJECT ADDRESS: #00-56 - 1087 W. Grand, Muskegon, MI

LOCATION AND OWNERSHIP: This structure is located on W. Grand, between Barclay and Franklin. It is owned by Brenda and Larry Davis.

STAFF CORRESPONDENCE: A dangerous building inspection was conducted on 7/20/00 because of a fire. In October 2000 the HBA tabled the case for 60 days and the case was again tabled in January 2001. The owners have had problems with their contractors and have filed a formal complaint to the state. There have been numerous progress inspections and all permits have been pulled. The case was again brought before the HBA in February 2003 and tabled 4 months before forwarding to commission.

OWNER CONTACT: There has been much contact between the owners, contractors and Inspection staff and director.

FINANCIAL IMPACT: General Funds

BUDGET ACTION REQUIRED: None

STATE EQUALIZED VALUE: \$26,600

ESTIMATED COST TO REPAIR: \$30,000

Motion by Commissioner Larson, second by Vice Mayor Buie to table item for 90 days and to have Inspections keep the City Commission updated on progress of work done on home.

ROLL VOTE: Ayes: Shepherd, Warmington, Buie, Larson

Nays: Spataro, Gawron, Schweifler

MOTION PASSED

8. 723 Amity

CASE# & PROJECT ADDRESS: #02-89 - 723 Amity, Muskegon, MI

LOCATION AND OWNERSHIP: This structure is located on Amity between Kenneth and Holt. It was owned by Lisa Brandel, but has gone back to the state.

STAFF CORRESPONDENCE: A dangerous building inspection was conducted on 11/27/02 and an interior inspection was conducted 1/7/03. A notice and order to repair was issued 1/8/03 to Lisa Brandel and copied to Celena Levelston, who thought she was purchasing the home from Ms. Brandel. Ms. Levelston was ordered to evacuate the premises 1/8/03 because of dangerous conditions. On 3/6/03 the HBA declared the structure a public nuisance, substandard, and dangerous building.

OWNER CONTACT: Ms. Levelston has been in contact with the Director of Inspections, but has been unable to proceed with any repairs due to her inability to prove ownership.

FINANCIAL IMPACT: CDBG

BUDGET ACTION REQUIRED: None

STATE EQUALIZED VALUE: \$21,400

ESTIMATED COST TO REPAIR: \$30,000

STAFF RECOMMENDATION: To concur with the Housing Board of Appeals decision to demolish.

Motion by Commissioner Spataro, second by Commissioner Shepherd to concur with the Housing Board of Appeals to demolish 723 Amity and to direct administration to obtain bids for the demolition of the structure and have the Mayor and City Clerk to sign the contract.

ROLL VOTE: Ayes: Spataro, Warmington, Buie, Gawron, Larson, Schweifler, Shepherd

Nays: None

MOTION PASSED

The Regular Commission Meeting for the City of Muskegon was adjourned at 7:01PM.

Respectfully submitted,



Gail Kunding, MMC

□

AGENDA ITEM NO. 2003-54 b)

CITY COMMISSION MEETING _____

TO: Honorable Mayor and City Commission

FROM: Department of Public Works

DATE: June 27, 2003

SUBJECT: Road Salt Procurement Authorization

SUMMARY OF REQUEST:

Authorize road salt procurement for the 2003/2004 winter season through the State of Michigan Extended Purchasing Program.

FINANCIAL IMPACT:

Per ton price yet to be determined; average winter usage of 4,318 tons at the 2002/2003 extended price of \$25.08/ton totals \$108,295.

BUDGET ACTION REQUIRED:

None; expense budgeted for through public works.

STAFF RECOMMENDATION:

Approve.

COMMITTEE RECOMMENDATION:

Affirmative Action
(231)724-6703
FAX: (231)722-1214

Assessor/Equalization
(231)724-6708
FAX: (231)726-5181

Cemetery Department
(231)724-6783
FAX: (231)726-5617

City Manager
(231)724-6724
FAX: (231)722-1214

Civil Service
(231)724-6716
FAX: (231)724-4405

Clerk
(231)724-6705
FAX: (231)724-4178

Community and
Neigh. Services
(231)724-6717
FAX: (231)726-2501

Computer Info.
Systems
(231)724-6744
FAX: (231)722-4301

Engineering Dept.
(231)724-6707
FAX: (231)727-6904

Finance Dept.
(231)724-6713
FAX: (231)724-6768

Fire Department
(231)724-6792
FAX: (231)724-6985

Income Tax
(231)724-6770
FAX: (231)724-6768

Inspection Services
(231)724-6715
FAX: (231)728-4371

Leisure Services
(231)724-6704
FAX: (231)724-1196

Mayor's Office
(231)724-6701
FAX: (231)722-1214

Planning/Zoning
(231)724-6702
FAX: (231)724-6790

Police Department
(231)724-6750
FAX: (231)722-5140

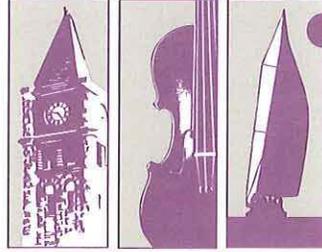
Public Works Dept.
(231)724-4100
FAX: (231)722-4188

Treasurer's Office
(231)724-6720
FAX: (231)724-6768

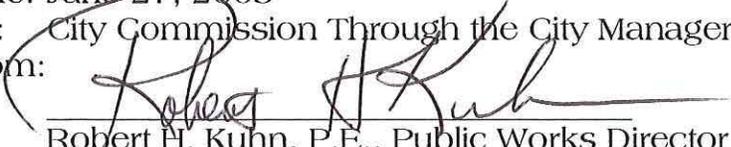
Water Billing Dept.
(231)724-6718
FAX: (231)724-6768

Water Filtration
(231)724-4106
FAX: (231)755-5290

MUSKEGON



West Michigan's Shoreline City

Date: June 27, 2003
To: City Commission Through the City Manager
From: 
Robert H. Kuhn, P.E., Public Works Director
Re: Road Salt Procurement Authorization

An average of 4,318 tons of road salt were used each of the past three winters. Based on the lowest 2002/2003 solicited bid of \$35.95/ton from Morton Salt Company, the cost would have been \$155,232. Under the State of Michigan Extended Purchasing Program's price of \$25.08/ton, the cost would have been \$108,295, and a \$46,937 savings.

I request authorization to procure road salt for the 2003/2004 winter season through the state's program. We will indicate a quantity of 5,000 tons, of which we will be committed to purchase 3,650 tons at a yet-to be determined extended price. Should we experience a particularly harsh winter, the contractor agrees to furnish up to a maximum of 5,850 tons.

pmb

(d/Bids/Rock Salt 2003...)

AGENDA ITEM NO. 2003-54 c)

CITY COMMISSION MEETING 7/8/03

TO: Honorable Mayor and City Commissioners

FROM: Bryon L. Mazade, City Manager

DATE: June 30, 2003

RE: Housing Commission Appointment

SUMMARY OF REQUEST:

To remove Stanley Hussey from the Housing Commission for lack of attendance and to appoint Ms. Bobbie Jones to the Housing Commission as the resident commissioner.

FINANCIAL IMPACT:

None.

BUDGET ACTION REQUIRED:

None.

STAFF RECOMMENDATION:

To approve this request.

COMMITTEE RECOMMENDATION:

None.



April 25, 2003

Bryan Mazade, City Manager
CITY OF MUSKEGON
933 Terrace
Muskegon Michigan 49442

Subject: Resident Commissioner

Dear Mr. Mazade:

Please be advised that this letter is written on behalf of the Board of Commissioners of the Muskegon Housing Commission. We are all concerned about the commitment of Stanley Hussey as it pertains to his service on the Board. The agency changed their scheduled meeting times to accommodate him. In spite of that change, he has only attended one commission meeting since his appointment to the Board. We therefore recommend he be replaced.

Staff of the Muskegon Housing Commission has a resident of Hartford Terrace Apartments, Ms. Bobbie Jones, who it feels would be more capable of fulfilling the role of a resident commissioner.

Your prompt attention to this letter is requested. Thank you in advance for your consideration.

Sincerely,

Edward Horne
Board Chairperson

cc: Housing Commissioners

REPLACEMENT.HC

RECEIVED
APR 29 2003
MUSKEGON
CITY MANAGER'S OFFICE

2003-54 d)

Commission Meeting Date: July 8, 2003

Date: July 2, 2003
To: Honorable Mayor & City Commission
**From: Community and Neighborhood Services
Department**
**RE: Selection of Siding Supplier for fiscal year 2003 -
2004**

SUMMARY OF REQUEST: To approve Community and Neighborhood Services department selection of the vinyl siding supplier for fiscal year 2003 – 2004. After reviewing all bids, the department selected the lowest bid by Premier Building Supplies located at 2151 S. Harvey – Muskegon for the price of \$39.20 (thirty-nine dollars and twenty cents) per square for white and \$40.34 (forty dollars and thirty-four cents) per square for color.

FINANCIAL IMPACT: Funding will be allocated from the 2003 – 2004 Siding fund.

BUDGET ACTION REQUIRED: None required at this time

STAFF RECOMMENDATION: To approve the request

COMMITTEE RECOMMENDATION: None

Suppliers Applicants

1. Premier Building Products Inc.
2151 Harvey
Muskegon, MI
2. ABC Supply Co Inc.
123 W. Sherman Blvd.
Muskegon, MI
3. Lowe's Home Center
2035 E. Sherman Blvd.
Muskegon, MI
4. 84 Lumber Co.
7577 W. 48th
Fremont, MI
5. Thompson Builders Co.
2472 Pennsylvania
N. Muskegon, MI
6. Eikenhout Inc.
346 Wealthy S.W.
Grand Rapids, MI

Premier Bldg. Prod.

<u>Materials</u>		<u>Price</u>
Siding	23.5 sq.	\$947.99
Coreboard	23.5 sq.	\$268.37
Tyvek	23.5 sq.	\$148.05
J Channels	36	\$89.28
Outside Corners	8	\$66.16
Inside Corners	3	\$15.54
Utility Trim	28	\$74.20
F Channels	24	\$94.80
Soffit	24	\$148.08
Coil Stock	5	\$226.70
Starter strips	19	\$25.46
Nails	13	\$10.14
Tubes Caulk	7	\$27.65
Trim Nail	7	\$26.25
Recess J-Block	1	\$5.40
Electric J-Block	3	\$8.64
Vents	3	\$49.20
Total		\$2,231.91

ABC Supply Company Incorp.

<u>Materials</u>		<u>Price</u>
Siding	23.5 sq.	\$985.83
Coreboard	23.5 sq.	\$270.25
Tyvek	23.5 sq.	\$209.15
J Channels	36	\$90.00
Outside Corners	8	\$76.00
Inside Corners	3	\$13.50
Utility Trim	28	\$77.00
F Channels	24	\$73.20
Soffit	24	\$150.00
Coil Stock	5	\$233.20
Starter strips	19	\$30.40
Nails	13	\$9.10
Tubes Caulk	7	\$19.25
Trim Nail	7	\$32.13
Recess J-Block	1	\$3.50
Electric J-Block	3	\$10.50
Vents	3	\$71.40
Total		\$2,354.41

Limited colors

Lowe's Company Inc.

<u>Materials</u>		<u>Price</u>
Siding	23.5 sq.	\$1,567.92
Coreboard	23.5 sq.	\$193.41
Tyvek	23.5 sq.	\$252.63
J Channels	36	\$107.28
Outside Corners	8	\$91.04
Inside Corners	3	\$21.78
Utility Trim	28	\$109.76
F Channels	24	\$131.28
Soffit	24	\$196.32
Coil Stock	5	\$303.80
Starter strips	19	\$67.83
Nails	13	\$8.32
Tubes Caulk	7	\$7.91
Trim Nail	7	\$51.59
Recess J-Block	1	\$5.74
Electric J-Block	3	\$14.88
Vents	3	\$80.82
Total		\$3,212.31

Eikenhout Inc.

<u>Materials</u>		<u>Price</u>
Siding	23.5 sq.	\$1,158.08
Coreboard	23.5 sq.	\$634.50
Tyvek	23.5 sq.	\$1,492.25
J Channels	36	\$102.96
Outside Corners	8	\$73.92
Inside Corners	3	\$17.55
Utility Trim	28	\$92.40
F Channels	24	\$91.92
Soffit	24	\$70.08
Coil Stock	5	\$242.00
Starter strips	19	\$39.71
Nails	13	\$7.67
Tubes Caulk	7	\$26.25
Trim Nail	7	\$41.65
Recess J-Block	1	\$5.25
Electric J-Block	3	\$14.40
Vents	3	\$84.00
Total		\$4,194.59

84 Lumber Co.

<u>Materials</u>		<u>Price</u>
Siding	23.5 sq.	\$1,010.27
Coreboard	23.5 sq.	\$282.00
Tyvek	23.5 sq.	\$3,054.77
J Channels	36	\$80.64
Outside Corners	8	\$63.92
Inside Corners	3	\$17.97
Utility Trim	28	\$66.92
F Channels	24	\$59.76
Soffit	24	\$167.76
Coil Stock	5	\$224.95
Starter strips	19	\$35.91
Nails	13	\$51.61
Tubes Caulk	7	\$6.93
Trim Nail	7	\$12.53
Recess J-Block	1	\$4.49
Electric J-Block	3	\$10.47
Vents	3	\$74.97
Total		\$5,225.87

Limited colors

Thompson Builders Co.

<u>Materials</u>		<u>Price</u>
Siding	23.5 sq.	\$1,344.91
Coreboard	23.5 sq.	
Tyvek	23.5 sq.	
J Channels	36	\$96.84
Outside Corners	8	\$73.84
Inside Corners	3	\$18.93
Utility Trim	28	\$86.24
F Channels	24	\$92.40
Soffit	24	\$221.52
Coil Stock	5	\$298.10
Starter strips	19	
Nails	13	
Tubes Caulk	7	
Trim Nail	7	
Recess J-Block	1	
Electric J-Block	3	
Vents	3	
Total		

Not complete

2003-54e)

Commission Meeting Date: July 8, 2003

Date: July 1, 2003
To: Honorable Mayor & City Commission
From: Community and Neighborhood Services
Department
RE: Approval of Rehabilitation contract for 503
Octavious – Jackson Hill Urban Renewal Project
#1 (WGIRTT)

SUMMARY OF REQUEST: To approve the contract with Lewis Johnson, 16076 Bonita, Grand Haven, MI for the completion of the rehabilitation of the City owned home at 503 Octavious for \$75,900 the low bid submitted under Jackson Hill Urban Renewal Project #1 (WGIRTT)

After the rehabilitation is completed the totally rehabilitated structure will be sold to a qualified family as an owner-occupied home continuing the City's neighborhood revitalization efforts.

FINANCIAL IMPACT: Funding for this project will be taken from the City's 2002 HOME funds.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve Community and Neighborhood Services request.

COMMITTEE RECOMMENDATION: None needed



503 Octavius

2003-54 f)

Commission Meeting Date: July 8, 2003

Date: July 1, 2003
To: Honorable Mayor & City Commission
From: Community and Neighborhood Services
Department
RE: Approval of title Contract for 2003-2004 fiscal
year

SUMMARY OF REQUEST: To approve a contract with LandAmerica Transnation Title Insurance Co, 570 Seminole, Norton Shores for title work. LandAmerica Transnation submitted the lone bid of \$70.00 per title search.

FINANCIAL IMPACT: Funding for cost will come from the 2004 HOME Administration and CDBG Inspection allotment.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve CNS request

COMMITTEE RECOMMENDATION: None needed

June 10, 2003

City Clerk's Office
Muskegon City Hall
933 Terrace Street
Muskegon, MI 49440

Dear City Clerk:

Pursuant to your letter of May 31, 2003, LandAmerica Transnation Title Insurance Company submits the following proposed bid.

LandAmerica Transnation proposes to use the form that is currently being used by the City of Muskegon Inspection Department to set forth the information required by the Department of Community & Neighborhood Services. (A copy is attached for your review.) Your department will complete the top portion of the form to submit to LandAmerica Transnation for completion. LandAmerica Transnation will examine the records of the Muskegon County Register of Deeds as to the property described on the form. LandAmerica Transnation will complete the form, furnishing to the City the Liber, page and date of the last recorded deed showing the name and address of the grantor and grantee; open liens and mortgages, which will include land contracts, State and Federal tax liens; assignments; divorce liens; bankruptcy and fixture filings, the date through which we examined the records; and the name of the person who did the title search. Further, the search will include a copy of all recorded listed documents. Turnaround time of said searches will be 4 to 5 business days.

The cost for the title search will be \$70.00 Your department will be billed directly and payment would be expected within 60 days after receipt of the report.

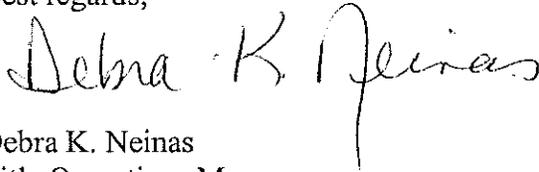
On properties which you require title insurance, the premium will be determined by the attached rate schedule. The premium is determined by the value of the property. Example: Sales price \$52,000.00, cash sale, the premium would be \$352.00 per the rate chart. Should the transaction cancel for any reason, a cancellation fee in the amount of \$190.00 will be charged. Should title insurance be requested on the same property within 1 year of the cancellation, the \$190.00 payment of the cancellation fee will be credited against the new premium. Should the new transaction cancel, no additional cancellation fee will be charged. Turnaround time of commitments will be 4 to 5 business days.

A schedule of our closing fees is attached for your review. The party who pays the closing fee is determined by the purchase agreement. In general, the buyer and seller usually split the closing fee 50/50. Using the example of the cash sale above, the standard closing fee would be \$200.00

The request can be faxed, picked up or E-mailed. Our fax number is 739-0932 or our E-mail address is tntseminole@landam.com. Completed search(s) will be delivered to your office.

Thank you for the opportunity of allowing us to work with you. We hope to continue doing business with you in the future.

Best regards,

A handwritten signature in cursive script that reads "Debra K. Neinas". The signature is written in black ink and is positioned above the printed name and title.

Debra K. Neinas
Title Operations Manager

Attachments

2003-54 g)

Commission Meeting Date: July 8, 2003

Date: July 2, 2003
To: Honorable Mayor & City Commission
From: Community and Neighborhood Services
Department
RE: Selection of Siding Contractors for fiscal year
2003 - 2004

SUMMARY OF REQUEST: To approve Community and Neighborhood Services to sign contracts with Fredricks Construction, 1940 Commerce, Muskegon, Cutting Edge Construction, 975 Washington, Muskegon and Top Notch Construction, 4750 Jensen, Fruitport Township to install vinyl siding at an agreed price of \$65.00 (sixty-five dollars) per square for the siding program, 2003 – 2004 fiscal year.

FINANCIAL IMPACT: Funding will be disbursed from the 2003 – 2004 CDBG Siding fund.

BUDGET ACTION REQUIRED: None at this time.

STAFF RECOMMENDATION: To approve request.

COMMITTEE RECOMMENDATION: None

Fredricks Co. Inc.

House Estimates

		<u>Price</u>
23.5 sq.		\$1,410.00
Fascia	300ft.	\$225.00
Soffit	300ft.	\$450.00
Door wrap	3	\$60.00
Window wrap	34	\$680.00
Wood	453ft.	\$226.50
Treated Wood	100ft.	\$50.00
Fanfold	23.5 sq.	\$352.50
Tyvek	23.5 sq.	\$282.00
Tyvek cap	100ft.	\$125.00
Extra Labor		
Total		\$3,861.00

Cutting Edge Construction

House Estimates

		<u>Price</u>
23.5 sq.		\$1,527.50
Fascia	300ft.	\$300.00
Soffit	300ft.	\$300.00
Door wrap	3	\$75.00
Window wrap	34	\$850.00
Wood	453ft.	\$453.00
Treated Wood	100ft.	\$100.00
Fanfold	23.5 sq.	\$235.00
Tyvek	23.5 sq.	\$235.00
Tyvek cap	100ft.	\$50.00
Extra Labor		
Total		\$4,125.50

Top Notch

House Estimates

Price

23.5 sq.		\$1,654.00
Fascia	300ft.	\$300.00
Soffit	300ft.	\$300.00
Door wrap	3	\$90.00
Window wrap	34	\$1,020.00
Wood	453ft.	\$453.00
Treated Wood	100ft.	\$100.00
Fanfold	23.5 sq.	\$235.00
Tyvek	23.5 sq.	\$235.00
Tyvek cap	100ft.	\$100.00
Extra Labor		
Total		\$4,487.00

Gawlik Construction

<u>House Estimates</u>		<u>Price</u>
23.5 sq.		\$1,762.50
Fascia	300ft.	\$300.00
Soffit	300ft.	\$300.00
Door wrap	3	\$90.00
Window wrap	34	\$1,020.00
Wood	453ft.	\$453.00
Treated Wood	100ft.	\$100.00
Fanfold	23.5 sq.	\$235.00
Tyvek	23.5 sq.	\$235.00
Tyvek cap	100ft.	\$100.00
Extra Labor or Permit		\$100.00
Total		\$4,695.50

Lewis E. Johnson Construction

House Estimates

		<u>Price</u>
23.5 sq.		\$1,762.50
Fascia	300ft.	\$300.00
Soffit	300ft.	\$300.00
Door wrap	3	\$90.00
Window wrap	34	\$1,020.00
Wood	453ft.	\$453.00
Treated Wood	100ft.	\$100.00
Fanfold	23.5 sq.	\$235.00
Tyvek	23.5 sq.	\$235.00
Tyvek cap	100ft.	\$100.00
Extra Labor or Permit		\$100.00
Total		\$4,695.50

Cotton Builders

<u>House Estimates</u>		<u>Price</u>
23.5 sq.		\$1,645.00
Fascia	300ft.	\$900.00
Soffit	300ft.	\$825.00
Door wrap	3	\$90.00
Window wrap	34	\$680.00
Wood	453ft.	\$181.20
Treated Wood	100ft.	\$40.00
Fanfold	23.5 sq.	\$235.00
Tyvek	23.5 sq.	\$235.00
Tyvek cap	100ft.	\$1,000.00
Extra Labor		
Total		\$5,831.20

Seaja Company LLC.

House Estimates

Price

23.5 sq.		\$4,465.00
Fascia	300ft.	\$1,200.00
Soffit	300ft.	\$2,100.00
Door wrap	3	\$150.00
Window wrap	34	\$1,360.00
Wood	453ft.	?
Treated Wood	100ft.	\$500.00
Fanfold	23.5 sq.	\$470.00
Tyvek	23.5 sq.	\$352.50
Tyvek cap	100ft.	\$400.00
Extra Labor		
Total		\$10,997.50

Thompson Builders Co.

House Estimates

Price

23.5 sq.		\$1,045.75
Fascia	300ft.	\$300.00
Soffit	300ft.	\$300.00
Door wrap	3	\$60.00
Window wrap	34	\$680.00
Wood	453ft.	\$453.00
Treated Wood	100ft.	\$200.00
Fanfold	23.5 sq.	\$211.50
Tyvek	23.5 sq.	\$94.00
Tyvek cap	100ft.	?
Extra Labor		\$35.00
Total		\$3,379.25
		Not Complete

Circle Siding & Roofing

House Estimates

		<u>Price</u>
23.5 sq.		\$2,937.50
Fascia	300ft.	\$450.00
Soffit	300ft.	\$450.00
Door wrap	3	\$75.00
Window wrap	34	\$850.00
Wood	453ft.	
Treated Wood	100ft.	
Fanfold	23.5 sq.	\$587.50
Tyvek	23.5 sq.	
Tyvek cap	100ft.	
Extra Labor		
Total		\$5,350.00
		Not Complete

WASCO Construction

House Estimates

Price

23.5 sq.		\$940.00
Fascia	300ft.	\$1,200.00
Soffit	300ft.	\$975.00
Door wrap	3	\$105.00
Window wrap	34	\$850.00
Wood	453ft.	\$1,005.66
Treated Wood	100ft.	\$450.00
Fanfold	23.5 sq.	\$235.00
Tyvek	23.5 sq.	\$282.00
Tyvek cap	100ft.	\$1,200.00
Extra Labor		\$231.25
Total		\$7,473.91

Company not registered or licensed

2003-54 h)

Date: July 8, 2003
To: Honorable Mayor and City Commissioners
From: Police Department
RE: Amending Section 92-33 of the Code of Ordinances concerning changes in the Vehicle Code

SUMMARY OF REQUEST: To amend Section 92-33, subsection 8.26 of the Code of Ordinances Limitation on parking or standing of certain commercial vehicles.

FINANCIAL IMPACT: None.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: Approval of amendment.

CITY OF MUSKEGON
NOTICE OF ADOPTION

Please take notice that on July 8, 2003, the City Commission of the City of Muskegon adopted an ordinance amending Section 92-33 of the Code of Ordinances for the City of Muskegon concerning changes in the Vehicle Code.

LIMITATION ON PARKING OR STANDING OF CERTAIN COMMERCIAL VEHICLES.

Section 92-33, Subsection 8.26 shall read as follows:

8.26. Limitation on parking or standing of certain commercial vehicles.

Commercial Vehicle defined: "Commercial vehicle" includes all motor vehicles used for the transportation of passengers for hire, or constructed or used for transportation of goods, wares or merchandise, and/or all motor vehicles designed and used for drawing other vehicles and not so constructed as to carry any load thereon either independently or any part of the weight of a vehicle or load so drawn,

- (1) No commercial vehicle shall be parked upon any street or alley for a period longer than two (2) hours.
- (2) No commercial vehicle shall be parked at an angle to the line of the street or alley while loading or unloading for a period longer than one (1) hour.
- (3) No commercial vehicle shall be parked at an angle to the line of the street or alley where such vehicle would prohibit the free flow of traffic.
- (4) A person who violates this section is responsible for a civil infraction.

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten days from the date of this publication.

City of Muskegon
Gail A. Kunding, MMC
City Clerk

Please publish July 16, 2003.

for pub 7-10-03
JK

CITY OF MUSKEGON
MUSKEGON COUNTY, MICHIGAN
ORDINANCE 2110

An Ordinance amending Section 92-33 of the Code of Ordinances for the City of Muskegon concerning changes in the Vehicle Code.

LIMITATION ON PARKING OR STANDING OF CERTAIN COMMERCIAL VEHICLES.

Section 92-33, Subsection 8.26 shall read as follows:

8.26. Limitation on parking or standing of certain commercial vehicles.

Commercial Vehicle defined: "Commercial vehicle" includes all motor vehicles used for the transportation of passengers for hire, or constructed or used for transportation of goods, wares or merchandise, and/or all motor vehicles designed and used for drawing other vehicles and not so constructed as to carry any load thereon either independently or any part of the weight of a vehicle or load so drawn,

- (1) No commercial vehicle shall be parked upon any street or alley for a period longer than two (2) hours.
- (2) No commercial vehicle shall be parked at an angle to the line of the street or alley while loading or unloading for a period longer than one (1) hour.
- (3) No commercial vehicle shall be parked at an angle to the line of the street or alley where such vehicle would prohibit the free flow of traffic.
- (4) A person who violates this section is responsible for a civil infraction.

This Ordinance adopted: July 8, 2003

Ayes 7

Nays 0

Adoption date: July 8, 2003
Effective date: July 26, 2003
First Reading: July 8, 2003
Second Reading:

City of Muskegon

BY: Gail A. Kunderger

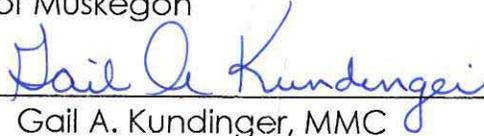
Gail A. Kunderger, MMC
City Clerk

CERTIFICATION

This ordinance was adopted at a regular meeting of the City Commission, held on July 8, 2003. The meeting was properly held and noticed pursuant to the Open Meetings Act of the State of Michigan, Act 267 of the Public Acts of 1976.

City of Muskegon

BY:

A handwritten signature in blue ink, reading "Gail A. Kundinger", is written over a horizontal line.

Gail A. Kundinger, MMC
City Clerk

2003-54 i)

Date: July 8, 2003
To: Honorable Mayor and City Commissioners
From: City Clerk, Gail Kunding
**RE: Accept Resignations and Make Appointments to
Various Boards and Committees**

SUMMARY OF REQUEST: To accept the resignation of Chip Sawyer and Kathy Jackson from the Downtown Development Authority; appoint Luis Suarez to the Equal Opportunity Committee; and appoint Scott Medema to the Downtown Development Authority.

FINANCIAL IMPACT: None.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: To accept resignations and make the appointments.

COMMITTEE RECOMMENDATION: The Community Relations Committee recommended acceptance of the resignations and appointments.

Date: July 8, 2003 2003-55
To: Honorable Mayor and City Commissioners
From: Gail A. Kunding, City Clerk
RE: Liquor License Request
Star 4, Inc.
1635 Beidler

SUMMARY OF REQUEST: The Liquor Control Commission seeks local recommendation on a request from Star 4, Inc. to add a New Entertainment Permit (golf simulator) to their Class C-SDM licensed business.

FINANCIAL IMPACT: None.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: Pending final inspection, all departments are recommending approval with the exception of Planning which is recommending denial due to expanding non-conforming use.

Muskegon Police Department

Anthony L. Kleibecker

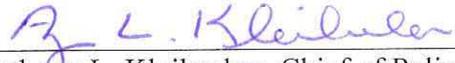
Chief of Police



980 Jefferson Street P.O. Box 536 Muskegon Michigan 49443-0536
(231) 724-6750 (231) 722-5140 *fax*
www.muskegonpolice.com

May 14, 2003

To: The City Commission through the City Manager

From: 
Anthony L. Kleibecker, Chief of Police

Re: Liquor License Transfer

The Muskegon Police Department has received a request from the Michigan Liquor Control Commission for an investigation concerning 1635 Beidler Street, Muskegon, from applicant Star 4 Inc

Star 4 Inc. is requesting a New Entertainment Permit in conjunction with 2003 Class C & SDM licensed business with dance permit. Our department was recently contacted by the owner, David Mills, who informed us that there is a need for an entertainment permit because he wishes to bring in a golf simulator.

A check of MPD records showed no reason to deny this request.

TK/cmw

MEMO

To: Chief Tony Kleibecker

From: Det. Kurt Dykman

Date: 05-13-03

Re: Liquor License Transfer

Chief Kleibecker,

The Muskegon Police Department has received a request from the Michigan Liquor Control Commission for an investigation from applicant Star 4 Inc., 1635 Beidler Street, Muskegon, MI. 49441.

Star 4 Inc. is requesting a New Entertainment Permit in conjunction with 2003 Class C & SDM licensed business with dance permit. I was recently contacted by the owner, David Mills, who informed me that the need for an entertainment permit is because he wishes to bring in a golf simulator.

A check of MPD records showed no reason to deny this request.

Respectfully submitted,



Det. Kurt Dykman

data/common/WestSideInn



LOCAL LAW ENFORCEMENT AGENCY REPORT

DANCE/ENTERTAINMENT/TOPLESS ACTIVITY PERMIT
 (Authorized by MCL 436.1916)

STAR 4, INC.
 APPLICANT/LICENSEE

(231) 722-9315
 PHONE NUMBER

1635 BEIDLER
 STREET ADDRESS

MUSKEGON
 CITY

TOWNSHIP

MUSKEGON 49441
 COUNTY ZIP

PERMIT(S) REQUESTED: DANCE ENTERTAINMENT TOPLESS ACTIVITY

1. The dance floor will not be less than 100 square feet, is clearly marked and well defined when there is dancing by customers. YES NO N/A

2. Describe the type of entertainment applicant/licensee will provide: N/A
GOLF SIMULATOR

3. Will this entertainment include topless activity? YES NO N/A

LAW ENFORCEMENT RECOMMENDATION

DANCE PERMIT	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
ENTERTAINMENT PERMIT	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
TOPLESS ACTIVITY PERMIT	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

REMARKS:

5-14-2003
 DATE SUBMITTED

B. L. Klewler
 OFFICER'S SIGNATURE

Muskegon Police
 DEPARTMENT NAME

231. 724-6750
 PHONE NUMBER

980 Jefferson St.
 ADDRESS

Muskegon
 CITY

121 5-13-03

STATE OF MICHIGAN
DEPARTMENT OF CONSUMER & INDUSTRY SERVICES
LIQUOR CONTROL COMMISSION

RESOLUTION
2003-55(d)

At a Regular meeting of the City Commission
(Regular or Special) (Township Board, City or Village Council)

called to order by Mayor Warmington on July 8, 2003 at 5:30 P.M.

The following resolution was offered:

Moved by Commissioner Larson and supported by Commissioner Schweifler

That the request from Star 4, Inc. for new Entertainment Permit in conjunction with 2003 Class C licensed business with Dance Permit, located at 1635 Beidler, Muskegon, MI 49441, Muskegon County, pending final inspection,

be considered for approval
(Approval or Disapproval)

APPROVAL	DISAPPROVAL
Yeas: <u>7</u>	Yeas: _____
Nays: <u>0</u>	Nays: _____
Absent: <u>0</u>	Absent: _____

It is the consensus of this legislative body that the application be:

Recommended for issuance
(Recommended or not Recommended)

State of Michigan _____)
County of Muskegon _____)

§

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the City Commission at a Regular
(Township Board, City or Village Council) (Regular or Special)

meeting held on July 8, 2003.
(Date)

SEAL

(Signed) Gail A. Kundinger
(Township, City or Village Clerk)
Gail A. Kundinger, MMC
City Clerk
933 Terrace
(Mailing address of Township, City or Village)
Muskegon, MI 49440

6215-13-03
DD

Michigan Department of Consumer & Industry Services
LIQUOR CONTROL COMMISSION
7150 Harris Drive
P.O. Box 30005
Lansing, Michigan 48909-7505

POLICE INVESTIGATION REQUEST
[Authorized by MCL 436.1201(4)]

DATE: 5/5/03

REQ ID: 221105

To: Muskegon Police Department
Chief of Police
980 Jefferson Street, P.O. Box 536
Muskegon, MI 49443-0536

Chief Law Enforcement Officer:

Applicant: STAR 4, INC.

1635 Beidler, Muskegon, MI 49441

Requests: NEW ENTERTAINMENT PERMIT IN CONJUNCTION WITH 2003 CLASS C & SDM
LICENSED BUSINESS WITH DANCE PERMIT, LOCATED AT THE ABOVE ADDRESS IN
MUSKEGON COUNTY.

Please make an investigation of the application. If you do not believe that the applicants are
qualified for licensing, give your reasons in detail. Complete the Police Inspection Report on
Liquor License Request, LC-1800, or for Detroit police, the Detroit Police Investigation of
License Request, LC-1802. If there is not enough room on the front of the form, you may use
the back.

Forward your report and recommendations of the applicant to the Licensing Division.

Please include fingerprint cards and \$30.00 for each card, and mail to the Michigan Liquor
Control Commission.

If you have any questions, contact the Licensing Division at (517) 322-1400, after 10:00 a.m.

jam
LC-1972 Rev. 9/17
4880-1658

CITY OF MUSKEGON
ZONING BOARD OF APPEALS
REGULAR MEETING
MINUTES

March 12, 2002

Chairman S. Schiller called the meeting to order at 4:00 p.m., and roll was taken.

MEMBERS PRESENT: C. Kufta, S. Schiller, R. Hilt, D. Narowitz, D. Newsome, R. Schweifler, J. Clingman-Scott

MEMBERS ABSENT: None

STAFF PRESENT: D. Steenhagen, H. Griffith, B. Moore

OTHERS PRESENT: D. Mills, West Side Inn, 1635 Beidler St.

APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of February 12, 2002 was made by R. Hilt, supported by R. Schweifler and unanimously approved.

PUBLIC HEARINGS

Hearing; Case 2002-4: Variance request to allow a nonconforming use to expand more than 30%, at 1635 Beidler St., by the West Side Inn. D. Steenhagen presented the staff report. The West Side Inn is located on the southwest corner of Beidler St. and Forest Ave. The subject property is zoned RT, Two-Family Residential. The current use is a nonconforming commercial use in a residential district. The zoning ordinance allows legal nonconforming uses to expand, but only up to 30%, and only by appearing before the Planning Commission for permission. The West Side Inn has been in business at the current location for many years. Originally there were two suites in the building, with a small grocery store and a light manufacturing business occupying the second suite at various times in the past. In the late 1980's, the applicant purchased the building and began to expand the bar into the second suite. Since that time, the bar use has almost completely expanded into the second suite, and thus has increased by over 100%. There is no record of the applicant being taken to the Planning Commission when the expansion occurred; although building permits were issued for the work. The applicant has recently built a small addition (approximately 30 square feet) on the building in order to store empty alcohol containers. Since the use had already expanded in the past this expansion may not be permitted under the ordinance. Since this small expansion is for storage and does not increase the business capacity for customers the applicant would like a variance to permit this small addition. The applicant owns the house directly to the south of the subject property as well. The area between the two properties was grass at one time, and has since been taken over, graveled and used for parking for the bar. The Zoning Board of Appeals may wish to require that this area be paved in the future (by fall 2004), if inclined to grant the variance request. The Zoning Board of Appeals may wish to consider adding some conditions to any approval of this variance

request, such as requiring that the existing dumpster on the site be screened (as required by the zoning ordinance) and/or that screening be provided as necessary between the bar property and any adjacent residential properties. The applicant has also applied to have the subject property rezoned to B-4, General Business, in order to make his use conforming with the property. That case will be heard by the Planning Commission on March 14th and the City Commission on March 26th. Staff has received one phone call on this case, with questions only. The caller did not leave a name or address. Staff has also spoken to Dee Mikkelson, 775 W. Forest Ave., who stated that the applicant has improved his property and building, both on the outside and inside. He has been a good neighbor and keeps the alley plowed for his neighbors. Ms. Mikkelson was in favor of the variance request.

D. Newsome inquired about what happens to this variance once the Planning Commission makes a decision on rezoning the property. D. Steenhagen stated that the ZBA members would have to make their decision separate from what the Planning Commission will do. Staff has suggested adding the condition that if the rezoning is approved, the variance would be void. J. Clingman-Scott inquired if the interior expansion had been gradual or not. D. Steenhagen stated that it had been gradual. D. Mills stated that he purchased the property in 1992. He had gotten all the necessary permits for the work that he had done. He had installed handicap accessible restrooms. He had expanded his kitchen and the floor plan of the bar to include pool tables. Once he expanded the kitchen, he had a problem with storage of his empties. He then built an unheated storage shed for the empties. D. Newsome inquired if the only outside expansion was the storage shed and if there had been a permit for the work. D. Mills stated that it was the only outside expansion and that he had not gotten the permit to build the storage shed. He also stated that his dumpster is already screened. S. Schiller inquired as to how long the parking lot had been there, if it is graded, and if it had been expanded. D. Mills stated that he had torn down the dilapidated 2-story home that was connected to the building. He expanded his parking lot to that area. He graded that parking lot and would like to pave the parking lot so less mud is tracked into the bar. He has done extensive improvements on the inside. R. Schweifler inquired about office space. D. Mills stated that he has an office in the building. R. Schweifler inquired about the expansion. R. Hilt stated that since the house that was once connected to the building had been torn down, the floor plan for the building had gotten smaller. D. Steenhagen stated that the ordinance states that the use cannot expand more than 30%. B. Moore explained the difference between a nonconforming use and a nonconforming structure.

A motion to close the public hearing was made by J. Clingman-Scott, supported by R. Hilt and unanimously approved.

J. Clingman-Scott stated that she didn't see a problem with this and is in support of the variance. D. Narowitz stated the members needed to look at the standards for approving a variance and see if this request meets them. C. Kufra stated that the standards are more for a dimensional variance rather than what is before them. R. Schweifler stated that he agrees with J. Clingman-Scott. He also stated that there are benefits to having a neighborhood bar.

A motion that the variance to allow the nonconforming use located at 1635 Beidler St. to expand more than 30% be approved, based on the following review standards: 1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question or

to the intended use of the property that do not apply generally to other properties or class of uses in the same zoning district. 2) That such dimensional variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity. 3) That the authorizing of such dimensional variance will not be of substantial detriment to adjacent property and will not materially impair the purposes of this chapter or the public interest. 4) That the alleged difficulty is caused by the Ordinance and has not been created by any person presently having an interest in the property, or by any previous owner. 5) That the alleged difficulty is not founded solely upon the opportunity to make the property more profitable or to reduce expense to the owner. 6) That the requested variance is the minimum action required to eliminate the difficulty. Based on the following conditions: 1) No further expansions of the bar use will be allowed as long as it remains zoned for residential purposes. 2) If the property is rezoned to B-4, this variance will be void. 3) The parking area must be paved by fall of 2004.

OTHER

Training B. Moore stated that there is a possibility of having a training class for ZBA and PC members. This could be held here instead of sending the members out for training.

Zoning Ordinance D. Steenhagen informed the members that they have been given an updated zoning ordinance, due to recent amendments.

There being no further business, the meeting was adjourned at 4:44 p.m.

hmg
3/12/02

Affirmative Action
(231)724-6703
FAX: (231)722-1214

Assessor/Equalization
(231)724-6708
FAX: (231)726-5181

Cemetery Department
(231)724-6783
FAX: (231)726-5617

City Manager
(231)724-6724
FAX: (231)722-1214

Civil Service
(231)724-6716
FAX: (231)724-4405

Clerk
(231)724-6705
FAX: (231)724-4178

Community and
Neigh. Services
(231)724-6717
FAX: (231)726-2501

Computer Info.
Systems
(231)724-6744
FAX: (231)722-4301

Engineering Dept.
(231)724-6707
FAX: (231)727-6904

Finance Dept.
(231)724-6713
FAX: (231)724-6768

Fire Department
(231)724-6792
FAX: (231)724-6985

Income Tax
(231)724-6770
FAX: (231)724-6768

Inspection Services
(231)724-6715
FAX: (231)728-4371

Leisure Services
(231)724-6704
FAX: (231)724-1196

Mayor's Office
(231)724-6701
FAX: (231)722-1214

Planning/Zoning
(231)724-6702
FAX: (231)724-6790

Police Department
(231)724-6750
FAX: (231)722-5140

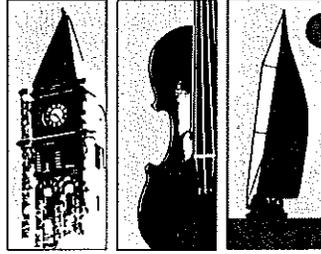
Public Works Dept.
(231)724-4100
FAX: (231)722-4188

Treasurer's Office
(231)724-6720
FAX: (231)724-6768

Water Billing Dept.
(231)724-6718
FAX: (231)724-6768

Water Filtration
(231)724-4106
FAX: (231)755-5290

MUSKEGON



West Michigan's Shoreline City

July 3, 2003

Mr. Mills
Star 4, Inc.
1635 Beidler
Muskegon, MI 49441

Dear Mr. Mills:

This letter is to inform you that your request to add a new entertainment permit to the 2003 Class C-SDM licensed business with dance permit will be presented to the City Commission on July 8, 2003. This meeting begins at 5:30 p.m. and is located in the Commission Chambers, 933 Terrace, Muskegon, MI.

The permit is being recommended for denial by the Planning Department due to expanding non-conforming use.

This request has also been sent to the Nims Neighborhood Association for their comments. It is Commission practice to let the Neighborhood Association know of any liquor license requests that are located within their boundaries. This allows for comments from the people who live there and not just from the owners of the business' who are located there.

If you have any questions, please feel free to contact me at 724-6705.

Sincerely,

A handwritten signature in cursive script that reads "Linda Potter".

Linda Potter
Deputy Clerk

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Clerk
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FAX: (231)724-4178

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FAX: (231)724-6768

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FAX: (231)728-4371

Letsure Services
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Police Department
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FAX: (231)722-5140

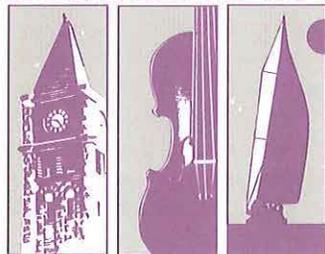
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Water Billing Dept.
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Water Filtration
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FAX: (231)755-5290

MUSKEGON



West Michigan's Shoreline City

July 3, 2003

Commissioner Gawron, President
Nims Neighborhood Association
1362 Palmer
Muskegon, MI 49441

Dear Steve:

We have received a request from the Liquor Control Commission reference Star 4, Inc., 1635 Beidler, desire to add a New Entertainment Permit (Golf Simulator) to their 2003 Class C and SDM license with dance permit. On Tuesday, July 8, 2003, the City Commission will review this request and determine whether or not it should be recommended for approval.

You are being sent this notice because the City Commission would like to know how the Neighborhood Association feels and would appreciate any comments that they may have. You may send these comments to 933 Terrace, Muskegon, MI 49440 or attend the City Commission Meeting on July 8, 2003, at 5:30 p.m. in the Commission Chambers.

If you have any questions, please feel free to contact me at 724-6705.

Sincerely,

Linda Potter
Deputy Clerk

LIQUOR LICENSE REVIEW FORM

Business Name: Star 4

AKA Business Name (if applicable): Westside Inn

Operator/Manager's Name: David Mills

Business Address: 1635 Beidler
Muskegon, MI 49841

Reason for Review:

New License Transfer of Ownership Dance Permit

Drop/Add Name on License Transfer Location

Drop/Add Stockholder Name New Entertainment Permit

Other _____

Deadline for receipt of all information: 6-16-03

Police Department Approved Denied No Action Needed

Income Tax Approved Owing Amount: _____

Treasurer Approved Owing Amount: _____

Zoning Approved Denied Pending ZBA

Clerk's Approved Owing Amount: _____

Fire/Inspection Compliance Remaining Defects _____
Services _____

Department Signature [Signature]

Gail A. Kunderger, City Clerk
Liquor License Coordinator

LIQUOR LICENSE REVIEW FORM

Business Name: Star 4

AKA Business Name (if applicable): Westside Inn

Operator/Manager's Name: David Mills

Business Address: 1635 Beidler
Muskegon, MI 49441

Reason for Review:

New License Transfer of Ownership Dance Permit

Drop/Add Name on License Transfer Location

Drop/Add Stockholder Name New Entertainment Permit

Other _____

Deadline for receipt of all information: 6-16-03

Police Department Approved Denied No Action Needed

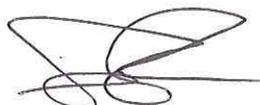
Income Tax Approved Owing Amount: _____

Treasurer Approved Owing Amount: _____

Zoning Approved Denied Pending ZBA

Clerk's Approved Owing Amount: _____

Fire/Inspection Compliance Remaining Defects _____
Services _____

Department Signature 

Gail A. Kundinger, City Clerk
Liquor License Coordinator

Next Screen

Charges and Payments Summary

Usage History	Chrgs/Pymt Hist
Balance by Utility	Inquire EAP

Organization # 900 **Bill Grp #**
Account # **Start at Date** **Owner** **Route** 306
Service Address 01635 BEIDLER ST
Customer Name MILLS & MILLS **Account Status** A **Date** 63097
Mailing Address 01625 BEIDLER ST MUSKEGON, MI 49441
of Units **Unit Name** **# of Meters** 1
Account Balance **Current Charges** 45.79+ **Arrears** +
Deposit Amount **Deposit Date** **Comments** NO

Dtl	Charge Date	Due Date	Charge	Payment	EAP Payment	Description
<input type="checkbox"/>	52703	62703	45.79+	+	+	CHARGES
<input type="checkbox"/>	41103		+	48.12-	+	PAYMENT
<input type="checkbox"/>	30403	40703	48.12+	+	+	CHARGES
<input type="checkbox"/>	120602		+	45.79-	+	PAYMENT
<input type="checkbox"/>	111302	121602	45.79+	+	+	CHARGES
<input type="checkbox"/>	90602		+	55.11-	+	PAYMENT
<input type="checkbox"/>	80202	90502	55.11+	+	+	CHARGES
<input type="checkbox"/>	61002		+	41.98-	+	PAYMENT

LIQUOR LICENSE REVIEW FORM

Business Name: Star 4

AKA Business Name (if applicable): Westside Inn

Operator/Manager's Name: David Mills

Business Address: 1635 Beidler
Muskegon, MI 49741

Reason for Review:

New License Transfer of Ownership Dance Permit

Drop/Add Name on License Transfer Location

Drop/Add Stockholder Name New Entertainment Permit

Other _____

Deadline for receipt of all information: 6-16-03

Police Department Approved Denied No Action Needed

Income Tax Approved Owing Amount: _____

Treasurer Approved Owing Amount: _____

Zoning Approved Denied Pending ZBA

Clerk's Approved Owing Amount: _____

Fire/Inspection Services Compliance Remaining Defects _____

expanding non-conforming use

Department Signature Mike Carver

Gail A. Kundering, City Clerk
Liquor License Coordinator

LIQUOR LICENSE REVIEW FORM

Business Name: Star 4

AKA Business Name (if applicable): Westside Inn

Operator/Manager's Name: David Mills

Business Address: 1635 Beidler
Muskegon, MI 49441

Reason for Review:

- New License Transfer of Ownership Dance Permit
Drop/Add Name on License Transfer Location
Drop/Add Stockholder Name New Entertainment Permit

Other _____

Deadline for receipt of all information: 6-16-03

Police Department Approved Denied No Action Needed

Income Tax Approved Owing Amount: _____

Treasurer Approved Owing Amount: _____

Zoning Approved Denied Pending ZBA

Clerk's Approved Owing Amount: _____

Fire/Inspection Services Compliance Remaining Defects _____

Department Signature Irene Dempsey

Gail A. Kunding, City Clerk
Liquor License Coordinator

LIQUOR LICENSE REVIEW FORM

Business Name: Star 4

AKA Business Name (if applicable): Westside Inn

Operator/Manager's Name: David Mills

Business Address: 1635 Beidler
Muskegon, MI 49441

Reason for Review:

New License Transfer of Ownership Dance Permit

Drop/Add Name on License Transfer Location

Drop/Add Stockholder Name New Entertainment Permit

Other _____

Deadline for receipt of all information: 6-16-03

Police Department Approved Denied No Action Needed

Income Tax Approved Owing Amount: _____

Treasurer Approved Owing Amount: _____

Zoning Approved Denied Pending ZBA

Clerk's Approved Owing Amount: _____

Fire/Inspection Services Compliance Remaining Defects Inspection shall be schedule to review capacity and other fire safety issues
call 724-6793

Department Signature Maggi Metzger

Gail A. Kunding, City Clerk
Liquor License Coordinator

LIQUOR LICENSE REVIEW FORM

Business Name: Star 4

AKA Business Name (if applicable): Westside Inn

Operator/Manager's Name: David Mills

Business Address: 1635 Beidler
Muskegon, MI 49441

Reason for Review:

- New License Transfer of Ownership Dance Permit
Drop/Add Name on License Transfer Location
Drop/Add Stockholder Name New Entertainment Permit

Other _____

Deadline for receipt of all information: 6-16-03

Police Department Approved Denied No Action Needed

Income Tax Approved Owing Amount: _____

Treasurer Approved Owing Amount: _____

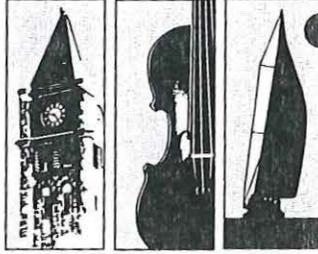
Zoning Approved Denied Pending ZBA

Clerk's Approved Owing Amount: _____

Fire/Inspection Services Compliance Remaining Defects Rough-In
on new area. Need
final inspections.

Department Signature Robert B. Heald 6/9/03

MUSKEGON



West Michigan's Shoreline City

Affirmative Action
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Inspection Services
(231)724-6715
FAX: (231)728-4371

Leisure Services
(231)724-6704
FAX: (231)724-1196

July 16, 2003

Liquor Control Commission
7150 Harris
PO Box 30005
Lansing, MI 48909-7505

REF: #221105
1635 Beidler
Muskegon, MI 49441

To Whom It May Concern:

Enclosed is the Local Law Enforcement Agency Report and the Resolution recommending approval pending final inspection for 1635 Beidler.

Please do not hesitate to call me at (231) 724-6705 if you have any questions.

Sincerely,

Linda Pitta

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>1. Addressed to: Liquor Control Commission 7150 Harris P.O. Box 30005 Lansing, MI 48909-7505</p>	<p>A. Received by (Please Print Clearly) B. Date of Delivery</p> <p>C. Signature <input checked="" type="checkbox"/> JEREMY HALL (Agent) <input type="checkbox"/> (Addressee) MAIL & DELIVERY ADDRESS DIFFERENT FROM ITEM 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: JUL 1 1103 POST OFFICE BOX 30026 LANSING, MICHIGAN 48909</p>
<p>2. Article Number (Copy from service label) 700 0520 0014 3747 2635</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>3. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

DATE: July 8, 2003

2003-55a)

TO: Honorable Mayor and City Commissioners

FROM: Ken James, Affirmative Action Director

RE: Mexican Consulate Identification Cards
Matricula Consular

Summary of Request:

To adopt the attached resolution recognizing the Matricula Consular as a form of identification in dealings between the public and City government.

Financial Impact:

None

Budget Action:

None

Staff Recommendation:

Staff recommends approval

Committee Recommendation:

NA

CITY OF MUSKEGON
Resolution No. 2003-55 (a)

MATRICULA CONSULAR IDENTIFICATION CARDS

Whereas, in cities across the nation, and in municipalities across the State of Michigan, including the City of Muskegon, the Mexican Consulate issues identification cards known as "Matricula Consular" to Mexican nationals residing in the United States for at least six months, who submit a birth certificate, proper photo identification, fingerprints, and

Whereas, because of the growing Hispanic population in and around Muskegon, the Mayor and the City Commissioners deem it in the best interest to permit the "Matricula Consular" to be used as a form of identification in dealings between the public and City government, and

Whereas, it is believed that many Mexican immigrants are fearful or reluctant to report they have been a victim of crime to local police because they lack proper identification, and many communities in Michigan and across the nation in addition to banking institutions permit the use of the "Matricula Consular" as an accepted form of identification;

Now Therefore, Be It Resolved That: the City of Muskegon acknowledges the "Matricula Consular" as a form of identification of its possessor, provided that:

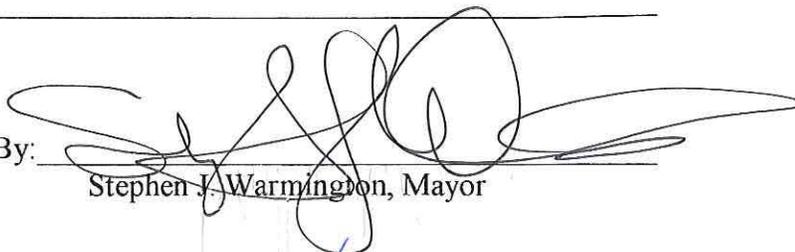
- a. This resolution shall not obviate or otherwise affect any State, or Federal requirement that a person provide or obtain different or proper identification;
- b. This resolution shall not apply in circumstances in which the City would be unable to comply with a condition imposed by a funding source which would cause the City to lose funds from that source;
- c. This resolution is not intended to compel how individuals, businesses, or other governmental entities use or receive the identification card.

Adopted this 8th day of July, 2003.

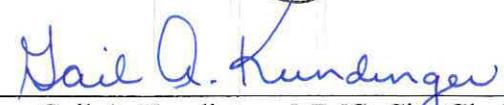
Ayes: Buie, Gawron, Larson, Schweifler, Shepherd, Spataro, Warmington

Nays: None

Absent: None

By: 

Stephen J. Warmington, Mayor

Attest: 

Gail A. Kunding, MMC, City Clerk

CERTIFICATION
Resolution No. 2003-55 (a)

This resolution was adopted at a regular meeting of the City Commission, held on July 8, 2003. The meeting was properly held and noticed pursuant to the Open Meetings Act of the State of Michigan, Act 267 of the Public Acts of 1976.

CITY OF MUSKEGON

By: Gail A. Kunderger
Gail A. Kunderger, MMC, City Clerk

2003-55 b)

Commission Meeting Date: July 8, 2003

Date: June 27, 2003
To: Honorable Mayor & City Commission
From: Planning & Economic Development Department *CBC*
RE: Set Public Hearing for Amendments to Brownfield Plan- Gillespie Development, Loft Properties, LLC and Parmenter O'Toole

SUMMARY OF REQUEST: To approve the attached resolution setting a public hearing for amendments to the Brownfield Plan. The amendments are for the inclusion of property owned by Lakefront LLC, which will be sold to Gillespie Development, Loft Properties, LLC and leased to Parmenter O'Toole. The property is located within Edison Landing.

FINANCIAL IMPACT: There is no direct financial impact in setting the public hearing, although the development of the offices, condominiums and retail space, proposed by the owner/developers of the Edison Landing site, will add to the tax base of the City of Muskegon.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: To approve the attached resolution and authorize the Mayor and Clerk to sign the resolution.

COMMITTEE RECOMMENDATION: The Brownfield Redevelopment Authority will meet on July 7, 2003 to consider approval of the Brownfield Plan Amendments and recommend the approval of the Brownfield Plan Amendments to the Muskegon City Commission. In addition, the Brownfield Redevelopment Authority will consider recommending that the Muskegon City Commission set a public hearing on the Plan Amendments for August 12, 2003.

**RESOLUTION NOTIFYING TAXING UNITS
AND CALLING PUBLIC HEARING REGARDING
APPROVAL OF AMENDMENTS TO THE BROWNFIELD PLAN OF THE
CITY OF MUSKEGON BROWNFIELD REDEVELOPMENT AUTHORITY**

City of Muskegon
County of Muskegon, Michigan

Minutes of a Regular Meeting of the City Commission of the City of Muskegon, County of Muskegon, Michigan (the "City"), held in the City offices, on the 8th day of July, 2003, at 5:30 o'clock p.m., prevailing Eastern Time.

PRESENT:

Members Gawron, Larson, Schweifler, Shepherd, Spataro, Warmington,
Buie
Buie

ABSENT: Members

None

The following preamble and resolution were offered by Member Larson and supported by Member Schweifler:

WHEREAS, the City of Muskegon, County of Muskegon, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Commission of the City duly established the City of Muskegon Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared and approved three Brownfield Plan Amendments and

WHEREAS, the Authority has forwarded the Brownfield Plan Amendments to the City Commission requesting its approval of the Brownfield Plan Amendments and

WHEREAS, prior to approval of the Brownfield Plan Amendments, the Muskegon City Commission desires to hold a public hearing in connection with consideration of the Brownfield Plan Amendments as required by Act 381; and

WHEREAS, prior to approval of the Brownfield Plan Amendments, the City Commission is required to provide notice and a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to express their views and recommendations regarding the Brownfield Plan Amendments.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby acknowledges receipt of the Brownfield Plan Amendments from the Authority and directs the City Clerk to send a copy of the proposed Brownfield Plan Amendments to the governing body of each taxing jurisdiction in the City, notifying them of the City Commission's intention to consider approval of the Brownfield Plan Amendments [after the public hearing described below].

2. A public hearing is hereby called on the 12th day of August, 2003 at 5:30 p.m., prevailing Eastern Time, in the City Hall to consider adoption by the City Commission of a resolution approving the Brownfield Plan Amendments.

3. The City Clerk shall cause notice of said public hearing to be published in the Muskegon Chronicle, a newspaper of general circulation in the City, twice before the public hearing. The first publication of the notice shall be not less than 20 days or more than 40 days before the date set for the public hearing. The notice shall be published as a display advertisement prominent in size.

4. The notice of the hearing shall be in substantially the following form:

CITY OF MUSKEGON
COUNTY OF MUSKEGON, STATE OF MICHIGAN

PUBLIC HEARING ON THREE BROWNFIELD PLAN AMENDMENTS OF THE
CITY OF MUSKEGON BROWNFIELD REDEVELOPMENT AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF MUSKEGON:

PLEASE TAKE NOTICE that the Muskegon City Commission of the City of Muskegon, Michigan, will hold a public hearing on Tuesday, the 12th day of August, 2003, at 5:30 p.m., prevailing Eastern Time in the City Hall located at 933 Terrace Street, Muskegon, Michigan, to consider the adoption of a resolution approving three Brownfield Plan Amendments for the City of Muskegon Brownfield Redevelopment Authority pursuant to Act 381 of the Public Acts of Michigan of 1996, as amended.

The properties to which the proposed Brownfield Plan Amendment applies are:

Gillespie Development: Lots J, K, L and M of the Muskegon SmartZone, also a site condominium known as Edison Landing
Muskegon, Michigan

Loft Properties, LLC: Lots A and B of the Muskegon Smartzone, a site condominium known as Edison Landing
Muskegon, Michigan

Parmenter O'Toole: Unit H of the Muskegon
SmartZone, a site condominium know as Edison
Landing
Muskegon, Michigan

Copies of the proposed Brownfield Plan Amendments are on file at the office of the City Clerk for inspection during regular business hours.

At the public hearing, all interested persons desiring to address the City Commission shall be afforded an opportunity to be heard in regard to the approval of the Brownfield Plan Amendments for the City of Muskegon Brownfield Redevelopment Authority. All aspects of the Brownfield Plan Amendments will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the City Clerk.

This notice is given by order of the City Commission of the City of Muskegon, Michigan.



City Clerk

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members

Gawron, Larson, Schweifler, Shepherd, Spataro, Warmington, Buie

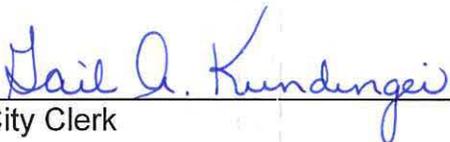
NAYS: Members

None

RESOLUTION DECLARED ADOPTED.

Dail Q. Kundinger
City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, State of Michigan, at a regular meeting held on July 8, 2003, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.


City Clerk

CITY OF MUSKEGON
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN AMENDMENT

Original Plan Approved by the Board of the City of Muskegon Brownfield Redevelopment Authority on February 23, 1998.

Original Plan Approved by the City Commission of the City of Muskegon on April 14, 1998.

Amended by the Board of the City of Muskegon Brownfield Redevelopment Authority on August 10, 1998

Amended by the City Commission of the City of Muskegon on August 11, 1998

Amended by the Board of the City of Muskegon Brownfield Redevelopment Authority on June 13, 2000.

Amended by the City Commission of the City of Muskegon on July 11, 2000.

Amended by the Board of the City of Muskegon Brownfield Redevelopment Authority on April 15, 2003.

Amended by the City Commission of the City of Muskegon on May 27, 2003.

Amended by the Board of the City of Muskegon Brownfield Redevelopment Authority on July 7, 2003.

Amended by the City Commission of the City of Muskegon on August 12, 2003.

CITY OF MUSKEGON
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN AMENDMENT

Original Plan Approved by the Board of the City of Muskegon Brownfield
Redevelopment Authority on February 23, 1998.

Original Plan Approved by the City Commission of the City of Muskegon on
April 14, 1998.

Amended by the Board of the City of Muskegon Brownfield Redevelopment
Authority on August 10, 1998

Amended by the City Commission of the City of Muskegon on August 11, 1998

Amended by the Board of the City of Muskegon Brownfield Redevelopment
Authority on June 13, 2000.

Amended by the City Commission of the City of Muskegon on July 11, 2000.

Amended by the Board of the City of Muskegon Brownfield Redevelopment
Authority on April 15, 2003.

Amended by the City Commission of the City of Muskegon on May 27, 2003.

Amended by the Board of the City of Muskegon Brownfield Redevelopment
Authority on _____.

Amended by the City Commission of the City of Muskegon on _____.

CITY OF MUSKEGON
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN

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 - C. Beacon Recycling (Approved 7/11/00)
 - D. Verplank Dock Company (Approved 5/27/03)
 - E. Gillespie Development Property (Approved _____)
 - F. Loft Properties, LLC Property (Approved _____)
 - G. Parmenter O'Toole Property (Approved _____)

I. INTRODUCTION

In order to promote the revitalization of commercial, industrial, and residential properties within the boundaries of the City of Muskegon (the "City"), the City established the City of Muskegon Brownfield Redevelopment Authority (the "Authority") pursuant to Act 381, Public Acts of Michigan, as amended ("Act 381"), and a resolution adopted by the Muskegon City Commission on February 10, 1998.

The major purpose of this Brownfield Plan ("Plan") is to promote the redevelopment of *eligible properties* within the City that are impacted by the presence of hazardous substances in concentrations that exceed Michigan's Part 201 Generic Cleanup Criteria Criteria ("*facilities*") or that have been determined to be Functionally Obsolete or Blighted. Inclusion of property within this Plan can facilitate financing of environmental response activities, infrastructure improvements, demolition, lead or asbestos abatement, and site preparation activities at *eligible properties*; and may also provide tax incentives to eligible taxpayers willing to invest in revitalization of *eligible properties*. By facilitating redevelopment of underutilized *eligible properties*, the Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

This plan is intended to be a living document, which can be amended as necessary to achieve the purposes of Act 381. It is specifically anticipated that properties will be continually added to the Plan as new projects are identified. The Plan contains general provisions applicable to each site included in the Plan, as well as property-specific information for each project. The applicable Sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan contains the information required by Section 13(1) of Act 381, as amended. Additional information is available from the City Manager.

II. GENERAL PROVISIONS

A. Costs of the Brownfield Plan (Section 13(1)(a))

Any site-specific costs of implementing this Plan are described in the site-specific section of the Plan. Site-specific sources of funding may include tax increment financing revenue generated from new development on eligible brownfield properties, state and federal grant or loan funds, and/or private parties. Where private parties finance the costs of eligible activities under the Plan, tax increment revenues may be used to reimburse the private parties. The initial costs related to preparation of the Brownfield Plan were funded by the City's general fund. Subsequent amendments to the Plan are funded by the person requesting inclusion of a project in the Plan.

The Authority intends to pay for administrative costs and all of the things necessary or convenient to achieve the objectives and purposes of the Authority including, but not limited to:

- i) the cost of financial tracking and auditing the funds of the Authority,
- ii) costs for amending and/or updating this Plan, including legal fees, and
- iii) costs for Plan implementation

with any eligible tax increment revenues collected pursuant to the Plan. However, at this time, there are no properties included in this plan that will utilize tax increment financing and therefore there are currently no tax increment revenues to pay for these costs. As noted above, most costs related to the preparation of Plan amendments are borne by the person requesting inclusion of a project within the Plan.

B. Method for Financing Costs of Plan (Section 13(1)(d) and (e))

The Authority does not intend at this time to incur debt, such as through the issuance of bonds or other financing mechanisms. In the future, the City or Brownfield Authority may incur some debt on a site-specific basis. Please refer to the site-specific section of this Plan for details on any debt to be incurred by the City or Authority. When a property proposed for inclusion in the Plan is in an area where tax increment financing is a viable option, the Authority intends to enter into Development Agreements with the property owners/developers of a properties included in the Plan to reimburse them for the costs of eligible activities undertaken pursuant to this Plan. Financing arrangements will be specified in the Development Agreement, and also identified in the Site Specific section of the Plan.

C. Duration of the Brownfield Plan (Section 13(1)(f))

The Plan, as it applies to a specific eligible property, shall be effective up to five (5) years after the year in which the total amount of any tax increment revenue captured is equal to the total costs of *eligible activities* attributable to the specific *eligible property*, or thirty (30) years from the date of approval of the Plan as it relates to an individual site, whichever is less. The total costs of *eligible activities* include the cost of principal and interest on any note or obligation issued by the Authority to pay for the costs of *eligible activities*, the reasonable costs of a work plan or remedial action plan, the actual costs of the Michigan Department of Environmental Quality's or Michigan Economic Growth Authority's review of the work plan or remedial action plan, and implementation of the *eligible activities*.

D. Displacement/Relocation of Individuals on Eligible Properties
(Section 13(1)(i, j, k, l))

At this time, *eligible properties* identified in this Plan do not contain residences, nor are there any current plans or intentions by the City for identifying *eligible properties* that will require the relocation of residences. Therefore the provisions of *Section 13(1)(i-l)* are not applicable at this time.

E. Local Site Remediation Revolving Fund (Section 8; Section 13(1)(m))

At the time this Plan includes a property for which taxes will be captured through the increment financing authority provided by Act 381, it is the Authority's intent to establish a Local Site Remediation Revolving Fund ("Fund"). The Fund will consist of tax increment revenues that exceed the costs of eligible activities incurred on an eligible property, as specified in *Section 13(5) of Act 381*. *Section 13(5)* authorizes the capture of tax increment revenue from an eligible property for up to 5 years after the time that capture is required for the purposes of paying the costs of eligible activities identified in the Plan. It is the intention of the Authority to continue to capture tax increment revenues for 5 years after eligible activities are funded from those properties identified for tax capture in the Plan. The amount of school operating taxes captured for the Revolving Fund will be limited to the amount of school operating taxes captured for eligible activities under this Plan. It may also include funds appropriated or otherwise made available from public or private sources.

The Revolving Fund may be used to reimburse the Authority, the City, and private parties for the costs of eligible activities at *eligible properties* and other costs as permitted by Act 381. It may also be used for eligible activities on *eligible properties* for which there is no ability to capture tax increment revenues. The establishment of this Revolving Fund will provide additional flexibility to the Authority in facilitating redevelopment of brownfield properties by providing another source of financing for necessary eligible activities.

SITE SPECIFIC PROVISIONS

E. Gillespie Development

Eligibility and Project Summary (Sec. 13(1)(h))

Gillespie Development intends to acquire Lots J, K, L, and M of the Muskegon SmartZone, a site condominium known as Edison Landing located in downtown Muskegon ("Gillespie Property"). A Legal Description and map of the Gillespie Property is included in Attachment E-1.

A Baseline Environmental Assessment and Due Care compliance analysis conducted pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act is currently being prepared for the Gillespie Property on behalf of Muskegon Lake, L.L.C. through Muskegon's CMI Brownfield Redevelopment Grant. The Property is also part of the "facility" addressed by a Remedial Action Plan (RAP) prepared on behalf of TDY Industries for the former Continental Motors/Teledyne site. The BEA and RAP both conclude that the property is a "facility" pursuant to Part 201, and is therefore an *eligible property* pursuant to Act 381. This *eligible property* includes all personal property.

The planned Gillespie project spans 4 (four) lots on the 16-lot Edison Landing project. Called "The MarketPlace at Edison Landing", the development will include residential, commercial, retail, and office uses. Current plans envision 50 residential units, 4-5 restaurants/bistros, banks, an art studio, day spa/salons, a gym, and offices. Pending completion of the Shoreline Drive extension, Gillespie intends to initiate site preparation in Fall 2003. Based on the estimated square footage to be constructed (46,800 ft² residential, 33,400 ft² commercial), Gillespie estimates that approximately 266 new jobs will be created by this project. These positions will be concentrated in the restaurants and bank; a smaller number of positions will be created by the tenants in the main commercial buildings. Current estimates indicate that this project will involve over \$10 million in private investment.

Eligible Activities, Financing, Cost of Plan (Sec. 13(1)(a),(b),(c),(d),(g))

Eligible activities that have been conducted on the property include additional response activities through implementation of a RAP; and preparation of a Baseline Environmental Assessment and Section 7a (Due Care) Compliance Analysis. Future eligible activities would likely be related to Due Care response activities, which may be funded by the CMI Brownfield Grant. Therefore, there are no *eligible costs* proposed to be financed with tax increment revenues. Further, the property is in the LDFA District thereby making brownfield tax increment financing unavailable. As such, there are no costs to the City of

Muskegon or its taxing jurisdictions as a result of the Gillespie Property being included in this Plan.

Single Business Tax Credit

The Gillespie Property is included in the Plan to enable "*qualified taxpayers*" as defined by Act 228 of 1975, as amended, to avail themselves of eligibility for a credit against their Michigan single business tax liability for "*eligible investments*" as defined by P.A. 228. "*Eligible investments*" include demolition, construction, restoration, alteration, renovation, or improvement of buildings or site improvements on eligible property and the addition of machinery, equipment, and fixtures to *eligible property* after the effective date of this Plan Amendment.

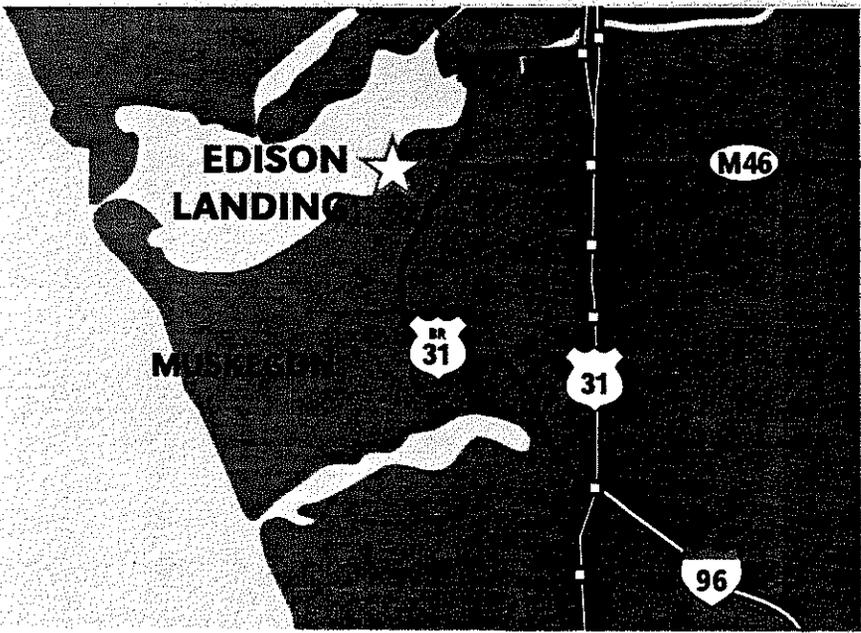
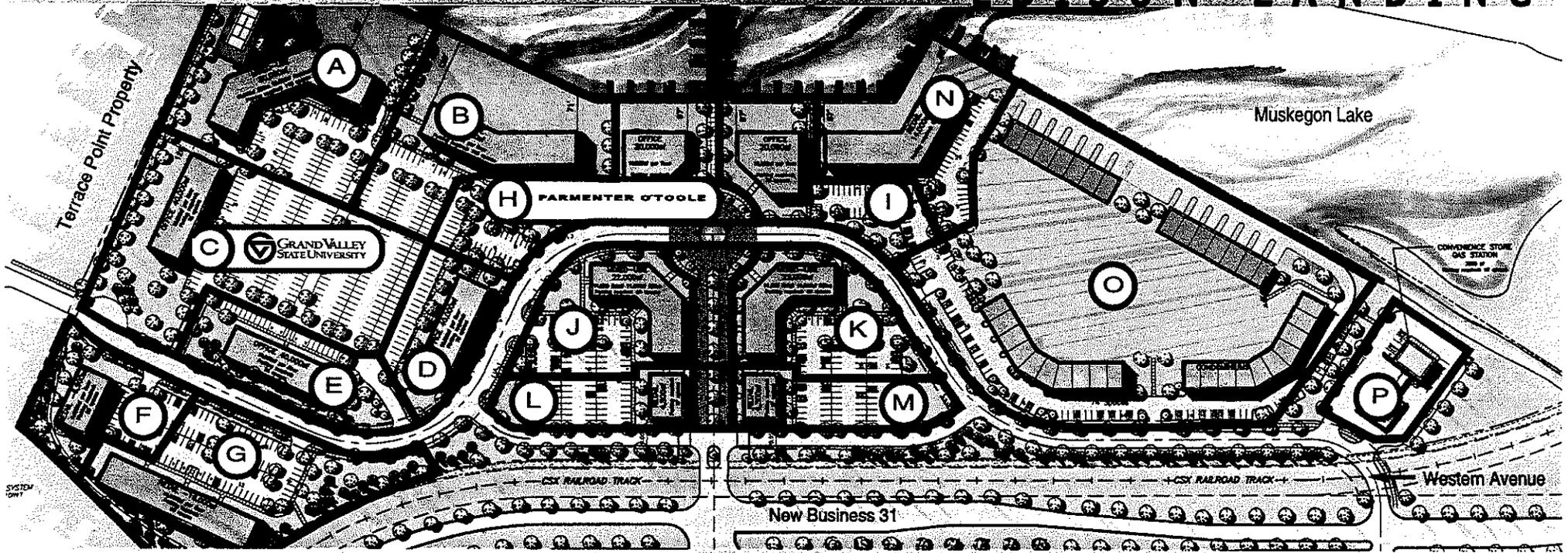
Effective Date of Inclusion in Brownfield Plan

The Gillespie Property was added to this Plan on _____2003.

ATTACHMENT E-1

**SITE MAP, LEGAL DESCRIPTION
GILLESPIE DEVELOPMENT PROPERTY**

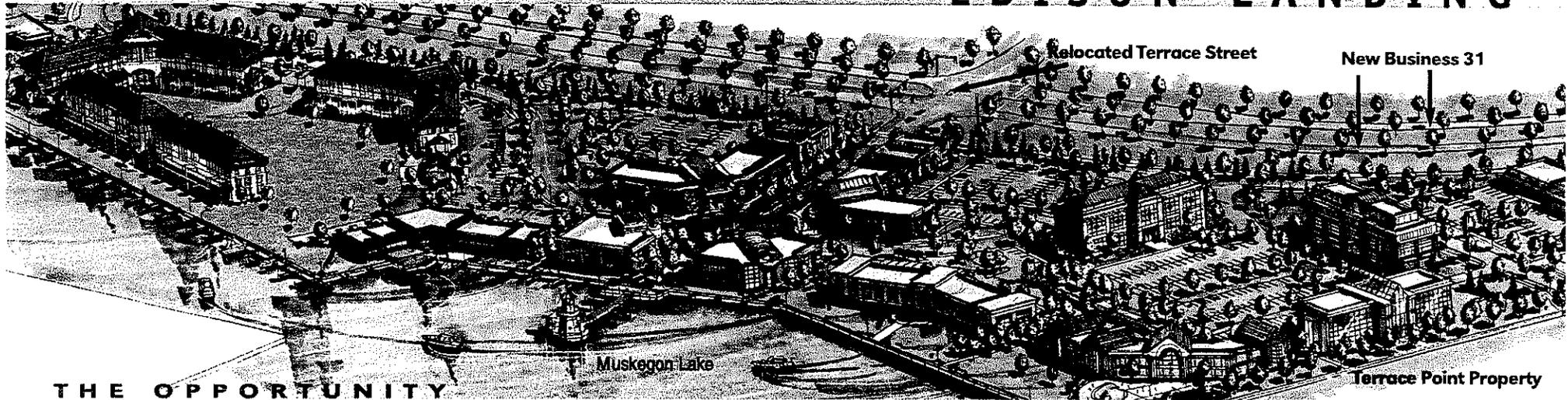
EDISON LANDING



UNIT	SQUARE FT.	USE	INITIAL OFFERING PRICE
A	30,000	Residential	Sale Pending
B	30,000	Residential	Sale Pending
C	25,000	Grand Valley State University	SOLD
D	40,000	Office	\$500,000
E	40,000	Office	\$500,000
F	6,500	Retail & Restaurant	\$195,000
G	18,500	Retail & Restaurant	\$525,000
H	20,000	Parmenter O'Toole	SOLD
I	20,000	Office	\$800,000
J	22,000	Retail, Office & Residential	Sale Pending
K	22,000	Retail, Office & Residential	Sale Pending
L	4,500	Retail, Office & Residential	Sale Pending
M	4,500	Residential	Sale Pending
N	14,000	Retail & Restaurant	\$750,000
O		Residential (condominiums)	\$1,190,000
P	3,000	Convenience Store / Gasoline	\$495,000

All prices subject to change without notice. Contact broker for current prices

EDISON LANDING



THE OPPORTUNITY

In the spring of 2001, Muskegon joined an elite group of 11 Michigan communities receiving a SmartZone™ designation from the State of Michigan. The Muskegon Lakeshore SmartZone, called Edison Landing, is a joint venture between the private and public sector to re-develop a critical piece of Downtown Muskegon's shoreline as a mixed-use development that includes residential, commercial, retail, office/commercial and recreational components.

Featuring 34 acres of land, with Muskegon Lake on one side and new Business 31 on the other, Edison Landing presents a unique development opportunity. The developer, Lakefront Development, LLC, has divided this parcel into 16 site condominium units ranging from 0.8 to over 6 acres. One of the parcels will house the new home of Parmenter O'Toole, the largest law firm along the lakeshore. On another parcel, Grand Valley State University will operate an energy-related research and development facility and a business incubator closely linked to its business and engineering schools. The remaining sites are available for construction of buildings with uses consistent with the Planned Unit Development already approved by the City of Muskegon. The master deed and Bylaws of the site condominium will provide for many open areas, including the waterfront, which will allow for access from both land and water. The condominium association will maintain strict control over both the uses and architectural design of each of the buildings to be constructed, ensuring a harmonious look for Muskegon's new downtown.

It is easy to look at the site and see just the beautiful waterfront, but the impact and importance of Shoreline Drive is significant. The Michigan Department of Transportation has approved the redirection of existing traffic from Webster and Muskegon Avenues to the new Shoreline Drive, which will be designated as Business U.S. 31. Once completed, Shoreline Drive traffic

is expected to exceed 20,000 vehicles per day. This will make Shoreline Drive Muskegon's main roadway, a gateway to downtown Muskegon and Muskegon Lake.

Participation in Edison Landing is supported by the aggressive use of business development incentives. Each site within the SmartZone is qualified to be designated as a "Brownfield," which translates into a time-limited opportunity to receive a Single Business Tax Credit equal to 10% of the purchaser's eligible investment at the site. Commercial businesses locating within this Enterprise Community Zone before the end of 2004 are eligible to receive a substantial five-year tax abatement. In addition, Michigan law provides for 12-year, 50% property tax abatements for certain high-tech research and development, offices and engineering buildings located within the SmartZone. Finally, because of the City's status as an Enterprise Community, commercial construction projects of up to \$3 million may be financed with tax-exempt revenue bonds. As part of a Local Development Finance Authority, nearly all of the property tax revenue generated from this SmartZone must be utilized on the site.

Locating in Edison Landing offers additional benefits: This is the only waterfront SmartZone and the only SmartZone with direct access to Lake Michigan. In addition, Edison Landing is on a major traffic route in a Metropolitan Statistical Area with one of the highest growth rates in the United States and a population of our MSA exceeding one million people.

It has been decades since the Muskegon lakeshore could be developed. Now, Edison Landing offers developers the first opportunity in generations to build along the beautiful Muskegon Lake shoreline, they can do so with the added benefits of new Business 31 and the SmartZone.

For purchase or leasing information, please contact Tom Pohlman of Encore Properties, 231-945-1895, tpohlman@encore.com, or Chris Kelly, 231-722-5414, ckk@parmenterlaw.com

LEGAL DESCRIPTION
GILLESPIE DEVELOPMENT PROPERTY

The land is situated in the City of Muskegon, County of Muskegon, State of Michigan and described as follows:

Units J, K, L, and M, Muskegon Lakeshore Smart Zone, a Site Condominium, according to the Master Deed dated October 10, 2002, recorded October 11, 2002 in Liber 3503. Page 491, Muskegon County Records, and designated as Muskegon County Condominium Subdivision Plan No. 100, together with the rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

SITE SPECIFIC PROVISIONS

F. Loft Properties, LLC

Eligibility and Project Summary (Sec. 13(1)(h))

Loft Properties, LLC intends to acquire Lots A and B of the Muskegon Lakeshore SmartZone, a site condominium known as Edison Landing located in downtown Muskegon ("Loft Property"). A legal Description and map of the Loft Property is included in Attachment F-1.

Several *eligible activities* have been conducted on the Loft Property. A Baseline Environmental Assessment (BEA) and Due Care compliance analysis pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act were conducted on the Property to facilitate its acquisition by Lakefront Development LLC. A BEA will also be prepared on behalf of Loft Properties, LLC prior to acquisition. The Property is also part of the "facility" addressed by a Remedial Action Plan (RAP) prepared on behalf of TDY Industries for the former Continental Motors/Teledyne site. The BEA and the RAP both conclude that the Property is a "facility" pursuant to Part 201, and is therefore an *eligible property* pursuant to Act 381. This *eligible property* includes all personal property.

Loft Properties, LLC intends to construct a 72-unit residential condominium development on Lots A and B of Edison Landing. It is estimated that 10 new jobs would be created by this development, with a capital investment of approximately \$10 million. After completion of the Shoreline Drive East extension (estimated Fall 2003), the project timetable calls for 4 phases of the project to be constructed over a 5-year period.

Eligible Activities, Financing, Cost of Plan (Sec. 13(1)(a),(b),(c),(d),(g))

Eligible activities that have been conducted on the Property include preparation of a Baseline Environmental Assessment and Section 7a (Due Care) Compliance Analysis, and implementation of additional response activities as part of a RAP. Future *eligible activities* on the Property will include preparation of a BEA on behalf of Loft Properties LLC, and Due Care response activities, which may be funded by the Muskegon CMI Brownfield Grant. Therefore, there are no eligible costs proposed to be financed with tax increment revenues. Further, the Property is in the LDFA District thereby making brownfield tax increment financing unavailable. As such, there are no costs to the City of Muskegon or its taxing jurisdictions as a result of the Loft Properties, LLC Property being included in this Plan.

Single Business Tax Credit

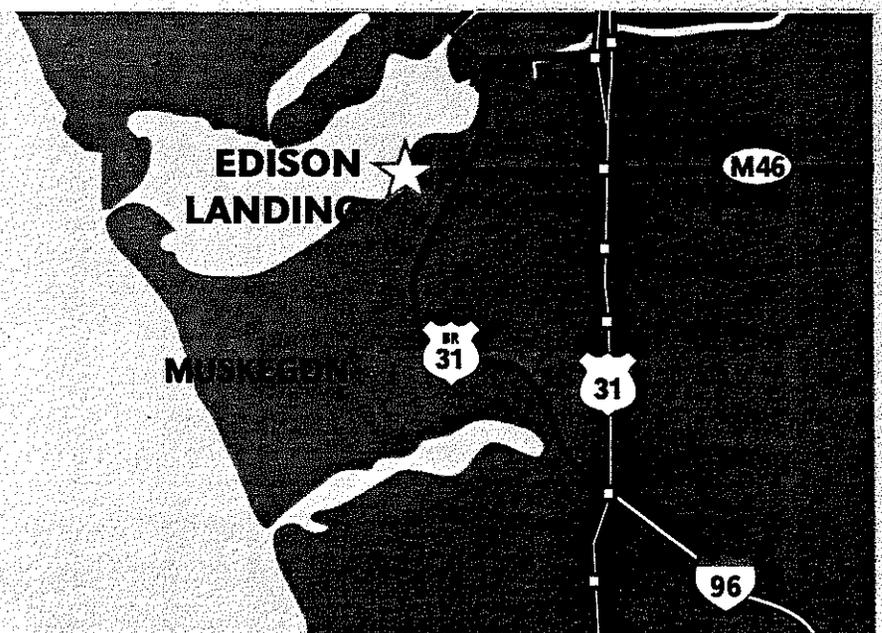
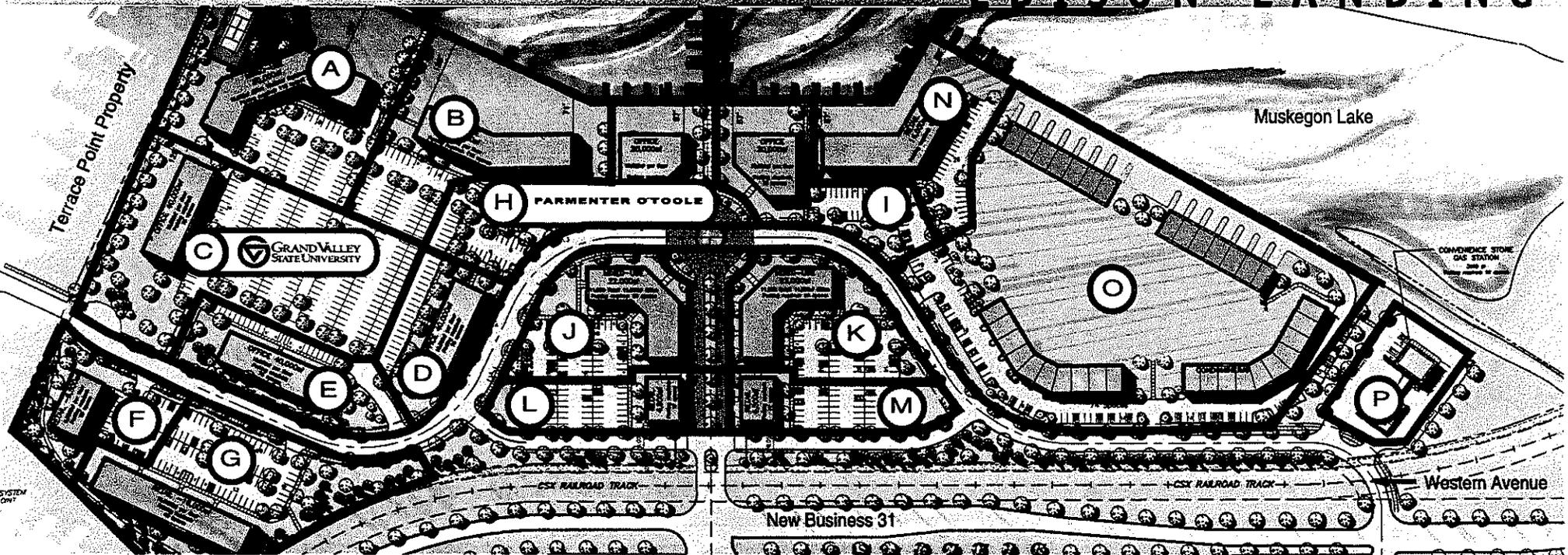
The Loft Property is included in the Plan to enable "*qualified taxpayers*" as defined by Act 228 of 1975, as amended, to avail themselves of eligibility for a credit against their Michigan single business tax liability for "eligible investments" as defined by P.A. 228. "Eligible investments" include demolition, construction, restoration, alteration, renovation, or improvement of buildings or site improvements on eligible property and the addition of machinery, equipment, and fixtures to *eligible property* after the effective date of this Plan Amendment.

Effective Date of Inclusion in Brownfield Plan

The Loft Properties, LLC Property was added to this Plan on _____2003.

ATTACHMENT F-1
Site Map, Legal Description
Loft Properties, LLC Property

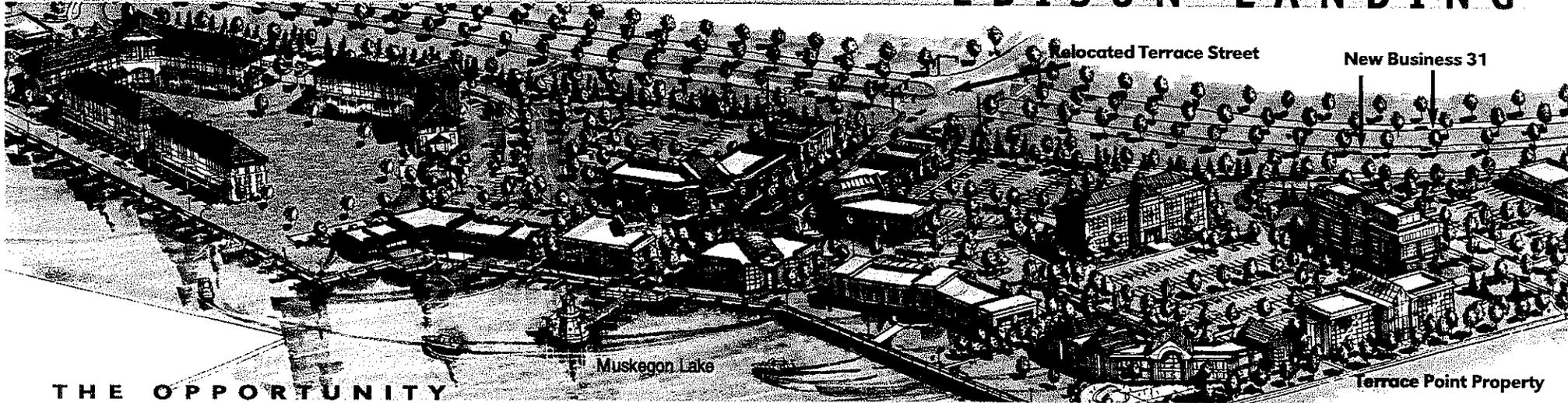
EDISON LANDING



UNIT	SQUARE FT.	USE	INITIAL OFFERING PRICE
A	30,000	Residential	Sale Pending
B	30,000	Residential	Sale Pending
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D	40,000	Office	\$500,000
E	40,000	Office	\$500,000
F	6,500	Retail & Restaurant	\$195,000
G	18,500	Retail & Restaurant	\$525,000
H	20,000	Parmenter O'Toole	SOLD
I	20,000	Office	\$600,000
J	22,000	Retail, Office & Residential	Sale Pending
K	22,000	Retail, Office & Residential	Sale Pending
L	4,500	Retail, Office & Residential	Sale Pending
M	4,500	Residential	Sale Pending
N	14,000	Retail & Restaurant	\$750,000
O		Residential (condominiums)	\$1,190,000
P	3,000	Convenience Store / Gasoline	\$495,000

All prices subject to change without notice. Contact broker for current prices

EDISON LANDING



THE OPPORTUNITY

In the spring of 2001, Muskegon joined an elite group of 11 Michigan communities receiving a SmartZoneSM designation from the State of Michigan. The Muskegon Lakeshore SmartZone, called Edison Landing, is a joint venture between the private and public sector to re-develop a critical piece of Downtown Muskegon's shoreline as a mixed-use development that includes residential, commercial, retail, office/commercial and recreational components.

Featuring 34 acres of land, with Muskegon Lake on one side and new Business 31 on the other, Edison Landing presents a unique development opportunity. The developer, Lakefront Development, LLC, has divided this parcel into 16 site condominium units ranging from 0.8 to over 6 acres. One of the parcels will house the new home of Parmenter O'Toole, the largest law firm along the lakeshore. On another parcel, Grand Valley State University will operate an energy-related research and development facility and a business incubator closely linked to its business and engineering schools. The remaining sites are available for construction of buildings with uses consistent with the Planned Unit Development already approved by the City of Muskegon. The master deed and Bylaws of the site condominium will provide for many open areas, including the waterfront, which will allow for access from both land and water. The condominium association will maintain strict control over both the uses and architectural design of each of the buildings to be constructed, ensuring a harmonious look for Muskegon's new downtown.

It is easy to look at the site and see just the beautiful waterfront, but the impact and importance of Shoreline Drive is significant. The Michigan Department of Transportation has approved the redirection of existing traffic from Webster and Muskegon Avenues to the new Shoreline Drive, which will be designated as Business U.S. 31. Once completed, Shoreline Drive traffic

is expected to exceed 20,000 vehicles per day. This will make Shoreline Drive Muskegon's main roadway, a gateway to downtown Muskegon and Muskegon Lake.

Participation in Edison Landing is supported by the aggressive use of business development incentives. Each site within the SmartZone is qualified to be designated as a "Brownfield," which translates into a time-limited opportunity to receive a Single Business Tax Credit equal to 10% of the purchaser's eligible investment at the site. Commercial businesses locating within this Enterprise Community Zone before the end of 2004 are eligible to receive a substantial five-year tax abatement. In addition, Michigan law provides for 12-year, 50% property tax abatements for certain high-tech research and development, offices and engineering buildings located within the SmartZone. Finally, because of the City's status as an Enterprise Community, commercial construction projects of up to \$3 million may be financed with tax-exempt revenue bonds. As part of a Local Development Finance Authority, nearly all of the property tax revenue generated from this SmartZone must be utilized on the site.

Locating in Edison Landing offers additional benefits: This is the only waterfront SmartZone and the only SmartZone with direct access to Lake Michigan. In addition, Edison Landing is on a major traffic route in a Metropolitan Statistical Area with one of the highest growth rates in the United States and a population of our MSA exceeding one million people.

It has been decades since the Muskegon lakeshore could be developed. Now, Edison Landing offers developers the first opportunity in generations to build along the beautiful Muskegon Lake shoreline, they can do so with the added benefits of new Business 31 and the SmartZone.

For purchase or leasing information, please contact Tom Pohlman of Encore Properties, 616-945-1895, pohlman@enc.com or Chris Kelly, 231-722-5414, ck@parmenterlaw.com

LEGAL DESCRIPTION
LOFT PROPERTIES, LLC PROPERTY

The land is situated in the City of Muskegon, County of Muskegon, State of Michigan and described as follows:

Units A & B, Muskegon Lakeshore Smart Zone, a Site Condominium, according to the Master Deed dated October 10, 2002, recorded October 11, 2002 in Liber 3503. Page 491, Muskegon County Records, and designated as Muskegon County Condominium Subdivision Plan No. 100, together with the rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended and together with those riparian rights appurtenant to Unit A and B owned by Seller as determined by survey.

SITE SPECIFIC PROVISIONS

G. Parmenter O'Toole

Eligibility and Project Summary (Sec. 13(1)(h))

Parmenter O'Toole intends to lease Unit H of the Muskegon SmartZone, a site condominium known as Edison Landing located in downtown Muskegon ("Parmenter Property") from an entity that will be owned by the shareholders of Parmenter O'Toole. A Legal Description and map of the Parmenter Property is included in Attachment G-1.

Several *eligible activities* have been conducted on the Parmenter Property. A Baseline Environmental Assessment (BEA) and Due Care compliance analysis pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act were conducted on the Parmenter Property to facilitate its acquisition by Lakefront Development LLC. A BEA will also be prepared on behalf of Parmenter O'Toole prior to execution of its lease. The Parmenter Property is also part of the "facility" addressed by a Remedial Action Plan (RAP) prepared on behalf of TDY Industries for the former Continental Motors/Teledyne site. The BEA and the RAP both conclude that the Parmenter Property is a "facility" pursuant to Part 201, and is therefore an *eligible property* pursuant to Act 381. This *eligible property* includes all personal property.

The planned Parmenter project involves the construction of the law offices of Parmenter O'Toole. The building will contain approximately 20,000 square feet of office space. Pending completion of the Shoreline Drive extension and the infrastructure improvements within Edison Landing, Parmenter intends to initiate site preparation in Fall 2003. Parmenter currently employs 38 FTE's, which will relocate from their current Apple Ave. location to the Edison Landing site. Parmenter also estimates that it will employ an extra four (4) to eight (8) people following the relocation to its new offices. These positions will include attorneys, paralegals, legal secretaries, administrative personnel and support staff. Current estimates indicate that this project will involve over \$4 million in private investment.

Eligible Activities, Financing, Cost of Plan (Sec. 13(1)(a),(b),(c),(d),(g))

Eligible activities that have been conducted on the Parmenter Property include preparation of a Baseline Environmental Assessment and Section 7a (Due Care) Compliance Analysis, and implementation of additional response activities as part of a RAP. Future *eligible activities* on the Parmenter Property will include preparation of a BEA on behalf of Parmenter O'Toole and Due Care response activities, which may be funded by the CMI Brownfield Grant. Therefore, there are no eligible costs proposed to be financed with tax increment revenues.

Further, the Property is in the LDFA District thereby making brownfield tax increment financing unavailable. As such, there are no costs to the City of Muskegon or its taxing jurisdictions as a result of the Parmenter Property being included in this Plan.

Single Business Tax Credit

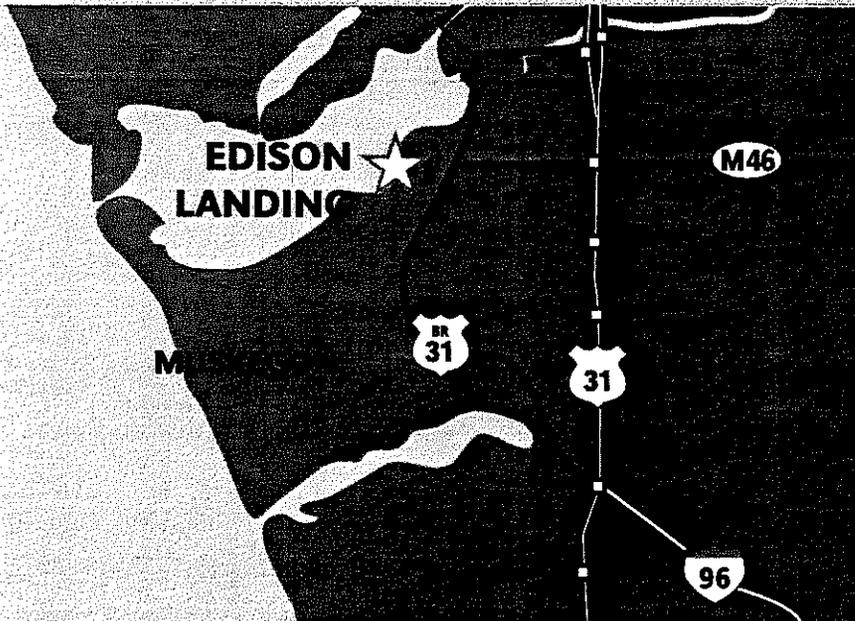
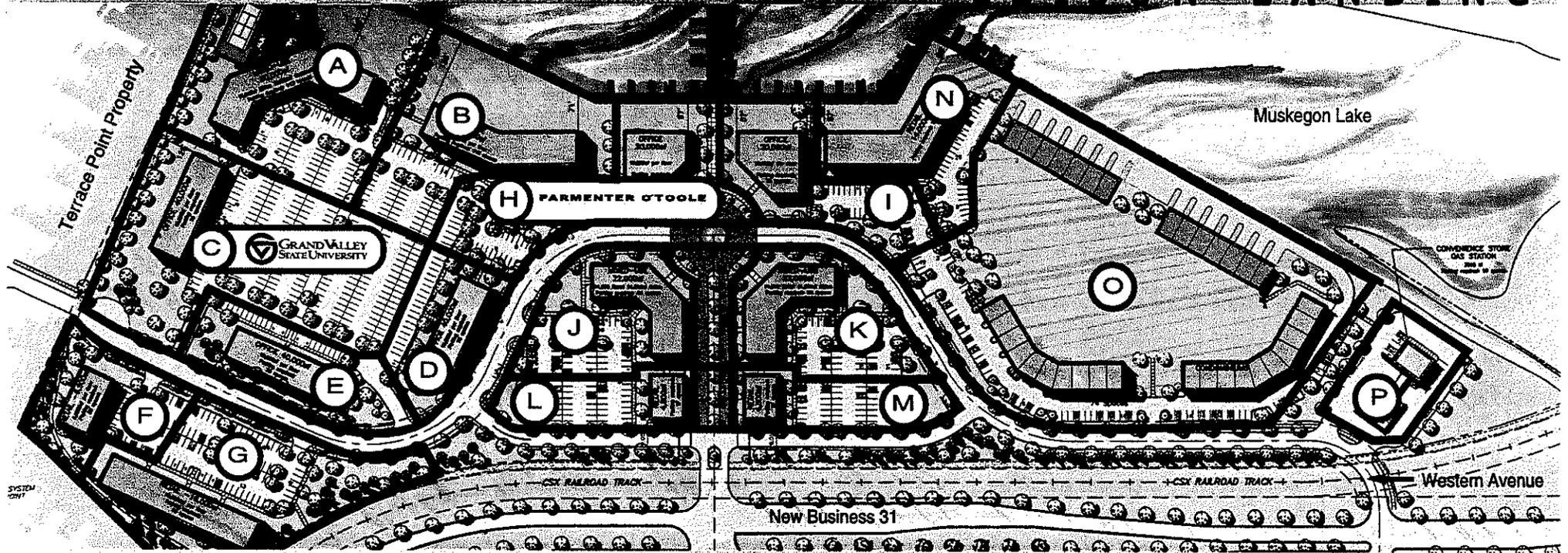
The Parmenter Property is included in the Plan to enable "*qualified taxpayers*" as defined by Act 228 of 1975, as amended, to avail themselves of eligibility for a credit against their Michigan single business tax liability for "*eligible investments*" as defined by P.A. 228. "*Eligible investments*" include demolition, construction, restoration, alteration, renovation, or improvement of buildings or site improvements on eligible property and the addition of machinery, equipment, and fixtures to *eligible property* after the effective date of this Plan Amendment.

Effective Date of Inclusion in Brownfield Plan

The Parmenter Property was added to this Plan on _____ 2003.

ATTACHMENT G-1
Site Map, Legal Description
Parmenter Property

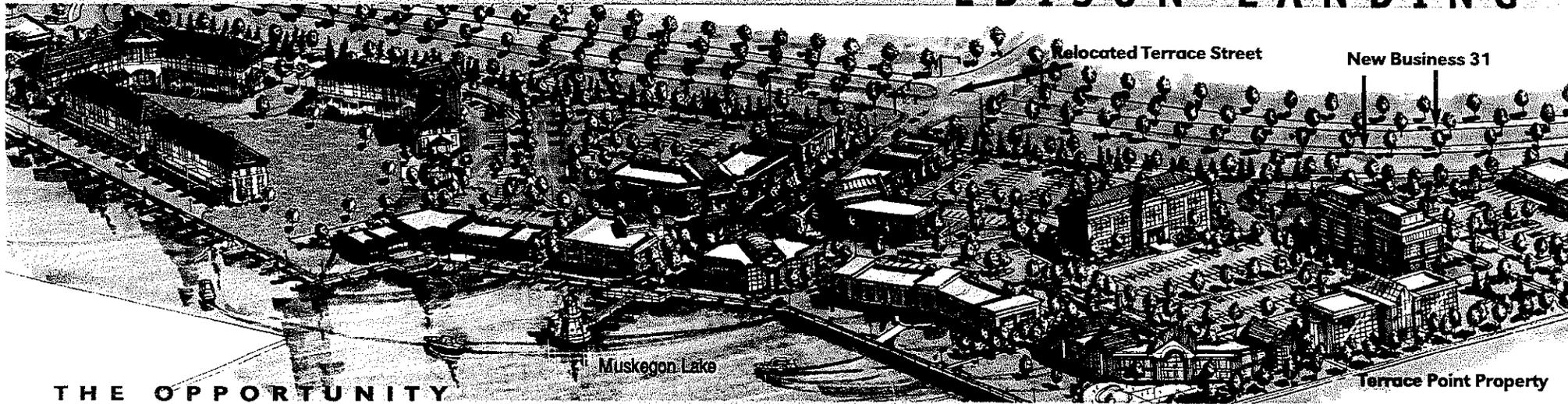
EDISON LANDING



UNIT	SQUARE FT.	USE	INITIAL OFFERING PRICE
A	30,000	Residential	Sale Pending
B	30,000	Residential	Sale Pending
C	25,000	Grand Valley State University	SOLD
D	40,000	Office	\$500,000
E	40,000	Office	\$500,000
F	6,500	Retail & Restaurant	\$195,000
G	18,500	Retail & Restaurant	\$525,000
H	20,000	Parmenter O'Toole	SOLD
I	20,000	Office	\$600,000
J	22,000	Retail, Office & Residential	Sale Pending
K	22,000	Retail, Office & Residential	Sale Pending
L	4,500	Retail, Office & Residential	Sale Pending
M	4,500	Residential	Sale Pending
N	14,000	Retail & Restaurant	\$750,000
O		Residential (condominiums)	\$1,190,000
P	3,000	Convenience Store / Gasoline	\$495,000

All prices subject to change without notice. Contact broker for current prices

EDISON LANDING



THE OPPORTUNITY

In the spring of 2001, Muskegon joined an elite group of 11 Michigan communities receiving a SmartZone™ designation from the State of Michigan. The Muskegon Lakeshore SmartZone, called Edison Landing, is a joint venture between the private and public sector to re-develop a critical piece of Downtown Muskegon's shoreline as a mixed-use development that includes residential, commercial, retail, office/commercial and recreational components.

Featuring 34 acres of land, with Muskegon Lake on one side and new Business 31 on the other, Edison Landing presents a unique development opportunity. The developer, Lakefront Development, LLC, has divided this parcel into 16 site condominium units ranging from 0.8 to over 6 acres. One of the parcels will house the new home of Parmenter O'Toole, the largest law firm along the lakeshore. On another parcel, Grand Valley State University will operate an energy-related research and development facility and a business incubator closely linked to its business and engineering schools. The remaining sites are available for construction of buildings with uses consistent with the Planned Unit Development already approved by the City of Muskegon. The master deed and Bylaws of the site condominium will provide for many open areas, including the waterfront, which will allow for access from both land and water. The condominium association will maintain strict control over both the uses and architectural design of each of the buildings to be constructed, ensuring a harmonious look for Muskegon's new downtown.

It is easy to look at the site and see just the beautiful waterfront, but the impact and importance of Shoreline Drive is significant. The Michigan Department of Transportation has approved the redirection of existing traffic from Webster and Muskegon Avenues to the new Shoreline Drive, which will be designated as Business U.S. 31. Once completed, Shoreline Drive traffic

is expected to exceed 20,000 vehicles per day. This will make Shoreline Drive Muskegon's main roadway, a gateway to downtown Muskegon and Muskegon Lake.

Participation in Edison Landing is supported by the aggressive use of business development incentives. Each site within the SmartZone is qualified to be designated as a "Brownfield," which translates into a time-limited opportunity to receive a Single Business Tax Credit equal to 10% of the purchaser's eligible investment at the site. Commercial businesses locating within this Enterprise Community Zone before the end of 2004 are eligible to receive a substantial five-year tax abatement. In addition, Michigan law provides for 12-year, 50% property tax abatements for certain high-tech research and development, offices and engineering buildings located within the SmartZone. Finally, because of the City's status as an Enterprise Community, commercial construction projects of up to \$3 million may be financed with tax-exempt revenue bonds. As part of a Local Development Finance Authority, nearly all of the property tax revenue generated from this SmartZone must be utilized on the site.

Locating in Edison Landing offers additional benefits: This is the only waterfront SmartZone and the only SmartZone with direct access to Lake Michigan. In addition, Edison Landing is on a major traffic route in a Metropolitan Statistical Area with one of the highest growth rates in the United States and a population of our MSA exceeding one million people.

It has been decades since the Muskegon lakeshore could be developed. Now, Edison Landing offers developers the first opportunity in generations to build along the beautiful Muskegon Lake shoreline, they can do so with the added benefits of new Business 31 and the SmartZone.

For purchase or leasing information, please contact Tom Pohlman of Parmenter O'Toole, P.C. at 231.722.5414 or tpohlman@parmenterlaw.com.

LEGAL DESCRIPTION
PARMENTER O'TOOLE PROPERTY

The land is situated in the City of Muskegon, County of Muskegon, State of Michigan and described as follows:

Unit H, Muskegon Lakeshore Smart Zone, a Site Condominium, according to the Master Deed dated October 10, 2002, recorded October 11, 2002 in Liber 3503. Page 491, Muskegon County Records, and designated as Muskegon County Condominium Subdivision Plan No. 100, together with the rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Date: July 8, 2003

To: Honorable Mayor and City Commissioners

2003-55 c)

From: Finance Director

RE: Second Quarter 2003 Budget Reforecast

SUMMARY OF REQUEST: At this time staff is transmitting the *Second Quarter 2003 Budget Reforecast* which outlines proposed changes to the original budget that have come about as result of changes in policy priorities, labor contracts, updated economic conditions, or other factors. For the next meeting, an action item will be placed on the agenda for adoption of the second quarter budget reforecast together with any additional changes deemed necessary by Commissioners.

FINANCIAL IMPACT: General fund revenues continue to deteriorate. The estimate for city income tax revenues has been reduced by \$200,000 and the shortfall in state shared revenues, when compared to the original budget, currently stands at \$515,220. We have included in the 2nd Quarter Reforecast the projected use of another \$500,000 in budget stabilization fund reserves. General fund expenditures are projected to be \$257,257 more than originally budgeted primarily due to large capital projects that were anticipated to be completed in 2002 when the 2003 budget was prepared.

BUDGET ACTION REQUIRED: Self-explanatory.

STAFF RECOMMENDATION: The City Commission should review the *Reforecast* to ensure it reflects their policy initiatives. At the next City Commission meeting, staff will request formal approval of the *Reforecast* and related budget amendments.

COMMITTEE RECOMMENDATION: There is no committee recommendation at this time.

**CITY OF MUSKEGON
GENERAL FUND**

HISTORICAL SUMMARY

Year	Revenues & Transfers In	Expenditures & Transfers Out	Fund Balance at Year-End
1992	\$ 11,297,076	\$ 11,282,444	\$ 1,538,372
1993	13,990,266	13,231,208	2,297,430
1994	15,301,973	15,572,689	2,026,714
1995	16,633,179	16,337,586	2,322,307
1996	17,666,214	18,018,159	1,970,362
1997	20,437,646	20,358,321	2,049,687
1998	21,643,855	21,634,467	2,059,075
1999	21,451,681	22,011,881	1,498,875
2000	23,685,516	22,232,657	2,951,734
2001	23,446,611	23,235,978	3,162,367
2002	23,617,163	23,971,534	2,807,996

Fiscal 2003 Budget Summary

FUND BALANCE AT START OF YEAR **\$ 2,807,996**

MEANS OF FINANCING:

Taxes	13,116,693	55.4%
Licenses and Permits	1,079,024	4.6%
Federal Grants	152,131	0.6%
State Grants	52,635	0.2%
State Shared Revenue	5,035,082	21.3%
Other Charges	2,025,378	8.6%
Interest & Rentals	244,600	1.0%
Fines and Fees	441,200	1.9%
Other Revenue	337,000	1.4%
Other Financing Sources	<u>1,200,000</u>	<u>5.1%</u>
	23,683,743	100.0%

ESTIMATED REQUIREMENTS:

Customer Value Added Activities	17,610,584	73.0%
Business Value Added Activities	4,227,801	17.5%
Fixed Budget Items	<u>2,277,500</u>	<u>9.4%</u>
	24,115,885	100.0%

ESTIMATED FUND BALANCE AT END OF YEAR **\$ 2,375,854**

OPERATING SURPLUS (DEFICIT)	\$ (432,142)
TARGET FUND BALANCE (10% PRIOR YEAR EXPENDITURES)	\$ 2,397,153
ESTIMATED EXCESS (SHORTFALL) vs. TARGET	\$ (21,300)

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
General Fund Revenue Summary By Source

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Original
Available Fund Balance - BOY	\$ 2,951,734	\$ 3,162,367	\$ 2,744,079	\$ 2,807,996	\$ 2,807,996	\$ 63,917	
Taxes							
City income tax	\$ 6,820,171	\$ 6,692,609	\$ 6,650,000	\$ 2,907,684	\$ 6,450,000	\$ (200,000)	-3.01%
Property taxes - general	3,940,343	4,221,258	4,281,332	4,000,442	4,281,332	-	0.00%
Property taxes - sanitation	1,670,955	1,788,871	1,833,822	1,532,436	1,833,822	-	0.00%
Property taxes - pass-through from LDFA II	-	270,337	120,000	-	120,000	-	0.00%
Industrial facilities taxes	353,742	388,718	341,539	-	341,539	-	0.00%
Payments in lieu of taxes	75,758	73,191	80,000	-	80,000	-	0.00%
Delinquent chargeback collected	17,514	30,056	10,000	(19,663)	10,000	-	0.00%
	\$ 12,878,483	\$ 13,465,040	\$ 13,316,693	\$ 8,420,899	\$ 13,116,693	\$ (200,000)	-1.50%
Licenses and permits							
Business licenses	\$ 31,239	\$ 31,525	\$ 34,500	\$ 18,395	\$ 34,500	\$ -	0.00%
Liquor licenses	36,427	35,542	37,500	8,573	37,500	-	0.00%
Cable TV franchise fees	204,820	258,425	265,000	-	265,000	-	0.00%
Telecom franchise fees (Act 48)	-	-	27,483	32,024	32,024	4,541	16.52%
Housing licenses	66,126	64,565	75,000	38,440	75,000	-	0.00%
Rental property registration	-	-	-	2,905	4,000	4,000	0.00%
Burial permits	98,735	103,636	100,000	42,142	100,000	-	0.00%
Building permits	333,798	365,561	300,000	125,813	300,000	-	0.00%
Electrical permits	127,055	87,788	100,000	79,127	100,000	-	0.00%
Plumbing permits	48,863	66,741	50,000	22,897	50,000	-	0.00%
Heating permits	65,495	56,222	80,000	62,780	80,000	-	0.00%
Franchise fees	-	-	-	-	-	-	0.00%
Police gun registration	2,040	1,230	800	530	1,000	200	25.00%
	\$ 1,014,598	\$ 1,071,235	\$ 1,070,283	\$ 433,626	\$ 1,079,024	\$ 8,741	0.82%
Federal grants							
Federal operational grant	\$ 417,925	\$ 278,308	\$ 80,000	\$ 54,730	\$ 152,131	\$ 72,131	90.16%
	\$ 417,925	\$ 278,308	\$ 80,000	\$ 54,730	\$ 152,131	\$ 72,131	90.16%
State grants							
Act 302 police training grant	\$ -	\$ -	\$ 16,000	\$ -	\$ 16,000	\$ -	0.00%
State operational grant	17,569	11,316	36,635	1,101	36,635	-	0.00%
	\$ 17,569	\$ 11,316	\$ 52,635	\$ 1,101	\$ 52,635	\$ -	0.00%
State shared revenue							
State sales tax	\$ 5,748,523	\$ 5,353,987	\$ 5,550,302	\$ 573,683	\$ 5,035,082	\$ (515,220)	-9.28%
	\$ 5,748,523	\$ 5,353,987	\$ 5,550,302	\$ 573,683	\$ 5,035,082	\$ (515,220)	-9.28%

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
General Fund Revenue Summary By Source

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Original
Other charges for sales and services							
Tax administration fees	\$ 232,349	\$ 258,323	\$ 258,000	\$ 9	\$ 258,000	\$ -	0.00%
Utility administration fees	175,215	174,965	183,439	76,433	183,439	-	0.00%
Reimbursement for elections	20,534	24,455	12,000	292	26,000	14,000	116.67%
Indirect cost reimbursement	908,256	892,080	974,894	406,206	974,894	-	0.00%
Site-plan review fee	895	1,086	1,000	220	1,000	-	0.00%
Sale of cemetery lots	25,275	14,988	18,000	12,120	18,000	-	0.00%
Sale of columbarium niches	-	-	-	-	-	-	0.00%
Police miscellaneous	48,873	74,044	65,000	23,202	65,000	-	0.00%
Police impound fees	37,781	51,225	40,000	23,155	40,000	-	0.00%
Landlord's alert fee	1,630	2,630	-	315	315	315	0.00%
Fire protection-state property	82,087	42,052	85,000	-	42,000	(43,000)	-50.59%
Zoning fees	13,915	13,955	10,000	5,450	10,000	-	0.00%
Clerk fees	1,391	2,738	2,230	1,165	2,230	-	0.00%
Clerk - passport fees	-	-	3,500	270	3,500	-	0.00%
Tax abatement application fees	4,944	1,423	1,000	5,570	10,000	9,000	900.00%
Treasurer fees	33,708	40,635	25,000	3,384	25,000	-	0.00%
False alarm fees	18,806	17,738	10,000	255	10,000	-	0.00%
Miscellaneous cemetery income	24,118	25,569	21,000	8,235	21,000	-	0.00%
Housing commission reimbursement	-	-	-	-	-	-	0.00%
Senior transit program fees	7,986	7,376	8,000	1,761	8,000	-	0.00%
Fire miscellaneous	9,012	3,858	15,000	296	15,000	-	0.00%
Sanitation stickers	42,355	51,081	42,000	16,219	42,000	-	0.00%
Lot cleanup fees	74,584	134,156	70,000	58,838	70,000	-	0.00%
Reimbursements for mowing and demolitions	75,099	129,421	70,000	51,386	70,000	-	0.00%
Recreation program fees	133,183	127,558	130,000	72,862	130,000	-	0.00%
	\$ 1,971,996	\$ 2,091,356	\$ 2,045,063	\$ 767,643	\$ 2,025,378	\$ (19,685)	-0.96%
Interest and rental income							
Interest	\$ 331,923	\$ 181,931	\$ 150,000	\$ (27,533)	\$ 110,000	\$ (40,000)	-26.67%
Flea market	22,157	27,526	27,000	2,229	27,000	-	0.00%
Farmers market	26,475	27,783	23,000	1,250	23,000	-	0.00%
City right of way rental	6,400	6,400	4,400	4,400	4,400	-	0.00%
Parking ramp rentals	22,069	24,991	5,000	2,658	5,000	-	0.00%
McGraft park rentals	53,758	37,697	54,000	3,190	43,000	(11,000)	-20.37%
Other park rentals	28,081	26,232	32,200	12,876	32,200	-	0.00%
	\$ 490,863	\$ 332,560	\$ 295,600	\$ (930)	\$ 244,600	\$ (51,000)	-17.25%

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
General Fund Revenue Summary By Source

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Original
Fines and fees							
Income tax - penalty and interest	\$ 95,916	\$ 166,621	\$ 90,000	\$ 444,523	\$ 175,000	\$ 85,000	94.44%
Late fees on current taxes	27,220	18,006	25,000	16,293	25,000	-	0.00%
Interest on late invoices	730	589	1,200	90	1,200	-	0.00%
Property transfer affidavit fines	1,900	-	-	-	-	-	0.00%
Parking fines	74,056	61,957	80,000	36,590	80,000	-	0.00%
Court fines	150,735	146,141	160,000	63,522	160,000	-	0.00%
	\$ 350,557	\$ 393,314	\$ 356,200	\$ 561,018	\$ 441,200	\$ 85,000	23.86%
Other revenue							
Sale of land and assets	\$ -	\$ -	\$ 3,000	\$ -	\$ 3,000	\$ -	0.00%
Police sale and auction proceeds	3,706	3,089	4,000	1,139	4,000	-	0.00%
CDBG program reimbursements	322,587	372,492	250,000	-	250,000	-	0.00%
Contributions	33,592	31,619	11,000	8,105	31,000	20,000	181.82%
Muskegon County Community Foundation	-	13,521	7,000	8,000	33,000	26,000	371.43%
Miscellaneous reimbursements	-	-	1,000	-	1,000	-	0.00%
Miscellaneous and sundry	17,755	18,341	15,000	4,795	15,000	-	0.00%
	\$ 377,640	\$ 439,062	\$ 291,000	\$ 22,039	\$ 337,000	\$ 46,000	15.81%
Other financing sources							
Operating transfers in							
Cemetery Perpetual Care	\$ 67,373	\$ 56,961	\$ 70,000	\$ 23,418	\$ 70,000	\$ -	0.00%
Criminal Forfeitures Fund	60,000	-	75,000	-	75,000	-	0.00%
Police Training Fund	31,142	22,281	-	-	-	-	0.00%
DDA for Administration	10,000	10,000	10,000	4,167	10,000	-	0.00%
Reese Playfield Fund	4,333	76,746	-	-	-	-	0.00%
RLF for Administration	5,000	5,000	5,000	2,083	5,000	-	0.00%
Budget Stabilization Fund	-	-	500,000	-	1,000,000	500,000	100.00%
Special Assessment Fund	-	-	40,000	-	40,000	-	0.00%
Hackley Park Improvement Fund	-	-	-	-	-	-	0.00%
Hackley Park Memorial Fund	609	9,997	-	-	-	-	0.00%
	\$ 178,457	\$ 180,985	\$ 700,000	\$ 29,668	\$ 1,200,000	\$ 500,000	71.43%
Total general fund revenues and other sources							
	\$ 23,446,611	\$ 23,617,163	\$ 23,757,776	\$ 10,863,477	\$ 23,683,743	\$ (74,033)	-0.31%

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
General Fund Expenditure Summary By Function

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Revised
I. Customer Value Added Activities								
40301 Police Department								
5100	Salaries & Benefits	\$ 5,803,534	\$ 5,848,523	\$ 6,324,535	\$ 2,448,313	39%	\$ 6,324,535	\$ - 0.00%
5200	Operating Supplies	154,660	148,091	150,000	40,888	27%	150,000	- 0.00%
5300	Contractual Services	951,902	981,682	902,000	402,446	45%	902,000	- 0.00%
5400	Other Expenses	54,675	73,558	28,000	7,257	26%	28,000	- 0.00%
5700	Capital Outlays	87,593	125,512	24,310	6,124	25%	24,310	- 0.00%
5900	Other Financing Uses	-	-	-	-	N/A	-	- 0.00%
		\$ 7,052,364	\$ 7,177,466	\$ 7,428,845	\$ 2,905,028	39%	\$ 7,428,845	\$ - 0.00%
		\$ 7,052,364	\$ 7,177,466	\$ 7,428,845	\$ 2,905,028	39%	\$ 7,428,845	\$ - 0.00%
50336 Fire Department								
5100	Salaries & Benefits	\$ 2,930,180	\$ 2,964,455	\$ 2,947,103	\$ 1,290,700	44%	\$ 2,947,103	\$ - 0.00%
5200	Operating Supplies	92,307	105,122	100,000	42,236	42%	100,000	- 0.00%
5300	Contractual Services	149,605	165,970	150,000	132,761	89%	150,000	- 0.00%
5400	Other Expenses	12,785	20,731	20,000	6,304	32%	20,000	- 0.00%
5700	Capital Outlays	32,714	57,570	27,469	51,634	52%	99,600	72,131 262.59%
5900	Other Financing Uses	-	-	-	-	N/A	-	- 0.00%
		\$ 3,217,591	\$ 3,313,848	\$ 3,244,572	\$ 1,523,635	46%	\$ 3,316,703	\$ 72,131 2.22%
50387 Fire Safety Inspections								
5100	Salaries & Benefits	\$ 579,330	\$ 693,916	\$ 782,418	\$ 313,157	40%	\$ 782,418	\$ - 0.00%
5200	Operating Supplies	25,077	22,393	25,500	7,145	28%	25,500	- 0.00%
5300	Contractual Services	232,848	266,610	260,606	45,235	17%	260,606	- 0.00%
5400	Other Expenses	8,109	11,903	10,000	6,470	65%	10,000	- 0.00%
5700	Capital Outlays	15,215	11,536	3,000	1,337	45%	3,000	- 0.00%
5900	Other Financing Uses	-	-	-	-	N/A	-	- 0.00%
		\$ 860,579	\$ 1,006,358	\$ 1,081,524	\$ 373,344	35%	\$ 1,081,524	\$ - 0.00%
		\$ 4,078,170	\$ 4,320,206	\$ 4,326,096	\$ 1,896,979	43%	\$ 4,398,227	\$ 72,131 1.67%
60523 General Sanitation								
5100	Salaries & Benefits	\$ 67,901	\$ 67,465	\$ 78,067	\$ 28,262	36%	\$ 78,067	\$ - 0.00%
5200	Operating Supplies	1,006	344	900	3,356	96%	3,500	2,600 288.89%
5300	Contractual Services	1,351,420	1,406,612	1,432,282	356,995	25%	1,442,282	10,000 0.70%
5400	Other Expenses	83	794	300	-	0%	300	- 0.00%
5700	Capital Outlays	24,847	44,725	25,660	-	0%	41,399	15,739 61.34%
5900	Other Financing Uses	-	-	-	-	N/A	-	- 0.00%
		\$ 1,445,257	\$ 1,519,940	\$ 1,537,209	\$ 388,613	25%	\$ 1,565,548	\$ 28,339 1.84%
60528 Recycling								
5100	Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	- 0.00%
5200	Operating Supplies	-	-	-	-	N/A	-	- 0.00%
5300	Contractual Services	257,926	218,067	260,000	54,600	22%	250,000	(10,000) -3.85%
5400	Other Expenses	-	-	-	-	N/A	-	- 0.00%
5700	Capital Outlays	3,305	-	1,500	-	0%	3,250	1,750 116.67%
5900	Other Financing Uses	-	-	-	-	N/A	-	- 0.00%
		\$ 261,231	\$ 218,067	\$ 261,500	\$ 54,600	22%	\$ 253,250	\$ (8,250) -3.15%

City of Muskegon
 Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
 General Fund Expenditure Summary By Function

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Revised
60550 Stormwater Management								
5100 Salaries & Benefits	\$ -	\$ 7,372	\$ 20,000	\$ -	0%	\$ 20,000	\$ -	0.00%
5200 Operating Supplies	-	-	4,450	-	0%	4,450	-	0.00%
5300 Contractual Services	-	16,352	28,000	2,084	7%	28,000	-	0.00%
5400 Other Expenses	-	-	600	-	0%	600	-	0.00%
5700 Capital Outlays	-	-	2,500	-	0%	2,500	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ -	\$ 23,724	\$ 55,550	\$ 2,084	4%	\$ 55,550	\$ -	0.00%
60448 Streetlighting								
5100 Salaries & Benefits	\$ 11,387	\$ 12,983	\$ -	\$ 854	43%	\$ 2,000	\$ 2,000	0.00%
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%
5300 Contractual Services	504,551	505,079	515,000	211,766	41%	515,000	-	0.00%
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%
5700 Capital Outlays	-	4,350	5,000	3,850	128%	3,000	(2,000)	-40.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 515,938	\$ 522,412	\$ 520,000	\$ 216,470	42%	\$ 520,000	\$ -	0.00%
60707 Senior Citizen Transit								
5100 Salaries & Benefits	\$ 44,925	\$ 44,863	\$ 47,833	\$ 16,996	36%	\$ 47,833	\$ -	0.00%
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%
5300 Contractual Services	7,100	10,140	7,540	4,290	57%	7,540	-	0.00%
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 52,025	\$ 55,003	\$ 55,373	\$ 21,286	38%	\$ 55,373	\$ -	0.00%
60446 Community Event Support								
5100 Salaries & Benefits	\$ 77,841	\$ 31,192	\$ 76,972	\$ 4,100	5%	\$ 76,972	\$ -	0.00%
5200 Operating Supplies	1,971	1,524	2,000	531	27%	2,000	-	0.00%
5300 Contractual Services	31,071	11,004	15,000	701	5%	15,000	-	0.00%
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 110,883	\$ 43,720	\$ 93,972	\$ 5,332	6%	\$ 93,972	\$ -	0.00%
	\$ 2,385,334	\$ 2,382,866	\$ 2,523,604	\$ 688,385	27%	\$ 2,543,693	\$ 20,089	
70751 Parks Maintenance								
5100 Salaries & Benefits	\$ 470,749	\$ 476,360	\$ 552,349	\$ 200,145	36%	\$ 552,349	\$ -	0.00%
5200 Operating Supplies	240,998	150,285	180,000	25,663	14%	180,000	-	0.00%
5300 Contractual Services	596,720	601,199	500,000	143,336	28%	515,000	15,000	3.00%
5400 Other Expenses	2,905	2,548	2,000	-	0%	2,000	-	0.00%
5700 Capital Outlays	75,959	152,224	52,929	36,628	69%	52,929	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 1,387,331	\$ 1,382,616	\$ 1,287,278	\$ 405,772	31%	\$ 1,302,278	\$ 15,000	1.17%
70757 Mc Graft Park Maintenance								
5100 Salaries & Benefits	\$ 5,030	\$ 6,059	\$ 18,005	\$ 1,935	11%	\$ 18,005	\$ -	0.00%
5200 Operating Supplies	4,918	4,135	4,031	1,503	37%	4,031	-	0.00%
5300 Contractual Services	42,488	30,762	24,000	7,976	33%	24,000	-	0.00%
5400 Other Expenses	238	56	200	-	0%	200	-	0.00%
5700 Capital Outlays	65	-	7,800	39	1%	7,800	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 52,739	\$ 41,012	\$ 54,036	\$ 11,453	21%	\$ 54,036	\$ -	0.00%

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
General Fund Expenditure Summary By Function

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Revised
70775 General & Inner City Recreation								
5100 Salaries & Benefits	\$ 283,433	\$ 281,055	\$ 341,290	\$ 74,461	22%	\$ 341,290	\$ -	0.00%
5200 Operating Supplies	51,416	58,590	55,386	22,344	42%	52,886	(2,500)	-4.51%
5300 Contractual Services	135,564	137,912	97,823	37,329	38%	97,823	-	0.00%
5400 Other Expenses	9,252	10,375	4,350	4,026	93%	4,350	-	0.00%
5700 Capital Outlays	383	-	-	2,072	83%	2,500	2,500	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 480,048	\$ 487,932	\$ 498,849	\$ 140,232	28%	\$ 498,849	\$ -	0.00%
70276 Cemeteries Maintenance								
5100 Salaries & Benefits	\$ 185,819	\$ 188,401	\$ 196,834	\$ 84,116	43%	\$ 196,834	\$ -	0.00%
5200 Operating Supplies	21,908	22,607	20,000	2,576	13%	20,000	-	0.00%
5300 Contractual Services	263,671	258,681	255,000	31,029	12%	255,000	-	0.00%
5400 Other Expenses	1,199	1,121	1,000	175	18%	1,000	-	0.00%
5700 Capital Outlays	33,975	14,626	33,165	28,145	85%	33,165	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 506,572	\$ 485,436	\$ 505,999	\$ 146,041	29%	\$ 505,999	\$ -	0.00%
70585 Parking Operations								
5100 Salaries & Benefits	\$ 13,439	\$ 14,831	\$ 14,549	\$ 9,028	62%	\$ 14,549	\$ -	0.00%
5200 Operating Supplies	2,476	1,032	3,000	1,110	37%	3,000	-	0.00%
5300 Contractual Services	32,854	40,972	28,802	51,271	68%	75,000	46,198	160.40%
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%
5700 Capital Outlays	-	4,503	-	-	N/A	-	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 48,769	\$ 61,338	\$ 46,351	\$ 61,409	66%	\$ 92,549	\$ 46,198	99.67%
70771 Forestry								
5100 Salaries & Benefits	\$ 86,584	\$ 84,297	\$ 111,664	\$ 52,513	47%	\$ 111,664	\$ -	0.00%
5200 Operating Supplies	9,831	6,024	7,800	6,133	79%	7,800	-	0.00%
5300 Contractual Services	14,244	13,864	17,000	13,623	80%	17,000	-	0.00%
5400 Other Expenses	1,309	394	1,500	844	56%	1,500	-	0.00%
5700 Capital Outlays	2,101	2,844	4,359	2,060	47%	4,359	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 114,069	\$ 107,423	\$ 142,323	\$ 75,173	53%	\$ 142,323	\$ -	0.00%
70863 Farmers' Market & Flea Market								
5100 Salaries & Benefits	\$ 28,023	\$ 29,241	\$ 34,258	\$ 7,863	23%	\$ 34,258	\$ -	0.00%
5200 Operating Supplies	860	1,644	1,000	-	0%	1,000	-	0.00%
5300 Contractual Services	19,175	14,292	7,230	2,160	30%	7,230	-	0.00%
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 48,058	\$ 45,177	\$ 42,488	\$ 10,023	24%	\$ 42,488	\$ -	0.00%
	\$ 2,637,586	\$ 2,610,934	\$ 2,577,324	\$ 850,103	32%	\$ 2,638,522	\$ 61,198	2.37%
80799 Weed and Seed Program								
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
General Fund Expenditure Summary By Function

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Revised
80387 Environmental Services								
5100 Salaries & Benefits	\$ 179,865	\$ 173,926	\$ 201,491	\$ 75,615	38%	\$ 201,491	\$ -	0.00%
5200 Operating Supplies	9,023	12,389	11,000	3,115	28%	11,000	-	0.00%
5300 Contractual Services	244,510	300,582	194,806	47,167	24%	194,806	-	0.00%
5400 Other Expenses	1,633	1,505	2,000	189	9%	2,000	-	0.00%
5700 Capital Outlays	6,556	16,123	4,000	3,165	79%	4,000	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 441,587	\$ 504,525	\$ 413,297	\$ 129,251	31%	\$ 413,297	\$ -	0.00%
	\$ 441,587	\$ 504,525	\$ 413,297	\$ 129,251	31%	\$ 413,297	\$ -	0.00%
10875 Other - Contributions to Outside Agencies								
Muskegon Area Transit (MATS)	\$ 80,163	\$ 80,163	\$ 80,500	\$ 20,041		\$ 80,500	-	0.00%
Neighborhood Association Grants	34,063	35,975	36,000	26,482		36,000	-	0.00%
Muskegon Area First (MAF)	-	46,066	42,000	21,000		42,000	-	0.00%
Veterans Memorial Day Costs	7,535	8,070	8,500	-		8,500	-	0.00%
WMSRDC - Muskegon Area Plan (MAP)	6,151	6,151	-	-		-	-	0.00%
Institute for Healing Racism	3,000	4,000	3,000	3,000		3,000	-	0.00%
MLK Diversity Program	-	-	1,000	1,000		1,000	-	0.00%
Muskegon Area Labor Management (MALMC)	1,000	1,000	1,000	-		1,000	-	0.00%
Sister Cities' Youth Travel	1,000	-	-	-		-	-	0.00%
Muskegon County and Humane Society - Feral Cat Control	-	14,157	16,000	1,250		16,000	-	0.00%
Other	-	-	-	-		-	-	0.00%
Contributions To Outside Agencies	\$ 132,912	\$ 195,582	\$ 188,000	\$ 72,773	39%	\$ 188,000	\$ -	0.00%
	\$ 132,912	\$ 195,582	\$ 188,000	\$ 72,773	39%	\$ 188,000	\$ -	0.00%
Total Customer Value Added Activities	\$ 16,727,953	\$ 17,191,579	\$ 17,457,166	\$ 6,542,519	37%	\$ 17,610,584	\$ 153,418	0.88%
As a Percent of Total General Fund Expenditures	72.0%	71.7%	73.2%	72.9%		73.0%		

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
General Fund Expenditure Summary By Function

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2002 Original	% Change From Revised
II. Business Value Added Activities								
10101 City Commission								
5100	\$ 56,483	\$ 60,555	\$ 62,793	\$ 24,016	38%	\$ 62,793	\$ -	0.00%
5200	12,288	12,538	16,000	445	3%	16,000	-	0.00%
5300	36,894	48,510	41,964	12,538	30%	41,964	-	0.00%
5400	7,631	9,758	11,000	3,491	32%	11,000	-	0.00%
5700	-	528	-	-	N/A	-	-	0.00%
5900	-	-	-	-	N/A	-	-	0.00%
	\$ 113,296	\$ 131,889	\$ 131,757	\$ 40,490	31%	\$ 131,757	\$ -	0.00%
10102 City Promotions & Public Relations								
5100	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%
5200	-	-	10,000	1,192	12%	10,000	-	0.00%
5300	24,563	26,499	35,572	8,707	24%	35,572	-	0.00%
5400	-	8	-	-	N/A	-	-	0.00%
5700	-	-	-	-	N/A	-	-	0.00%
5900	-	-	-	-	N/A	-	-	0.00%
	\$ 24,563	\$ 26,507	\$ 45,572	\$ 9,899	22%	\$ 45,572	\$ -	0.00%
10172 City Manager								
5100	\$ 168,180	\$ 173,154	\$ 189,451	\$ 75,893	40%	\$ 189,451	\$ -	0.00%
5200	1,651	1,683	2,750	479	17%	2,750	-	0.00%
5300	2,055	2,563	3,750	985	26%	3,750	-	0.00%
5400	2,149	3,037	2,750	997	36%	2,750	-	0.00%
5700	-	102	1,500	-	0%	1,500	-	0.00%
5900	-	-	-	-	N/A	-	-	0.00%
	\$ 174,035	\$ 180,539	\$ 200,201	\$ 78,354	39%	\$ 200,201	\$ -	0.00%
10145 City Attorney								
5100	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%
5200	833	869	1,000	-	0%	1,000	-	0.00%
5300	457,739	449,721	423,201	161,128	38%	423,201	-	0.00%
5400	-	-	-	-	N/A	-	-	0.00%
5700	-	-	-	-	N/A	-	-	0.00%
5900	-	-	-	-	N/A	-	-	0.00%
	\$ 458,572	\$ 450,590	\$ 424,201	\$ 161,128	38%	\$ 424,201	\$ -	0.00%
	\$ 770,466	\$ 789,525	\$ 801,731	\$ 289,671	36%	\$ 801,731	\$ -	0.00%

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
General Fund Expenditure Summary By Function

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Revised
20173 Administration								
5100 Salaries & Benefits	\$ 120,324	\$ 129,504	\$ 136,911	\$ 57,072	42%	\$ 136,911	\$ -	0.00%
5200 Operating Supplies	1,784	2,050	2,500	259	10%	2,500	-	0.00%
5300 Contractual Services	15,734	16,255	20,973	1,348	6%	20,973	-	0.00%
5400 Other Expenses	7,230	5,415	8,000	1,424	18%	8,000	-	0.00%
5700 Capital Outlays	1,632	73	2,000	977	49%	2,000	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 146,704	\$ 153,297	\$ 170,384	\$ 61,080	36%	\$ 170,384	\$ -	0.00%
20228 Affirmative Action								
5100 Salaries & Benefits	\$ 72,256	\$ 84,810	\$ 92,465	\$ 36,156	39%	\$ 92,465	\$ -	0.00%
5200 Operating Supplies	1,713	757	2,672	226	8%	2,672	-	0.00%
5300 Contractual Services	1,759	1,356	1,872	210	11%	1,872	-	0.00%
5400 Other Expenses	2,913	4,187	4,803	1,130	24%	4,803	-	0.00%
5700 Capital Outlays	649	723	-	-	N/A	-	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 79,290	\$ 91,833	\$ 101,812	\$ 37,722	37%	\$ 101,812	\$ -	0.00%
20744 Julia Hackley Internships								
5100 Salaries & Benefits	\$ 10,692	\$ 8,885	\$ 7,000	\$ -	0%	\$ 7,000	\$ -	0.00%
5200 Operating Supplies	-	-	10	-	0%	10	-	0.00%
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%
5400 Other Expenses	20	-	-	-	N/A	-	-	0.00%
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 10,712	\$ 8,885	\$ 7,010	\$ -	0%	\$ 7,010	\$ -	0.00%
20215 City Clerk & Elections								
5100 Salaries & Benefits	\$ 208,602	\$ 234,459	\$ 245,398	\$ 85,627	34%	\$ 252,498	\$ 7,100	2.89%
5200 Operating Supplies	35,327	45,977	20,300	7,195	26%	27,245	6,945	34.21%
5300 Contractual Services	31,458	62,596	41,000	15,684	38%	41,000	-	0.00%
5400 Other Expenses	7,136	5,437	3,000	1,913	64%	3,000	-	0.00%
5700 Capital Outlays	5,199	5,813	2,000	49	2%	2,000	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 287,722	\$ 354,282	\$ 311,698	\$ 110,468	34%	\$ 325,743	\$ 14,045	4.51%
20220 Civil Service								
5100 Salaries & Benefits	\$ 132,405	\$ 160,513	\$ 172,583	\$ 71,882	42%	\$ 172,583	\$ -	0.00%
5200 Operating Supplies	17,111	15,396	10,950	5,037	46%	10,950	-	0.00%
5300 Contractual Services	22,799	22,138	23,200	9,508	41%	23,200	-	0.00%
5400 Other Expenses	12,336	9,108	6,000	746	12%	6,000	-	0.00%
5700 Capital Outlays	8,600	1,129	1,278	-	0%	1,278	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 193,251	\$ 208,284	\$ 214,011	\$ 87,173	41%	\$ 214,011	\$ -	0.00%
	\$ 717,679	\$ 816,581	\$ 804,915	\$ 296,443	36%	\$ 818,960	\$ 14,045	1.74%

City of Muskegon
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General Fund Expenditure Summary By Function

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Revised
30202 Finance Administration								
5100 Salaries & Benefits	\$ 267,254	\$ 280,785	\$ 300,307	\$ 128,111	43%	\$ 300,307	\$ -	0.00%
5200 Operating Supplies	9,554	6,663	6,600	3,162	48%	6,600	-	0.00%
5300 Contractual Services	99,977	115,025	87,050	59,162	68%	86,450	(600)	-0.69%
5400 Other Expenses	2,348	3,935	2,538	176	35%	500	(2,038)	-80.30%
5700 Capital Outlays	2,085	4,730	-	1,938	100%	1,938	1,938	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 381,218	\$ 411,138	\$ 396,495	\$ 192,549	49%	\$ 395,795	\$ (700)	-0.18%
30209 Assessing Services								
5100 Salaries & Benefits	\$ 6,759	\$ 6,093	\$ 7,620	\$ 5,461	72%	\$ 7,620	\$ -	0.00%
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%
5300 Contractual Services	367,367	390,926	398,051	99,006	25%	398,051	-	0.00%
5400 Other Expenses	45	60	100	80	80%	100	-	0.00%
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 374,171	\$ 397,079	\$ 405,771	\$ 104,547	26%	\$ 405,771	\$ -	0.00%
30205 Income Tax Administration								
5100 Salaries & Benefits	\$ 213,846	\$ 194,487	\$ 227,024	\$ 94,731	42%	\$ 227,024	\$ -	0.00%
5200 Operating Supplies	24,678	21,941	24,800	9,696	39%	24,800	-	0.00%
5300 Contractual Services	34,092	49,928	40,263	13,473	33%	40,263	-	0.00%
5400 Other Expenses	1,648	1,410	1,000	159	16%	1,000	-	0.00%
5700 Capital Outlays	206	5,807	2,000	1,437	72%	2,000	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 274,470	\$ 273,573	\$ 295,087	\$ 119,496	40%	\$ 295,087	\$ -	0.00%
30253 City Treasurer								
5100 Salaries & Benefits	\$ 236,759	\$ 272,839	\$ 295,645	\$ 118,562	40%	\$ 295,645	\$ -	0.00%
5200 Operating Supplies	35,489	32,865	32,232	13,046	40%	32,232	-	0.00%
5300 Contractual Services	49,210	43,750	33,500	24,926	74%	33,500	-	0.00%
5400 Other Expenses	900	2,933	1,500	439	29%	1,500	-	0.00%
5700 Capital Outlays	4,281	12,653	4,000	1,497	37%	4,000	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 326,639	\$ 365,040	\$ 366,877	\$ 158,470	43%	\$ 366,877	\$ -	0.00%
30248 Information Systems Administration								
5100 Salaries & Benefits	\$ 182,403	\$ 235,640	\$ 259,055	\$ 108,094	42%	\$ 259,055	\$ -	0.00%
5200 Operating Supplies	2,024	2,345	4,700	112	2%	4,700	-	0.00%
5300 Contractual Services	72,769	66,905	53,249	6,492	12%	53,249	-	0.00%
5400 Other Expenses	12,457	8,049	9,000	6,268	70%	9,000	-	0.00%
5700 Capital Outlays	53,828	37,893	26,497	10,338	39%	26,497	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 323,481	\$ 350,832	\$ 352,501	\$ 131,304	37%	\$ 352,501	\$ -	0.00%
	\$ 1,679,979	\$ 1,797,662	\$ 1,816,731	\$ 706,366	39%	\$ 1,816,031	\$ (700)	-0.04%
60265 City Hall Maintenance								
5100 Salaries & Benefits	\$ 64,853	\$ 66,138	\$ 65,153	\$ 28,530	44%	\$ 65,153	\$ -	0.00%
5200 Operating Supplies	12,457	15,693	14,850	5,933	40%	14,850	-	0.00%
5300 Contractual Services	214,595	203,498	190,000	71,641	38%	190,000	-	0.00%
5400 Other Expenses	598	-	500	-	0%	500	-	0.00%
5700 Capital Outlays	253	12,500	8,477	329	4%	8,477	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 292,756	\$ 297,829	\$ 278,980	\$ 106,433	38%	\$ 278,980	\$ -	0.00%
	\$ 292,756	\$ 297,829	\$ 278,980	\$ 106,433	38%	\$ 278,980	\$ -	0.00%

City of Muskegon
 Quarterly Budget Reforecast - 2003 1st Quarter - General Fund
 General Fund Expenditure Summary By Function

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2002 Original	% Change From 2002 Revised
80400 Planning, Zoning and Economic Development								
5100 Salaries & Benefits	\$ 387,005	\$ 393,435	\$ 437,835	\$ 172,048	39%	\$ 437,835	\$ -	0.00%
5200 Operating Supplies	19,455	12,765	14,000	5,111	37%	14,000	-	0.00%
5300 Contractual Services	87,314	44,078	50,300	15,887	32%	50,300	-	0.00%
5400 Other Expenses	9,751	10,293	6,964	2,780	40%	6,964	-	0.00%
5700 Capital Outlays	3,644	6,239	3,000	126	4%	3,000	-	0.00%
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%
	\$ 507,169	\$ 466,810	\$ 512,099	\$ 195,952	38%	\$ 512,099	\$ -	0.00%
	\$ 507,169	\$ 466,810	\$ 512,099	\$ 195,952	38%	\$ 512,099	\$ -	0.00%
Total Business Value Added Activities	\$ 3,968,049	\$ 4,168,407	\$ 4,214,456	\$ 1,595,065	38%	\$ 4,227,801	\$ 13,345	0.32%
As a Percent of Total General Fund Expenditures	17.1%	17.4%	17.7%	17.8%		17.5%		

II. Fixed Budget Items

30999 Transfers To Other Funds								
Major Street Fund	\$ -	\$ 100,000	\$ -	\$ -	N/A	\$ -	\$ -	0.00%
Local Street Fund	820,000	850,000	700,000	273,889	44%	620,000	(80,000)	-11.43%
Budget Stabilization Fund	250,000	-	-	-	N/A	-	-	0.00%
L.C. Walker Arena Fund (Operating Subsidy)	301,000	271,837	260,000	108,333	42%	260,000	-	0.00%
Public Improvement Fund (Fire Equipment Reserve)	150,000	150,000	150,000	62,500	42%	150,000	-	0.00%
State Grants Fund (Grant Matches)	-	105,000	-	-	N/A	-	-	0.00%
MCD State Rehab Loan Fund	-	-	-	-	N/A	-	-	0.00%
TIFA Debt Service Fund	-	-	-	-	N/A	-	-	0.00%
Tree Replacement	-	-	-	-	N/A	-	-	0.00%
	\$ 1,521,000	\$ 1,476,837	\$ 1,110,000	\$ 444,722	43%	\$ 1,030,000	\$ (80,000)	-7.21%
30851 General Insurance	\$ 236,222	\$ 281,887	\$ 365,000	\$ 344,601	98%	\$ 350,000	\$ (15,000)	-4.11%
30906 Debt Retirement	375,101	216,860	212,006	4,831	2%	220,000	7,994	3.77%
10891 Contingency and Bad Debt Expense	268,110	495,550	400,000	(57,240)	-14%	400,000	-	0.00%
90000 Major Capital Improvements	139,543	140,414	85,000	103,989	37%	277,500	192,500	226.47%
Total Fixed-Budget Items	\$ 2,539,976	\$ 2,611,548	\$ 2,172,006	\$ 840,903	37%	\$ 2,277,500	\$ 105,494	4.86%
As a Percent of Total General Fund Expenditures	10.9%	10.9%	9.1%	9.4%		9.4%		
Total General Fund	\$ 23,235,978	\$ 23,971,534	\$ 23,843,628	\$ 8,978,487	37%	\$ 24,115,885	\$ 272,257	1.14%

Recap: Total General Fund By Expenditure Object

5100 Salaries & Benefits	\$ 12,895,861	\$ 13,226,336	\$ 14,246,608	\$ 5,614,241	39%	\$ 14,255,708	\$ 9,100	0.06%
5200 Operating Supplies	790,815	705,722	728,431	208,493	28%	735,476	7,045	0.97%
5300 Contractual Services	6,991,218	7,496,547	7,092,034	2,405,598	34%	7,137,632	45,598	0.64%
5400 Other Expenses	159,350	186,615	127,105	44,868	36%	125,067	(2,038)	-1.60%
5700 Capital Outlays	502,633	662,617	327,444	255,734	42%	612,002	284,558	86.90%
5900 All Other Financing Uses	1,896,101	1,693,697	1,322,006	449,553	36%	1,250,000	(72,006)	-5.45%
Total General Fund	\$ 23,235,978	\$ 23,971,534	\$ 23,843,628	\$ 8,978,487	37%	\$ 24,115,885	\$ 272,257	1.14%

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
202 Major Streets and State Trunklines Fund									
Available Fund Balance - BOY	\$ 2,989,718	\$ 2,361,992	\$ 1,607,931	\$ 1,622,095		\$ 1,622,095	\$ 14,164		
Revenues									
Special assessments	\$ 228,652	\$ 324,200	\$ 200,000	\$ -		\$ 200,000	\$ -	0.00%	
Federal grants	3,331,781	3,487,352	656,000	-		584,000	(72,000)	-10.98%	STP GRANTS (LINCOLN AND CRESTON PROJECTS)
State grants	186,000	91,973	10,950,000	352,047		11,650,000	700,000	6.39%	SHORELINE DRIVE GRANTS
State shared revenue	2,513,944	2,582,023	2,675,215	619,954		2,675,215	-	0.00%	
Interest income	159,976	95,702	100,000	32,520		100,000	-	0.00%	
Operating transfers in	-	100,000	-	-		-	-	0.00%	
Other	283,125	2,635,118	320,288	5,592		320,288	-	0.00%	
	\$ 6,703,478	\$ 9,316,368	\$ 14,901,503	\$ 1,010,113		\$ 15,529,503	\$ 628,000	4.21%	
60900 Operating Expenditures									
5100 Salaries & Benefits	\$ 596,655	\$ 608,476	\$ 905,439	\$ 319,640	35%	\$ 905,439	\$ -	0.00%	
5200 Operating Supplies	195,361	194,808	209,200	91,355	44%	209,200	-	0.00%	
5300 Contractual Services	894,483	976,042	831,651	491,370	59%	831,651	-	0.00%	
5400 Other Expenses	5,589	6,082	4,000	964	24%	4,000	-	0.00%	
5700 Capital Outlays	1,635	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	610,523	3,059,793	640,413	-	0%	940,413	300,000	46.84%	DEBT SERVICE; \$300,0000 TRANSFER TO LOCAL STREETS
	\$ 2,304,246	\$ 4,845,201	\$ 2,590,703	\$ 903,329	31%	\$ 2,890,703	\$ 300,000	11.58%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	5,026,958	5,211,064	13,670,000	519,540	4%	13,447,000	(223,000)	-1.63%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ 5,026,958	\$ 5,211,064	\$ 13,670,000	\$ 519,540	4%	\$ 13,447,000	\$ (223,000)	-1.63%	
	\$ 7,331,204	\$ 10,056,265	\$ 16,260,703	\$ 1,422,869	9%	\$ 16,337,703		0.47%	
Available Fund Balance - EOY	\$ 2,361,992	\$ 1,622,095	\$ 248,731	\$ 1,209,339		\$ 813,895	\$ 565,164		

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
203 Local Streets Fund									
Available Fund Balance - BOY	\$ 122,966	\$ 156,747	\$ 87,279	\$ 9,701		\$ 9,701	\$ (77,578)		
Revenues									
Special assessments	\$ 120,108	\$ 143,845	\$ 100,000	\$ -		\$ 100,000	\$ -	0.00%	
Federal grants	-	-	-	-		270,000	270,000	0.00%	EDA FOR SEAWAY INDUSTRIAL PARK
State grants	24,000	-	100,000	-		-	(100,000)	-100.00%	SHORELINE DRIVE GRANTS
State shared revenue	645,381	638,602	654,351	171,810		654,351	-	0.00%	
Interest income	12,845	14,516	10,000	371		10,000	-	0.00%	
Operating transfers in	820,000	1,050,000	700,000	273,889		920,000	220,000	31.43%	GENERAL FUND TRANSFER; \$300,000 FROM MAJOR ST
Other	764	806	20,000	353		20,000	-	0.00%	
	\$ 1,623,098	\$ 1,847,789	\$ 1,584,351	\$ 446,423		\$ 1,974,351	\$ 390,000	24.62%	
60900 Operating Expenditures									
5100 Salaries & Benefits	\$ 431,139	\$ 546,438	\$ 443,157	\$ 214,703	48%	\$ 443,157	\$ -	0.00%	
5200 Operating Supplies	112,034	115,491	93,500	62,575	67%	93,500	-	0.00%	
5300 Contractual Services	508,360	705,199	571,529	274,233	48%	571,529	-	0.00%	
5400 Other Expenses	1,695	1,769	1,000	60	6%	1,000	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	-	124,113	-	-	N/A	-	-	0.00%	
	\$ 1,053,228	\$ 1,493,010	\$ 1,109,186	\$ 551,571	50%	\$ 1,109,186	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	536,089	501,805	510,000	326,979	42%	785,000	275,000	53.92%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
	\$ 536,089	\$ 501,805	\$ 510,000	\$ 326,979	42%	\$ 785,000	\$ 275,000	53.92%	
	\$ 1,589,317	\$ 1,994,815	\$ 1,619,186	\$ 878,550	46%	\$ 1,894,186	\$ 275,000	16.98%	
Available Fund Balance - EOY	\$ 156,747	\$ 9,701	\$ 52,444	\$ (422,426)		\$ 89,866	\$ 37,422		

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
230 Enterprise Community Fund									
Available Fund Balance - BOY	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	-	
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	0.00%	
Federal grants	85,494	85,980	-	-	-	-	-	0.00%	
State shared revenue	-	-	-	-	-	-	-	0.00%	
Charges for services	-	-	-	-	-	-	-	0.00%	
Interest income	-	-	-	-	-	-	-	0.00%	
Operating transfers in	-	-	-	-	-	-	-	0.00%	
Other	-	-	-	-	-	-	-	0.00%	
	\$ 85,494	\$ 85,980	\$ -	\$ -	-	\$ -	\$ -	0.00%	
60900 Operating Expenditures									
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	85,494	85,494	-	-	N/A	-	-	0.00%	
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ 85,494	\$ 85,494	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
	\$ 85,494	\$ 85,494	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
Available Fund Balance - EOY	\$ -	\$ 486	\$ -	\$ -	-	\$ -	\$ -	-	

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
254 L.C. Walker Arena Fund									
Available Fund Balance - BOY	\$ 3,861	\$ 19,133	\$ 36,327	\$ 34,476		\$ 34,476	\$ (1,851)		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
State grants	-	-	-	-		-	-	0.00%	
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	561,449	623,382	590,000	310,694		590,000	-	0.00%	
Interest income	-	-	500	76		500	-	0.00%	
Operating transfers in	301,000	271,837	260,000	108,333		260,000	-	0.00%	GENERAL FUND TRANSFER - OPERATING SUBSIDY
Other	520	371	5,000	1,749		5,000	-	0.00%	
	\$ 862,969	\$ 895,590	\$ 855,500	\$ 420,852		\$ 855,500	\$ -	0.00%	
70805 Operating Expenditures									
5100 Salaries & Benefits	\$ 11,543	\$ 11,942	\$ 12,692	\$ 5,448	43%	\$ 12,692	\$ -	0.00%	
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	835,912	863,565	861,389	477,514	55%	861,389	-	0.00%	
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	242	4,740	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ 847,697	\$ 880,247	\$ 874,081	\$ 482,962	55%	\$ 874,081	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
	\$ 847,697	\$ 880,247	\$ 874,081	\$ 482,962	55%	\$ 874,081	\$ -	0.00%	
Available Fund Balance - EOY	\$ 19,133	\$ 34,476	\$ 17,746	\$ (27,634)		\$ 15,895	\$ (1,851)		

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
403 Sidewalk Improvement Fund									
Available Fund Balance - BOY	\$ 613,738	\$ (95,006)	\$ 530,382	\$ (55,002)		\$ (55,002)	\$ (585,384)		
Revenues									
Special assessments	\$ 239,318	\$ 408,133	\$ 500,000	\$ -		\$ 500,000	\$ -	0.00%	
Federal grants	-	-	-	-		-	-	0.00%	
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	-	-	-	-		-	-	0.00%	
Interest income	60,374	54,434	2,000	3,794		6,000	4,000	200.00%	
Operating transfers in	-	195,201	100,000	-		100,000	-	0.00%	
Other	-	-	-	1,578,010		1,578,010	1,578,010	0.00%	PROPOSED ISSUANCE OF SIDEWALK ASSESSMENT BONDS
	\$ 299,692	\$ 657,768	\$ 602,000	\$ 1,581,804		\$ 2,184,010	\$ 1,582,010	262.79%	
30906 Operating Expenditures									
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	-	-	-	1,013	41%	2,500	2,500	0.00%	
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	373,443	245,122	378,345	124,367	33%	378,345	-	0.00%	DEBT SERVICE
	\$ 373,443	\$ 245,122	\$ 378,345	\$ 125,380	33%	\$ 380,845	\$ 2,500	0.66%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	622,656	372,642	700,000	113,542	16%	700,000	-	0.00%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
5400 Other Expenses	12,337	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ 634,993	\$ 372,642	\$ 700,000	\$ 113,542	16%	\$ 700,000	\$ -	0.00%	
	\$ 1,008,436	\$ 617,764	\$ 1,078,345	\$ 238,922	22%	\$ 1,080,845	\$ -	0.23%	
Available Fund Balance - EOY	\$ (95,006)	\$ (55,002)	\$ 54,037	\$ 1,287,880		\$ 1,048,163	\$ 994,126		

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
404 Public Improvement Fund									
Available Fund Balance - BOY	\$ 421,441	\$ 1,564,898	\$ 1,250,898	\$ 985,797		\$ 985,797	\$ (265,101)		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
Property taxes	-	-	-	-		-	-	0.00%	
Federal grants	-	-	-	-		108,000	108,000	0.00%	EDA GRANT FOR SEAWAY INDUSTRIAL PARK
State grants	-	52,850	-	-		-	-	0.00%	
Contributions	1,200,000	-	-	-		-	-	0.00%	
Sales of Property	76,257	70,725	100,000	55,458		100,000	-	0.00%	
Interest income	31,890	32,294	18,000	5,505		18,000	-	0.00%	
Operating transfers in	450,000	150,000	150,000	62,500		150,000	-	0.00%	GENERAL FUND TRANSFER - FIRE EQUIPMENT RESERVE
Other	31,859	39,352	-	-		-	-	0.00%	
	\$ 1,790,006	\$ 345,221	\$ 268,000	\$ 123,463		\$ 376,000	\$ 108,000	40.30%	
30936 Operating Expenditures									
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	-	60,350	60,000	-	0%	60,000	-	0.00%	
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ 60,350	\$ 60,000	\$ -	0%	\$ 60,000	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	53,375	70,011	-	-	N/A	-	-	0.00%	
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	593,174	793,961	375,000	24,240	6%	375,000	-	0.00%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
	\$ 646,549	\$ 863,972	\$ 375,000	\$ 24,240	6%	\$ 375,000	\$ -	0.00%	
	\$ 646,549	\$ 924,322	\$ 435,000	\$ 24,240	6%	\$ 435,000	\$ -	0.00%	
Available Fund Balance - EOY	\$ 1,564,898	\$ 985,797	\$ 1,083,898	\$ 1,085,020		\$ 926,797	\$ (157,101)		

City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
474 Coastal Zone Management Fund									
Available Fund Balance - BOY	\$ 2,627	\$ -	\$ -	\$ -	-	\$ -	\$ -	-	
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	0.00%	
State grants	-	-	-	-	-	-	-	0.00%	
Federal grants	23,480	-	-	-	-	-	-	0.00%	
Sales of Property	-	-	-	-	-	-	-	0.00%	
Interest income	-	-	-	-	-	-	-	0.00%	
Operating transfers in	20,853	701	-	-	-	-	-	0.00%	LOCAL MATCH FROM GOLF COURSE FUND
Other	-	-	-	-	-	-	-	0.00%	
	\$ 44,333	\$ 701	\$ -	\$ -	-	\$ -	\$ -	0.00%	
30936 Operating Expenditures									
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	46,960	701	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
	\$ 46,960	\$ 701	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
	\$ 46,960	\$ 701	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
Available Fund Balance - EOY	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	-	

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
482 State Grants Fund									
Available Fund Balance - BOY	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	-	
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
State grants	363,056	984,837	2,628,434	111,557		3,392,434	764,000	29.07%	
Federal grants	406,614	-	-	-		-	-	0.00%	
Sales of Property	-	-	-	-		-	-	0.00%	
Interest income	-	-	-	-		-	-	0.00%	
Operating transfers in	693,281	110,612	220,000	-		220,000	-	0.00%	LOCAL MATCHES
Other	-	10,000	-	25,000		25,000	25,000	0.00%	
	\$ 1,462,951	\$ 1,105,449	\$ 2,848,434	\$ 136,557		\$ 3,637,434	\$ 789,000	27.70%	
30936 Operating Expenditures									
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	1,283,344	1,099,837	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	179,607	5,612	2,848,434	435,048	12%	3,637,434	789,000	27.70%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
	\$ 1,462,951	\$ 1,105,449	\$ 2,848,434	\$ 435,048	12%	\$ 3,637,434	\$ 789,000	27.70%	
	\$ 1,462,951	\$ 1,105,449	\$ 2,848,434	\$ 435,048	12%	\$ 3,637,434		27.70%	
Available Fund Balance - EOY	\$ -	\$ -	\$ -	\$ (298,491)		\$ -	\$ -	-	

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
594 Marina & Launch Ramp Fund									
Available Cash Balance - BOY	\$ 2,292	\$ 66,148	\$ (54,874)	\$ (183,560)		\$ (183,560)	\$ (128,686)		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
State grants	159,150	37,352	160,000	-		160,000	-	0.00%	GRANTS FOR DREDGING AND ELECTRICAL WORK
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	292,144	276,736	260,000	146,890		260,000	-	0.00%	
Interest income	1,544	600	-	-		-	-	0.00%	
Operating transfers in	-	-	-	-		-	-	0.00%	
Other	2,128	575	250,000	-		250,000	-	0.00%	INTERFUND LOAN FOR LOCAL GRANT MATCH
	\$ 454,966	\$ 315,263	\$ 670,000	\$ 146,890		\$ 670,000	\$ -	0.00%	
70756 Operating Expenditures									
5100 Salaries & Benefits	\$ 92,244	\$ 106,934	\$ 126,550	\$ 33,264	26%	\$ 126,550	\$ -	0.00%	
5200 Operating Supplies	7,942	13,030	13,300	797	6%	13,300	-	0.00%	
5300 Contractual Services	127,477	107,812	113,142	37,673	33%	113,142	-	0.00%	
5400 Other Expenses	545	1,020	1,500	-	0%	1,500	-	0.00%	
5700 Capital Outlays	561	-	-	841	84%	1,000	1,000	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
Other Cash Uses (e.g. Debt Principal)	(5,126)	(20,980)	-	-	N/A	-	-	0.00%	
	\$ 223,643	\$ 207,816	\$ 254,492	\$ 72,575	28%	\$ 255,492	\$ 1,000	0.39%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	167,467	357,155	320,000	98,967	31%	320,000	-	0.00%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ 167,467	\$ 357,155	\$ 320,000	\$ 98,967	31%	\$ 320,000	\$ -	0.00%	
	\$ 391,110	\$ 564,971	\$ 574,492	\$ 171,542	30%	\$ 575,492	\$ -	0.17%	
Available Cash Balance - EOY	\$ 66,148	\$ (183,560)	\$ 40,634	\$ (208,212)		\$ (89,052)	\$ (129,686)		

City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
584 Municipal Golf Course Fund									
Available Cash Balance - BOY	\$ 1,151,296	\$ 492,650	\$ 414,650	\$ 498,322		\$ 498,322	\$ 83,672		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
State grants	-	-	-	-		-	-	0.00%	
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	-	-	-	-		-	-	0.00%	
Interest income	55,488	11,985	2,500	3,225		5,000	2,500	100.00%	
Operating transfers in	-	-	-	-		-	-	0.00%	
Other	-	-	-	-		-	-	0.00%	
	\$ 55,488	\$ 11,985	\$ 2,500	\$ 3,225		\$ 5,000	\$ 2,500	100.00%	
70542 Operating Expenditures									
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
5400 Other Expenses	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	714,134	6,313	220,000	-	0%	220,000	-	0.00%	LOCAL MATCH FOR TRAIL PROJECT GRANTS
Other Cash Uses (e.g. Debt Principal)	-	-	-	-	N/A	-	-	0.00%	
	\$ 714,134	\$ 6,313	\$ 220,000	\$ -	0%	\$ 220,000	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
	\$ 714,134	\$ 6,313	\$ 220,000	\$ -	0%	\$ 220,000	\$ -	0.00%	
Available Cash Balance - EOY	\$ 492,650	\$ 498,322	\$ 197,150	\$ 501,547		\$ 283,322	\$ 86,172		

City of Muskegon
 Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
661 Equipment Fund									
Available Cash Balance - BOY	\$ 380,984	\$ 367,851	\$ 467,711	\$ 657,212		\$ 657,212	\$ 189,501		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
State grants	-	-	-	-		-	-	0.00%	
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	1,985,638	2,287,485	2,150,000	1,032,853		2,150,000	-	0.00%	
Interest income	21,873	10,123	10,000	3,904		10,000	-	0.00%	
Operating transfers in	-	-	-	-		-	-	0.00%	
Other	127,412	135,071	100,000	59,859		100,000	-	0.00%	
	\$ 2,134,923	\$ 2,432,679	\$ 2,260,000	\$ 1,096,616		\$ 2,260,000	\$ -	0.00%	
60932 Operating Expenditures									
5100 Salaries & Benefits	\$ 446,604	\$ 406,279	\$ 414,424	\$ 179,961	43%	\$ 414,424	\$ -	0.00%	
5200 Operating Supplies	649,641	523,881	463,840	237,920	51%	463,840	-	0.00%	
5300 Contractual Services	459,869	449,607	552,786	302,282	55%	552,786	-	0.00%	
5400 Other Expenses	4,070	6,034	5,000	2,285	46%	5,000	-	0.00%	
5700 Capital Outlays	713,321	732,328	827,120	67,951	8%	827,120	-	0.00%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
Other Cash Uses (e.g. Debt Principal)	(125,449)	25,189	-	-	N/A	-	-	0.00%	
	\$ 2,148,056	\$ 2,143,318	\$ 2,263,170	\$ 790,399	35%	\$ 2,263,170	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
	\$ 2,148,056	\$ 2,143,318	\$ 2,263,170	\$ 790,399	35%	\$ 2,263,170	\$ -	0.00%	
Available Cash Balance - EOY	\$ 367,851	\$ 657,212	\$ 484,541	\$ 963,429		\$ 654,042	\$ 189,501		

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
642 Public Service Building Fund									
Available Cash Balance - BOY	\$ (200,083)	\$ (110,802)	\$ (67,216)	\$ (75,628)		\$ (75,628)	\$ (8,412)		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
State grants	-	-	-	-		-	-	0.00%	
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	557,060	612,766	557,060	255,319		557,060	-	0.00%	
Interest income	-	-	1,000	8		1,000	-	0.00%	
Operating transfers in	-	-	-	-		-	-	0.00%	
Other	-	-	-	-		-	-	0.00%	
	\$ 557,060	\$ 612,766	\$ 558,060	\$ 255,327		\$ 558,060	\$ -	0.00%	
60442 Operating Expenditures									
5100 Salaries & Benefits	\$ 178,227	\$ 177,196	\$ 183,508	\$ 73,211	40%	\$ 183,508	\$ -	0.00%	
5200 Operating Supplies	22,582	27,049	25,950	7,462	29%	25,950	-	0.00%	
5300 Contractual Services	193,076	225,738	224,424	129,686	48%	267,424	43,000	19.16%	
5400 Other Expenses	(1,951)	11,572	1,500	4,861	97%	5,000	3,500	233.33%	
5700 Capital Outlays	68,738	67,543	120,000	12,171	10%	120,000	-	0.00%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
Other Cash Uses and Adjustments (e.g. Debt Principal)	7,107	68,494	-	-	N/A	-	-	0.00%	
	\$ 457,779	\$ 577,592	\$ 555,382	\$ 227,391	38%	\$ 601,882	\$ 46,500	8.37%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
	\$ 467,779	\$ 577,592	\$ 555,382	\$ 227,391	38%	\$ 601,882	\$ -	8.37%	
Available Cash Balance - EOY	\$ (110,802)	\$ (75,628)	\$ (64,538)	\$ (47,692)		\$ (119,450)	\$ (54,912)		

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
643 Engineering Services Fund									
Available Cash Balance - BOY	\$ 117,697	\$ 144,167	\$ 192,831	\$ 101,200		\$ 101,200	\$ (91,631)		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
State grants	-	-	-	-		-	-	0.00%	
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	554,621	488,240	656,756	192,890		656,756	-	0.00%	
Interest income	6,378	3,000	10,000	730		10,000	-	0.00%	
Operating transfers in	-	-	-	-		-	-	0.00%	
Other	28,005	27,205	-	-		-	-	0.00%	
	\$ 589,004	\$ 518,446	\$ 666,756	\$ 193,620		\$ 666,756	\$ -	0.00%	
60447 Operating Expenditures									
5100 Salaries & Benefits	\$ 405,175	\$ 373,101	\$ 486,146	\$ 141,580	29%	\$ 486,146	\$ -	0.00%	
5200 Operating Supplies	18,746	22,198	20,830	10,216	49%	20,830	-	0.00%	
5300 Contractual Services	127,790	136,545	160,000	63,446	40%	160,000	-	0.00%	
5400 Other Expenses	1,844	1,441	6,300	2,390	38%	6,300	-	0.00%	
5700 Capital Outlays	14,568	6,326	16,950	5,454	32%	16,950	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
Other Cash Uses and Adjustments (e.g. Debt Principal)	(5,967)	21,802	-	-	N/A	-	-	0.00%	
	\$ 562,156	\$ 561,413	\$ 690,226	\$ 223,086	32%	\$ 690,226	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	378	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ 378	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
	\$ 562,534	\$ 561,413	\$ 690,226	\$ 223,086	32%	\$ 690,226	\$ -	0.00%	
Available Cash Balance - EOY	\$ 144,167	\$ 101,200	\$ 169,361	\$ 71,734		\$ 77,730	\$ (91,631)		

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
677 General Insurance Fund									
Available Cash Balance - BOY	\$ 935,251	\$ 855,366	\$ 953,436	\$ 884,953		\$ 884,953	\$ (68,483)		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
State grants	-	-	-	-		-	-	0.00%	
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	2,169,113	2,236,965	2,776,509	1,120,017		2,776,509	-	0.00%	
Interest income	33,408	14,456	12,000	4,805		10,000	(2,000)	-16.67%	
Operating transfers in	881,596	1,205,722	953,918	-		1,200,000	246,082	25.80%	TRANSFER FROM PENSION FUNDS FOR RETIREE HEALTH COSTS
Other	11,750	151,517	25,000	1,163		25,000	-	0.00%	
	\$ 3,095,867	\$ 3,609,570	\$ 3,767,427	\$ 1,125,985		\$ 4,011,509	\$ 244,082	6.48%	
30851 Operating Expenditures									
5100 Salaries & Benefits	\$ 42,455	\$ 41,577	50,542	\$ 69,523	63%	110,000	\$ 59,458	117.64%	
5200 Operating Supplies	922	144	1,000	75	8%	1,000	-	0.00%	
5300 Contractual Services	3,243,323	3,569,898	3,730,427	1,488,196	37%	3,976,509	246,082	6.60%	
5400 Other Expenses	2,075	860	1,000	74	7%	1,000	-	0.00%	
5700 Capital Outlays	2,405	315	1,000	99	10%	1,000	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
Other Cash Uses and Adjustments (e.g. Debt Principal)	(115,428)	(32,711)	-	-	N/A	-	-	0.00%	
	\$ 3,175,752	\$ 3,580,083	\$ 3,783,969	\$ 1,557,967	38%	\$ 4,089,509	\$ 305,540	8.07%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	-	-	-	-	N/A	-	-	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
	\$ 3,175,752	\$ 3,580,083	\$ 3,783,969	\$ 1,557,967	38%	\$ 4,089,509		8.07%	
Available Cash Balance - EOY	\$ 855,366	\$ 884,953	\$ 936,894	\$ 452,971		\$ 806,953			

**City of Muskegon
Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds**

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
591 Water Fund									
Available Cash Balance - BOY	\$ 5,982,941	\$ 5,071,320	\$ 653,537	\$ 4,189,460		\$ 4,189,460	\$ 3,535,923		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
Federal grants	-	-	-	-		56,000	56,000	0.00%	EDA GRANT FOR SEAWAY INDUSTRIAL PARK
State grants	-	-	100,000	-		100,000	-	0.00%	SHORELINE DRIVE
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services - City	3,980,059	3,209,797	4,500,000	599,691		3,600,000	(900,000)	-20.00%	
Charges for services - Township	-	541,130	450,000	51,988		450,000	-	0.00%	
Maintenance services - Township	-	-	-	1,689		80,000	80,000	0.00%	
Hydrant Rental - Township	-	-	-	-		-	-	0.00%	
Interest income	230,864	84,468	50,000	18,498		40,000	(10,000)	-20.00%	
Operating transfers in	454,812	-	-	-		-	-	0.00%	
Other	52,184	215,621	7,600,000	605,736		750,000	(6,850,000)	-90.13%	BOND ISSUANCE DELAYED TO 2004
	\$ 4,717,919	\$ 4,051,016	\$ 12,700,000	\$ 1,277,602		\$ 5,076,000	\$ (7,624,000)	-60.03%	
30548 Operating Expenditures Administration									
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5200 Operating Supplies	10	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	453,613	433,310	513,566	262,561	51%	513,566	-	0.00%	INSURANCE/INDIRECT COSTS/ADMINISTRATION FEE
5400 Other Expenses	6,144	7,966	-	259,612	98%	265,000	265,000	0.00%	WRITE-OFF HYDRANT RENTALS
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	471,301	1,023,550	417,559	4,750	1%	417,559	-	0.00%	INTEREST ON WATER BONDS
Other Cash Uses and Adjustments (e.g. Debt Principal)	591,739	(155,361)	405,000	405,000	100%	405,000	-	0.00%	PRINCIPAL ON WATER BONDS
	\$ 1,522,807	\$ 1,309,465	\$ 1,336,125	\$ 931,923	58%	\$ 1,601,125	\$ 265,000	19.83%	
60559 Operating Expenditures Maintenance - City									
5100 Salaries & Benefits	\$ 788,512	\$ 712,770	\$ 610,798	\$ 352,078	44%	\$ 800,000	\$ 189,202	30.98%	
5200 Operating Supplies	235,205	169,124	107,431	48,405	40%	120,000	12,569	11.70%	
5300 Contractual Services	350,528	336,967	335,775	150,222	45%	335,000	(775)	-0.23%	
5400 Other Expenses	12,356	33,577	9,480	21,872	87%	25,000	15,520	163.71%	
5700 Capital Outlays	7,327	2,256	9,500	602	7%	9,000	(500)	-5.26%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ 1,393,928	\$ 1,254,694	\$ 1,072,984	\$ 573,179	44%	\$ 1,289,000	\$ 216,016	20.13%	
60660 Operating Expenditures Maintenance - Township									
5100 Salaries & Benefits	\$ 206,700	\$ 203,610	\$ 285,738	\$ 72,775	49%	\$ 150,000	\$ (136,738)	-47.69%	
5200 Operating Supplies	9,526	10,219	14,491	2,993	100%	2,993	(11,498)	-79.35%	
5300 Contractual Services	120,508	126,067	129,494	42,510	94%	45,341	(84,153)	-64.99%	
5400 Other Expenses	469	792	443	805	89%	900	457	103.16%	
5700 Capital Outlays	800	3,289	4,350	-	0%	4,000	(350)	-8.05%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ 338,003	\$ 343,977	\$ 435,516	\$ 119,083	59%	\$ 203,234	\$ (232,282)	-53.33%	
60558 Operating Expenditures Filtration									
5100 Salaries & Benefits	\$ 440,416	\$ 476,572	\$ 521,626	\$ 200,660	38%	\$ 521,626	\$ -	0.00%	
5200 Operating Supplies	115,076	129,191	112,195	44,917	40%	112,195	-	0.00%	
5300 Contractual Services	349,281	340,767	441,100	153,328	35%	441,100	-	0.00%	
5400 Other Expenses	2,374	4,067	4,150	1,053	25%	4,150	-	0.00%	
5700 Capital Outlays	104,236	37,326	72,700	2,954	4%	72,700	-	0.00%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ 1,011,383	\$ 987,923	\$ 1,151,771	\$ 402,912	35%	\$ 1,151,771	\$ -	0.00%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	1,363,419	1,036,817	8,491,800	172,903	14%	1,233,500	(7,258,300)	-85.47%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ 1,363,419	\$ 1,036,817	\$ 8,491,800	\$ 172,903	14%	\$ 1,233,500	\$ (7,258,300)	-85.47%	
	\$ 5,629,540	\$ 4,932,876	\$ 12,488,196	\$ 2,200,000	40%	\$ 5,478,630	\$ -	-56.13%	
Available Cash Balance - EOY	\$ 5,071,320	\$ 4,189,460	\$ 865,341	\$ 3,267,062		\$ 3,786,830	\$ 2,921,489		

City of Muskegon
 Quarterly Budget Reforecast - 2003 2nd Quarter - Other Funds

	Actual 2001	Actual 2002	Original Budget Estimate 2003	Actual Through May 2003	Actual As % of Revised	Revised Estimate 2003	Change From 2003 Original	% Change From 2003 Original	Comments
590 Sewer Fund									
Available Cash Balance - BOY	\$ 1,445,721	\$ 1,027,063	\$ 1,445,918	\$ 1,231,951		\$ 1,231,951	\$ (213,967)		
Revenues									
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0.00%	
Federal grants	-	-	-	-		57,000	57,000	0.00%	EDA GRANT FOR SEAWAY INDUSTRIAL PARK
State grants	-	462,131	100,000	-		100,000	-	0.00%	SHORELINE DRIVE
State shared revenue	-	-	-	-		-	-	0.00%	
Charges for services	3,808,493	4,009,593	4,775,000	844,030		4,775,000	-	0.00%	
Interest income	69,601	22,263	40,000	7,592		28,000	(12,000)	-30.00%	
Operating transfers in	-	-	-	-		-	-	0.00%	
Other	113,201	7,591	80,000	17,718		80,000	-	0.00%	
	\$ 3,991,295	\$ 4,501,578	\$ 4,995,000	\$ 869,340		\$ 5,040,000	\$ 45,000	0.90%	
30548 Operating Expenditures Administration									
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5200 Operating Supplies	-	-	-	-	N/A	-	-	0.00%	
5300 Contractual Services	629,842	370,396	292,940	180,244	52%	292,940	-	0.00%	INSURANCE/INDIRECT COSTS/ADMINISTRATION FEE
5400 Other Expenses	9,835	13,300	-	716	80%	900	900	0.00%	
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
5900 Other Financing Uses	651,981	741,054	152,987	89,256	58%	152,987	-	0.00%	INTEREST ON SEWER BONDS
Other Cash Uses and Adjustments (e.g. Debt Principal)	551,971	32,972	455,315	-	0%	455,315	-	0.00%	PRINCIPAL ON SEWER BONDS
	\$ 1,843,629	\$ 1,157,722	\$ 901,242	\$ 270,216	30%	\$ 902,142	\$ 900	0.10%	
60559 Operating Expenditures Maintenance									
5100 Salaries & Benefits	\$ 587,142	\$ 659,059	\$ 749,491	\$ 231,788	31%	\$ 749,000	\$ (491)	-0.07%	
5200 Operating Supplies	54,343	95,733	59,605	11,736	23%	50,000	(9,605)	-16.11%	
5300 Contractual Services	1,584,616	1,579,258	2,150,587	542,448	34%	1,600,000	(550,587)	-25.60%	
5400 Other Expenses	2,093	3,004	2,800	936	33%	2,800	-	0.00%	
5700 Capital Outlays	8,511	4,055	13,900	554	4%	14,000	100	0.72%	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	0.00%	
	\$ 2,336,705	\$ 2,341,109	\$ 2,976,383	\$ 787,462	33%	\$ 2,415,800	\$ (560,563)	-18.83%	
90000 Project Expenditures									
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	
5300 Contractual Services	229,619	797,859	665,000	137,783	18%	751,000	86,000	12.93%	SEE "BUDGETED CAPITAL IMPROVEMENTS" FOR DETAIL
5700 Capital Outlays	-	-	-	-	N/A	-	-	0.00%	
	\$ 229,619	\$ 797,859	\$ 665,000	\$ 137,783	18%	\$ 751,000	\$ 86,000	12.93%	
	\$ 4,409,953	\$ 4,296,690	\$ 4,542,625	\$ 1,195,461	29%	\$ 4,068,942	\$ -	-10.43%	
Available Cash Balance - EOY	\$ 1,027,063	\$ 1,231,951	\$ 1,898,293	\$ 905,630		\$ 2,203,009			

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter
Budgeted Capital Improvements

		Responsibility	Original Budget	1st Quarter Budget Reforecast	2nd Quarter Budget Reforecast	3rd Quarter Budget Reforecast	Comments
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2003 PROJECTS

101 General Fund							
92002	City Hall Elevator Upgrade and Police Air Conditioning	Al-Shatel	\$ 55,000	\$ 55,000	\$ 55,000		
91002	Fire Station Location/Operation Analysis	Simpson	-	25,000	25,000		Carryover From 2002
91004	Reese Park Restroom/Maintenance Building	Scott	-	135,000	135,000		Carryover From 2002
91010	Kearney Park Fountain Restoration	Scott	-	-	500		
92005	Seyferth Park CF Grant - Hockey Courts	Scott	-	-	25,000		
99012	GIS	Moore	-	-	7,000		
92003	City Hall Energy Audit Recommendations Implementation	Al-Shatel	30,000	30,000	30,000		
			85,000	245,000	277,500		
290 Smartzone LDFA							
	GVSU "Energy Center of Excellence"	Brubaker-Clarke	2,985,977	3,600,000	3,600,000		Financed With LDFA Tax Increment Bonds
404 Public Improvement Fund							
99020	Industrial Park Property Acquisition	Brubaker-Clarke	50,000	50,000	50,000		
96051	Fire Pumper Truck	Simpson	300,000	300,000	300,000		Replace Sutphen
96051	Fire Pick-up Truck	Simpson	25,000	25,000	25,000		
			375,000	375,000	375,000		
202 Major Streets							
91020	Lincoln, Sherman to Lakeshore Drive	Al-Shatel	420,000	460,000	460,000		Mil and Resurface - Partially Funded by \$354,000 STP Grant
90075	Thompson, Plum to Edgewater (990')	Al-Shatel	110,000	10,000	10,000		Special Assessment Failed
91021	Creston, Evanston to Apple	Al-Shatel	400,000	300,000	280,000		Mil and Resurface - Partially Funded by \$200,000 STP Grant
91026	Davis, Laketon to Southern	Al-Shatel	150,000	150,000	150,000		
91031	Hackley Avenue, Huson to Seaway	Al-Shatel	160,000	7,000	7,000		Special Assessment Failed
91034	Nims Street, Irwin to Getty and Irwin, Nims to Wood	Al-Shatel	220,000	300,000	410,000		Reconstruction - Added Intersection - Using Concrete
91027	Terrace St., Iona to Peck	Al-Shatel	230,000	300,000	300,000		Reconstruction
91025	Washington, Franklin to Lakeshore Drive	Al-Shatel	340,000	200,000	200,000		Reconstruction
91036	State's Job (M-46 & Exit Ramp @ US 31 and Sherman)	Al-Shatel	40,000	40,000	30,000		
96017	Shoreline Drive East	Al-Shatel	8,500,000	8,500,000	8,500,000		New Construction - Funded by \$8.80 million Build Michigan Fund
91635	Shoreline Drive from Terrace to Southern	Al-Shatel	3,050,000	3,050,000	3,050,000		Resurfacing - Funded by \$3.05 million Build Michigan Fund
96059	Sidewalks - Handicap Ramps	Al-Shatel	50,000	50,000	50,000		
			13,670,000	13,367,000	13,447,000		
203 Local Streets							
90075	Thompson, Plum to Edgewater (990')	Al-Shatel	100,000	-	-		Special Assessment Failed
90074	Edgewater, Thompson to Wilcox	Al-Shatel	80,000	5,000	5,000		Special Assessment Failed
91022	Clifford, Miner to Lakeshore Drive	Al-Shatel	80,000	80,000	80,000		Reconstruction
90071	Mann, Moon and Torrent from Lakeshore Drive to Harrison	Al-Shatel	200,000	200,000	200,000		Torrent Will Not Be Done
99020	Seaway-Hackley Industrial	Al-Shatel	-	450,000	450,000		2002 Carryover - Funded 60% by EDA Grant
96059	Sidewalks - Handicap Ramps	Al-Shatel	50,000	50,000	50,000		
			510,000	785,000	785,000		

City of Muskegon

Quarterly Budget Reforecast - 2003 1st Quarter

Budgeted Capital Improvements

		Responsibility	Original Budget	1st Quarter Budget Reforecast	2nd Quarter Budget Reforecast	3rd Quarter Budget Reforecast	Comments
2003 PROJECTS							
403	Sidewalks						
96059	2002 Sidewalk Replacement Program	Al-Shatel	700,000	700,000	700,000		Financed With Special Assessment Bonds
482	State Grants Fund						
90014	Clean Michigan Initiative (Teledyne-Streets, Utilities)	Brubaker-Clarke	611,000	1,400,000	1,400,000		
91050	Clean Michigan Initiative (Brownfield)	Brubaker-Clarke	500,000	500,000	500,000		
90040	Lakeshore Trail Phase I (Heritage to Grand Trunk)	Scott	30,000	30,000	30,000		Continued Property Acquisition
91008	Core Communities Initiative (Teledyne-Boardwalk)	Brubaker-Clarke	1,000,000	1,000,000	1,000,000		Financed With Core Communities Grant
96096	Site Assessment Projects	Brubaker-Clarke	177,434	177,434	177,434		
98050	Lakeshore Trail Phase II (Laketon)	Scott	250,000	250,000	250,000		
99080	Lakeshore Trail Phase IV (Shoreline Drive)	Scott	280,000	280,000	280,000		
			2,848,434	3,637,434	3,637,434		
590	Sewer						
92004	Forest & Madison Lift Station	Al-Shatel	125,000	125,000	-		Replace Pumps, Panels and Rails
	Bluffton & Allen Sewer Lines	Al-Shatel	-	-	125,000		Higher Priority Project Replaces Above
90075	Thompson, Plum to Edgewater (990')	Al-Shatel	75,000	5,000	5,000		Special Assessment Failed
92074	Edgewater, Thompson to Wilcox	Al-Shatel	20,000	1,000	1,000		Special Assessment Failed
91031	Hackley Avenue, Hudson to Seaway	Al-Shatel	5,000	-	-		Special Assessment Failed
91027	Terrace St., Iona to Peck	Al-Shatel	150,000	130,000	130,000		Street Project - Associated Utility Work
91025	Washington, Hudson to Lakeshore Drive	Al-Shatel	40,000	140,000	140,000		Street Project - Associated Utility Work
99020	Seaway-Hackley Industrial	Al-Shatel	-	100,000	100,000		2002 Carryover - Funded 60% by EDA Grant
96017	Shoreline Drive East	Al-Shatel	100,000	100,000	100,000		Street Project - Associated Utility Work
	Sewer Rehab Project	Al-Shatel	150,000	150,000	150,000		
			665,000	751,000	751,000		

City of Muskegon
Quarterly Budget Reforecast - 2003 1st Quarter
Budgeted Capital Improvements

		Responsibility	Original Budget	1st Quarter Budget Reforecast	2nd Quarter Budget Reforecast	3rd Quarter Budget Reforecast	Comments
2003 PROJECTS							
591	Water						
90075	Thompson, Plum to Edgewater (990')	Al-Shatel	50,000	1,500	1,500		Special Assessment Failed
90074	Edgewater, Thompson to Wilcox	Al-Shatel	15,000	-	-		Special Assessment Failed
91031	Hackley Avenue, Hudson to Seaway	Al-Shatel	5,000	2,000	2,000		Special Assessment Failed
92005	Nims St. Tank Painting	Al-Shatel	200,000	200,000	200,000		Will Do Roberts St Tank Instead of Nims Tank
91020	Lincoln, Sherman to Lakeshore Drive	Al-Shatel	-	30,000	30,000		Added 300' of 8" Watermain and Services
91027	Terrace St., Iona to Peck	Al-Shatel	150,000	150,000	150,000		Street Project - Associated Utility Work
91025	Washington, Hudson to Lakeshore Drive	Al-Shatel	140,000	140,000	140,000		Street Project - Associated Utility Work
96017	Shoreline Drive East	Al-Shatel	100,000	100,000	100,000		Street Project - Associated Utility Work
92006	Water Main Replacements	Kuhn	200,000	200,000	150,000		
92007	Breakwall - Beach Street	Kuhn	60,000	60,000	60,000		
99020	Seaway-Hackley Industrial	Al-Shatel	-	130,000	130,000		2002 Carryover - Funded 60% by EDA Grant
91022	Clifford, Miner to Lakeshore Drive	Al-Shatel	-	-	70,000		Water Main/Services Added to Street Project
97041	Water Filtration Plant Improvements	Kuhn					
92008	Filter Rehabilitation	Kuhn	1,392,300	50,000	50,000		Project Delayed to 2004 For State Financing Program
92009	Sedimentation Basin Rehabilitation	Kuhn	3,422,950	50,000	50,000		Project Delayed to 2004 For State Financing Program
92010	NPDES Discharge Elimination	Kuhn	816,850	50,000	50,000		Project Delayed to 2004 For State Financing Program
92011	Auxiliary Pump Station Conversion	Kuhn	1,939,700	50,000	50,000		Project Delayed to 2004 For State Financing Program
			8,491,800	1,213,500	1,233,500		
594	Marina & Launch Ramp						
91007	Hartshorn Electrical Upgrade	Scott	320,000	320,000	320,000		Financed 50% With State Grant
642	Public Service Building						
99040	Public Service Building Renovation	Kuhn	120,000	120,000	120,000		
661	Equipment Fund						
	Patrol Car Replacements (6)	Kuhn	138,000	138,000	138,000		Replacement
	Plow Truck Replacements (3)	Kuhn	225,000	225,000	225,000		Replacement
	Pickup Trucks 3/4 Ton (5)	Kuhn	100,000	100,000	100,000		Replacement
	Mini-Pickup Trucks (5)	Kuhn	90,000	90,000	90,000		Replacement
	Backhoe 4x4 (1)	Kuhn	65,000	65,000	65,000		
	TV Truck (1)	Kuhn	176,000	176,000	176,000		Replacement
	Wagon(1)	Kuhn	20,000	20,000	20,000		Replacement
	Radios and Various Other Minor Equipment	Kuhn	13,120	13,120	13,120		Replacement
			827,120	827,120	827,120		
			\$ 31,598,331	\$ 25,941,054	\$ 26,073,554		

DATE: June 30, 2003 2003-55e) # 1.
TO: Honorable Mayor and Commissioners
FROM: Robert B. Grabinski, Director of Inspection Services
RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: 02-45 Address: 1112 Williams

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structure located at 1112 Williams is unsafe, substandard, a public nuisance and that it be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

Case# & Project Address: #02-45, 1112 Williams, Muskegon, MI

Location and ownership: This structure is located on Williams between Isabella and Catherine. It is owned by Randy Farber.

Staff Correspondence: A dangerous building inspection was conducted on 9/6/02 and an interior inspection was conducted 10/23/02. A notice and order to repair was issued 11/25/02. The owner submitted a time frame for repairs which was presented to the HBA on 2/6/03. The HBA accepted the timeframe, but declared the structure substandard with a 120 day delay in forwarding to CC to allow the owner time to complete the repairs.

Owner Contact: The owner contacted the Inspection office about pulling a permit to complete the repairs, but disagreed with the value determined by the Director. He refused to pay the fee and has not contacted the office since.

Financial Impact: CDBG

Budget action required: None

State Equalized value: \$14,200

Estimated cost to repair: \$18,000

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish.

City Commission Recommendation: The commission will consider this item at it's meeting Tuesday, July 8, 2003.

ADA AV

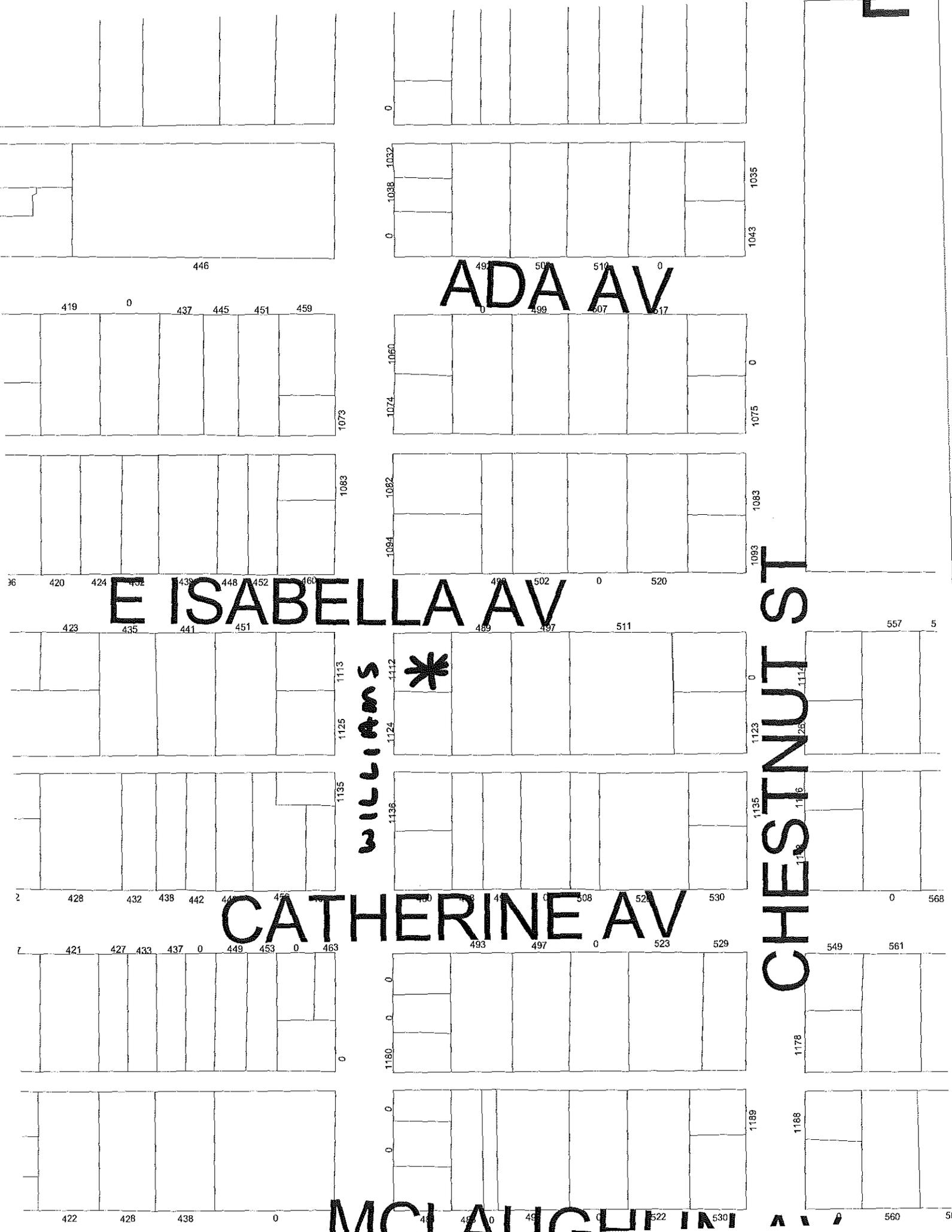
E ISABELLA AV

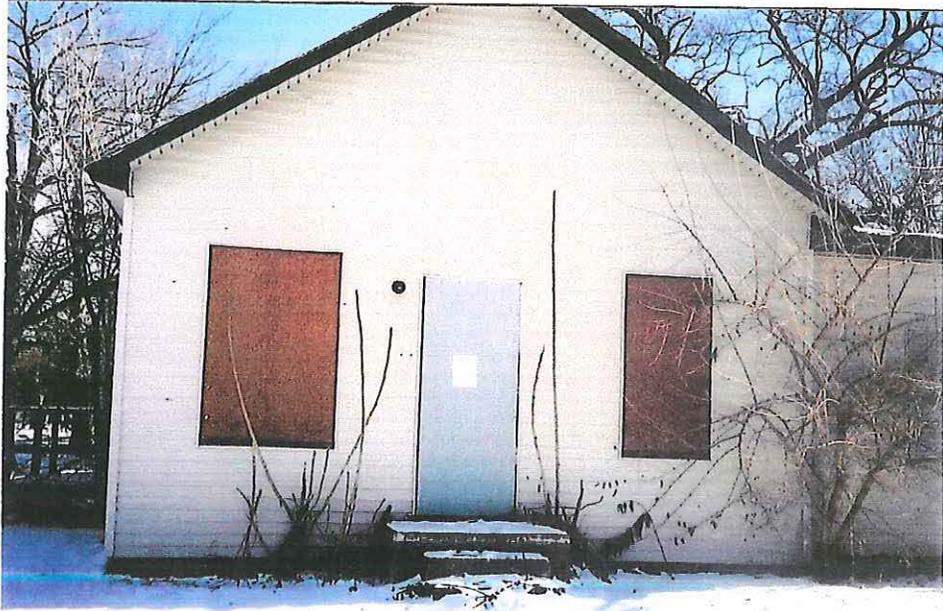
CATHERINE AV

MCL ALIQUINI

CHESTNUT ST

WILLIAMS





1112 Williams

NOTICE OF HEARING BEFORE THE CITY COMMISSION

DATE: June 25, 2003

1112 Williams

(Address of Property)

TO: All owners and interested parties:

Randy Farber, 3006 MaCarthur, Muskegon, MI 49442

(Other interested parties)

Independent Bank, 78 South Main St. Rockford, MI 49341

On February 6, 2003 the Muskegon Housing Board of Appeals made a determination that the subject property is sub-standard, a public nuisance and a dangerous building under the City Code and ordered that it be repaired or demolished.

The City Commission will hold a hearing on **Tuesday, July 8, 2003** to consider the above decision of the Housing Board of Appeals. You may appear at this hearing at 5:30 p.m. on Tuesday, July 8, 2003, at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, with counsel, if you desire, to present any relevant evidence and arguments concerning the decision to demolish the above structures.

CITY OF MUSKEGON INSPECTIONS DEPT.
FOR THE HOUSING BOARD OF APPEALS

By _____

Robert B. Grabinski, Director of Inspections

Memo

To: Randy Farber
From: Inspection Dept.
CC: Independent Bank
Date: February 19, 2003
Re: 1112 Williams

The order issued by the Housing Board of Appeals on February 6, 2003 should have stated there will be a delay in bringing the case before the City Commission for their concurrence to demolish, thus allowing you time to submit a timeline for repairs and complete the work.

This case will be forwarded to the City Commission on June 10, 2003 only if the repairs are not completed.

If you have any questions, please call 231-724-6715.

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS

Date: February 10, 2003

To: Randy Farber, 3006 MaCarthur, Muskegon, MI 49442
Owners Name & Address

Independent Bank, 78 South Main St. Rockford, MI 49341
Names & Addresses of Other Interested Parties

ORDER TO DEMOLISH STRUCTURE

The Housing Board of Appeals, having received evidence at a scheduled and noticed meeting held on Thursday, February 6, 2003 does hereby order that the following structure(s) located at **1112 Williams**, Muskegon, Michigan, shall be demolished for the reason that the said structure or structures are found, based upon the evidence before the Board of Appeals, to be dangerous, substandard and a public nuisance.

The owners or persons interested shall apply for the required permits to demolish the structure(s) within 30 days from the final determination to concur and demolish, if it is made by the City Commission. Demolition shall be accomplished no later than 60 days after a concurrence by the City Commission.

The director of inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board, and further to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission. **This order is not final until concurred with by the City Commission.**

NOTICE TO OWNER AND INTERESTED PARTIES

Please take notice that this decision of the Housing Board of Appeals will be presented to the City Commission of the City of Muskegon on the date and at a time to be noticed to you by the Director of Inspections. You are hereby notified that you will have an opportunity to appear before the said City Commission at that time and to present any and all evidence or matters relevant to the issue of demolition or repair of the said structures. This order of the Housing Board of Appeals is not final, but will become final if and when the City Commission has considered the record and this order, and has concurred.

The City Commission may concur with this order, or disapprove or modify the order.

FOR THE HOUSING BOARD OF APPEALS:

A handwritten signature in black ink that reads "Robert B. Grabinski". The signature is written in a cursive style with a large initial "R".

Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS

NOTICE OF HEARING

Date: January 23, 2003

Address of the Property: 1112 Williams

TO: Randy Farber, 3006 MaCarthur, Muskegon, MI 49442
[Name & Address of Owner]

Independent Bank, 78 South Main St. Rockford, MI 49341
[Names & Addresses of Other Interested Parties]

Please take notice that on **Thursday, February 6, 2003**, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m., and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is that you have not complied with the Notice and Order to repair or demolish issued 9/26/02.

At the hearing on Thursday, February 6, 2003, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By

Robert B. Grabinski
Robert B. Grabinski, Director of Inspections

City of Muskegon
Inspection Department
Community/Neighborhood Services
933 Terrace St.
Muskegon, MI 49441

To Whom It May Concern:

My name is Randy Farber. I am the owner of the property at 1112 Williams St., in Muskegon, which has been declared substandard housing, and was subject to inspections which determined that a lot of work needed to be done.

I was instructed to compose a workable time table of getting the repairs done to bring the home up to code, and submit it to your office. That time table, from written acceptance, is as follows:

1 Week	Remove over-grown bushes/trees
6 Weeks	Repair/replace roofing and deal with deck/stair issues.
8 Weeks	Repair/replace electrical wiring/upgrades
10 Weeks	Repair/replace plumbing as necessary
12 Weeks	Finish interior repairs and garage structural issues

This time frame is necessary as all work is being done out-of-pocket, and all work, except electrical and plumbing done personally or personally supervised.

I request that Electrical and Plumbing permits not be necessary to be obtained until that work is to begin. It should be noted that if I can reasonably obtain the services of a license plumber and/or electrician, prior to the above-stated time-frame, I will do so.

I will do my absolute best to adhere to, or beat this schedule. Please work with me.

Sincerely,

Randy Farber

Randy Farber
3006 MacArthur Rd
Muskegon, MI 49442
231-777-3333

Received
1-22-03

CITY OF MUSKEGON

NOTICE AND ORDER TO REPAIR OR REMOVE (DEMOLISH) A STRUCTURE

DATE: November 25, 2002

Address of the Property: 1112 Williams

TO: Randy Farber, 3006 MaCarthur, Muskegon, MI 49442
[Name & Address of Owner]

None
Names & Addresses of Other Interested Parties]

The Building Inspection Department of the City of Muskegon has determined that the structures above described are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

You are hereby notified that the City will proceed to demolish or cause the demolition and removal of the said structure unless you accomplish the actions indicated below within the time limits indicated (only one to be checked):

1. Obtain the issuance of all permits required to accomplish the repair of the structure defects listed in the attached schedule within 30 days of this notice. All repairs shall be accomplished within the times set forth in the permits. All work must be physically commenced within 30 days of the date of this notice.
2. Obtain the issuance of the appropriate permit for the demolition of structures within 30 days, and accomplish the demolition thereof within 60 days of this notice.

The conditions which cause the said structures to be dangerous, substandard and a nuisance are listed in the attached schedule.

FAILURE TO COMPLY

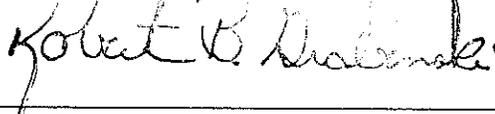
After 30 days from mailing this notice, if you have not complied with this notice, a hearing will be scheduled before the City of Muskegon Housing Board of Appeals for the purpose of enforcing this notice and order and instituting City action to remove the structure. You will receive notice of that hearing. You may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire. You will have the opportunity to show cause why the structure shall not be ordered demolished.

SCHEDULE OF CONDITIONS

The following conditions are present at the structure at 1112 Williams, Muskegon, Michigan, and cause said structure to be a dangerous or substandard building and a public nuisance.

Please see the attached inspection report

CITY OF MUSKEGON INSPECTIONS DEPARTMENT



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

1112 Williams
(INTERIOR INSPECTION)
10/23/02 & 12/20/02

Inspection noted:

1. Plumbing system in state of disrepair, water lines broken, not supported, installed improperly- sanitary drains not supported, improperly installed and broken.
2. Heating system inoperable, water heater inoperable and not properly vented, furnace not working, fuel lines not supported.
3. All electrical to be repaired or replaced to code.
4. All interior wall and ceiling damage must be repaired to code.
5. Garage walls and roof system must meet code.
6. Separation required from garage to home – Minimum ½” drywall, 20 minute door.
7. Provide one exit 3’ x 6’8”.
8. Rewire service to building.
9. Rewire kitchen to serve all countertops.
10. Rewire room to be remodeled.
11. Add 2 outlets in each bedroom.
12. Repair or replace broken and incomplete fixtures.
13. Provide smoke detectors.
14. Electrical, plumbing, and mechanical work must be performed by licensed contractors after appropriate permits are obtained from the City of Muskegon Inspection Services.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski / Hg
Henry Faltinowski, BUILDING INSPECTOR

1-6-03
DATE

CITY OF MUSKEGON

NOTICE FOR INTERIOR INSPECTION

DATE: September 23, 2002

Address of Property: 1112 Williams

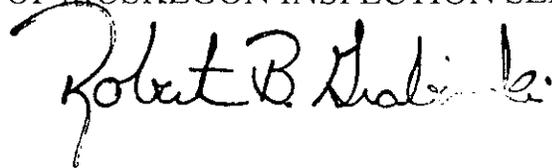
TO: Randy Farber, 3006 MaCarthur, Muskegon, MI 49442
[Name & Address of Owner]

None
(Interested Parties)

The Inspection Services Department of the City of Muskegon has preliminarily determined that the structures described above are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

We intend to inspect the interior of the building(s). Please be present to allow an interior inspection of the above described properties on **Tuesday, October 22, 2002** at **3:00 P.M.** Failure to appear and allow the inspection will result in this office seeking a search warrant to conduct the inspection.

CITY OF MUSKEGON INSPECTION SERVICES



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

1112 WILLIAMS

9/6/02

Inspection noted:

1. An interior inspection is required by all trade inspectors (plumbing, mechanical, electrical and building) before any permits or certificates of occupancy will be issued.
2. Structure vacant and boarded over 180 days.
3. Side porch/deck – improper.
4. Overgrown vegetation.
5. No utilities.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Robert B. Grabinski

ROBERT B. GRABINSKI, DIRECTOR OF INSPECTIONS

9-6-02

DATE

AYES:

NAYES:

EXCUSED:

ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Clara Shepherd
Jerry Bever

Nick Kroes

The motion carried.

Case #02-45 – 1112 Williams – Randy Farber, 3160 Michillinda Rd. Twin Lake, MI 49457

Randy Farber was present to represent this structure. He sold it to his son on a land contract and thought he was working on it, but he wasn't. He has it back now and intends to fix it and sell it. He is fixing the roof and some interior things himself, except the mechanical and electrical. He is asking for 3 months to complete the repairs. He also stated the brush will be cleaned out by the following Monday.

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building, but delay forwarding to city commission for their concurrence until the first meeting in June.

A motion was made by Randy Mackie and seconded by Clara Shepherd to accept staff recommendation.

A roll call vote was taken:

AYES:

NAYES:

EXCUSED:

ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Clara Shepherd
Jerry Bever

Nick Kroes

The motion carried.

Case #02-79 – 1136 Williams – Glovestate Realty LLC, 2913 Waalkes, Muskegon MI 49444

2003-55e) 2.

DATE: June 30, 2003
TO: Honorable Mayor and Commissioners
FROM: Robert Grabinski, Fire Marshal/Inspection Services
RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: 01-034 Address: 412 Muskegon Ave.

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structure located at **412 Muskegon** is unsafe, substandard, a public nuisance and that it be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

Case# & Project Address: 01-034, 412 W. Muskegon Ave.

Location and ownership: This structure is located in the Nelson Neighborhood on Muskegon Avenue between Fifth and Sixth Streets. It is owned by Brian Cunningham.

Staff Correspondence: A dangerous building inspection was conducted on 6/29/01. A Notice and Order to repair or demolish was issued 7/23/01. On 9/6/01 the HBA granted 90 days to complete all safety and fire issues. On 1/3/02 the HBA granted 90 days to complete all repairs or demolish the structure. No repairs have been done and no permits have been pulled. One June 3, 2003 the HDC deemed the structure unsafe and concurred with the HBA to demolish.

Owner Contact: There has been no contact since the HBA meeting.

Financial Impact: CDBG

Budget action required: None

State Equalized value: \$13,400

Estimated cost to repair: \$8,000 plus the cost of interior repairs.

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish.

City Commission Recommendation: The commission will consider this item at it's meeting Tuesday, July 8, 2003.

W WEBSTER AV

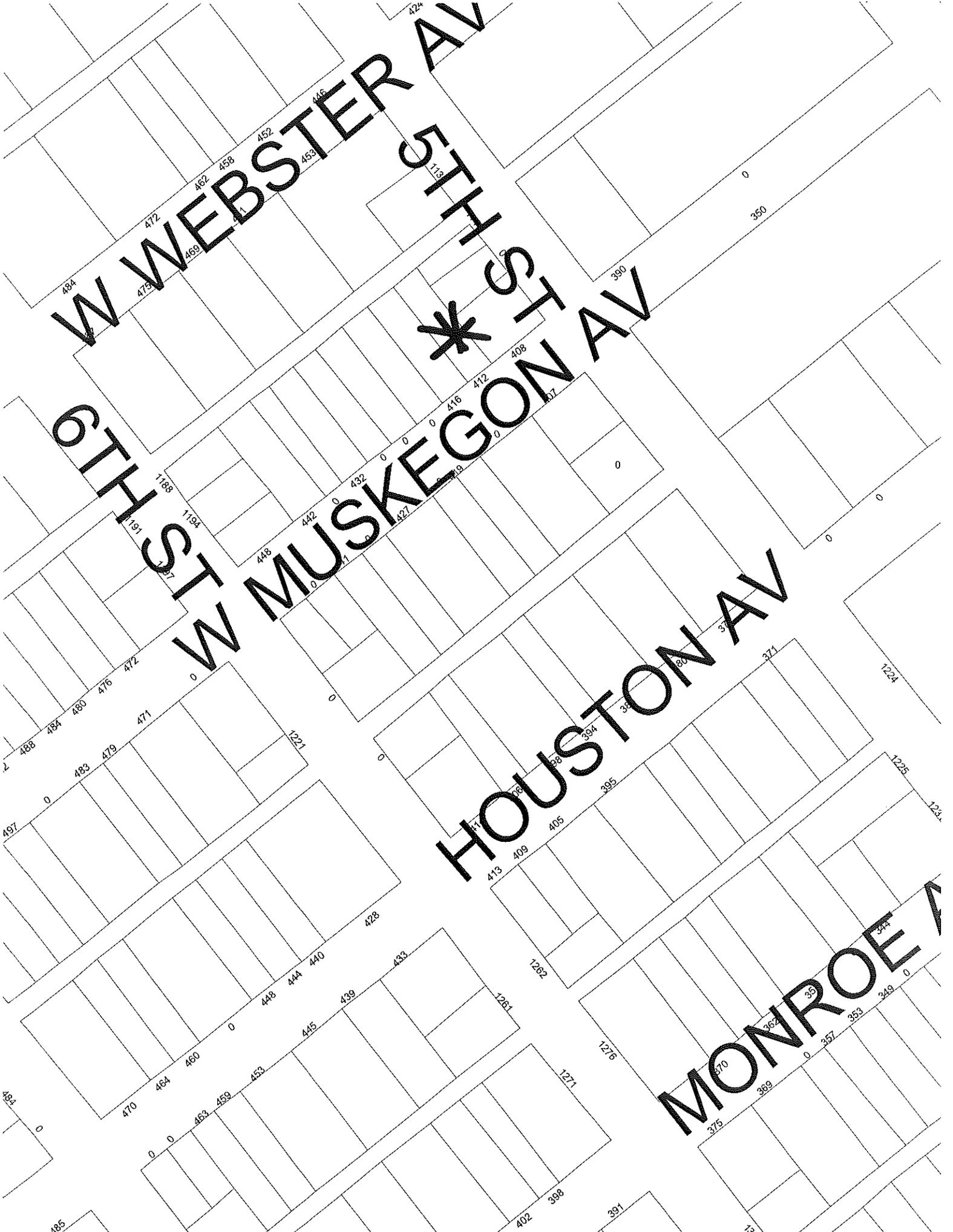
6TH ST

5TH ST

* S
W MUSKEGON AV

HOUSTON AV

MONROE AV



484 472 458 452 424
475 459 453 445 113
488 484 480 476 472 1188
497 0 483 479 471 1194
485 0 463 459 453 448 442 432 416 412 408 390
470 464 460 0 448 444 440 1221
0 0 439 433 1262
482 0 427 0 0 0 0 0 0 0 0 0
485 402 398 391 375 370 362 35 344
1307 0 357 353 249 0 1224 1225 124



412 MUSKEGON



Harbor Title

955 West Broadway
Muskegon, MI 49441

Title Search

Case No.: 100120880

July 18, 2001

1. Beginning Date: 5/21/92, at 8:00 A.M.

Please See Attached Liber 1628, Page 111, Muskegon County Records, for Legal Description:

2. We have searched the records in the office of the Register of Deeds for Muskegon County, Michigan covering the subject property, and find the following conveyances and undischarged encumbrances, from said beginning date to 6/12/2001, at 8:00 A.M.

Deeds:	Documents	Mortgages:
Liber 1628, Page 111	Liber 3157, Page 52	Liber 1966, Page 338 Liber 2009, Page 157

Taxes:

Possible Sidewalk Assessment in the year 2001.

Proof of payment of invoice fees, due and payable to the City of Muskegon Treasurer in the amount of \$537.64.

Proof of payment of delinquent water/sewer usage bill, due and payable to the City of Muskegon Treasurer in the amount of \$103.00, if paid by July 31, 2001.

1998 taxes SOLD TO STATE. Amount necessary to redeem is \$397.08 through August.

Payment of the 1999 delinquent taxes, due and payable to the Muskegon County Treasurer in the amount of \$817.97, if paid by July 31, 2001.

Payment of the 2000 delinquent taxes, due and payable to the Muskegon County Treasurer in the amount of \$539.25, if paid by July 31, 2001.

Note:

Permanent Parcel No.: 61-24-205-337-0011-10.

2001 State Equalized Value: \$12,700.00.

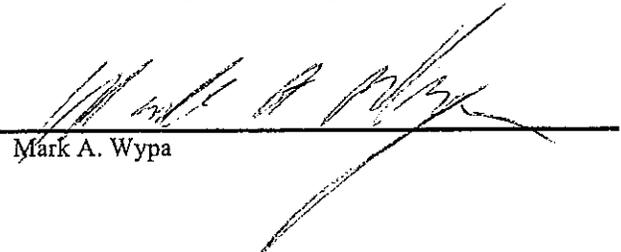
2001 Taxable Value: \$7,970.00.

Homestead Property.

- 3 We find no United States Internal Revenue Liens recorded in the office of the Register of Deeds of Muskegon County, Michigan, against:

Nadine Cunningham

4. No search has been made for any instrument, however designated, which has been filed as a financing statement pursuant to the Uniform Commercial Code.
5. No search has been made of the records of the Circuit, Probate or other Courts, or of any record other than those in the office of the Register of Deeds.
6. Under this form of search this company is not an insurer of above title, nor does it guarantee the title or any evidence of title thereto.
7. Note: In consideration of the fact that the above information is to be used for reference purposes only and not relied upon as evidence of title, it is furnished at a reduced rate and this Company's liability is limited to the amount paid for this information.



Mark A. Wypa

NOTICE OF HEARING BEFORE THE CITY COMMISSION

DATE: June 25, 2003

412 W. Muskegon Ave.

(Address of Property)

TO: All owners and interested parties:

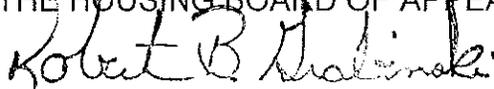
Brian Cunningham, 412 W. Muskegon, Muskegon, MI 49441
(Other interested parties)

None

On June 5, 2003 the Muskegon Housing Board of Appeals made a determination that the subject property is sub-standard, a public nuisance and a dangerous building under the City Code and ordered that it be repaired or demolished.

The City Commission will hold a hearing on **Tuesday, July 8, 2003** to consider the above decision of the Housing Board of Appeals. You may appear at this hearing at 5:30 p.m. on Tuesday, July 8, 2003, at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, with counsel, if you desire, to present any relevant evidence and arguments concerning the decision to demolish the above structures.

CITY OF MUSKEGON INSPECTIONS DEPT.
FOR THE HOUSING BOARD OF APPEALS



By _____

Robert B. Grabinski, Director of Inspections

Memo

To: PIONEER RESTORATION
ATTN: DEB

From: Lorraine

CC: Acct.#101-50387-5357

Date: May 16, 2003

Re: REQUEST FOR BOARD UP

PLEASE BOARD THE FOLLOWING PROPERTIES:

ADDRESS	LOCATION TO BOARD/SECURE
412 W. Muskegon	Secure doors w/screws & window on NE side & any broken

Please call 724-6715 if you have any questions.

THANKS !

Affirmative Action
231/724-6703
FAX/722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
231/724-6783
FAX/726-5617

Civil Service
231/724-6716
FAX/724-4405

Clerk
231/724-6705
FAX/724-4178

Comm. & Neigh.
Services
231/724-6717
FAX/726-2501

Engineering
231/724-6707
FAX/727-6904

Finance
231/724-6713
FAX/724-6768

Fire Dept.
231/724-6792
FAX/724-6985

Income Tax
231/724-6770
FAX/724-6768

Info. Systems
231/724-6744
FAX/722-4301

Leisure Service
231/724-6704
FAX/724-1196

Manager's Office
231/724-6724
FAX/722-1214

Mayor's Office
231/724-6701
FAX/722-1214

Inspection Services
231/724-6715
FAX/726-2501

Planning/Zoning
231/724-6702
FAX/724-6790

Police Dept.
231/724-6750
FAX/722-5140

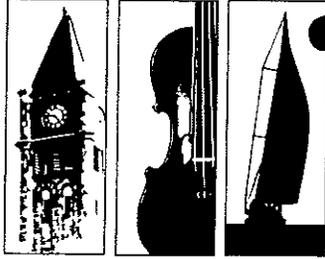
Public Works
231/724-4100
FAX/722-4188

Treasurer
231/724-6720
FAX/724-6768

Water Billing Dept.
231/724-6718
FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

May 7, 2003

Brian Cunningham
412 W. Muskegon Ave.
Muskegon, MI 49441

Dear Property Owner:

Subject: Board-up: 412 W. Muskegon, Muskegon, MI

The structure owned by you at the subject address has recently been found to be dangerous because it is unsecured. Unsecured structures are not only an invitation to children, but also to vagrants, vandals, and others who would use them for illegal purposes.

To combat this, City building regulations require that windows, doors, or other openings on vacant structures be kept intact and securely locked or neatly boarded up in order to prevent entrance by unauthorized persons. **Boarding must be done with exterior grade plywood at least 1/2 inch thick which is painted to blend with the colors of the building so as to be as inconspicuous as possible.**

Please note, however, that under City ordinance a property may not remain boarded up for longer than 180 consecutive days.

As a dangerous building, your structure(s) must be secured within ten (10) days of the date of this notice. If the building is not secured within this time frame, the City of Muskegon will take action to have it secured and the cost assessed against the property. Any unpaid invoices could be sent to a collection agency and may affect your credit rating if not paid.

If you have any questions concerning this matter, please call 231-724-6715.

Sincerely,
Robert B. Grabinski

Robert B. Grabinski
Director of Inspection Services

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7000 0520 0013 9729 1918

412 W. MUSK BLU

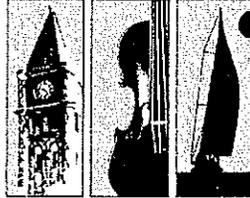
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Recipient's Name (Please Print Clearly) (To be completed by mailer)
 Brian Cunningham
 Street, Apt. No., or PO Box No.
 City, State, ZIP+ 4

Historic District Commission

CERTIFICATE OF APPROPRIATENESS

MUSKEGON



West Michigan's Shoreline City

Pursuant to Section 11-30 of the Code of Ordinances of the City of Muskegon, the Historic District Commission hereby issues this Certificate of Appropriateness authorizing commencement of exterior work within the Houston Historic District as described below:

412 W. Muskegon

The Historic District Commission agrees with the Housing Board of Appeals and deems the structure located at 412 West Muskegon Avenue to be a hazard to public health and safety pursuant to HDC guidelines.

Approval by the Commission was granted under the assumption that all work will meet minimum Code requirements. No other work or any variation in work thereof approved is permitted under this certificate without the prior consent of the Commission.

~~June 3, 2003~~

Jan Prosser

HDC Member

Birch

Staff



CITY OF MUSKEGON HISTORICAL DISTRICT COMMITTEE

NOTICE OF HEARING

Date: May 16, 2003

Address of the Property: 412 W. Muskegon

TO: Brian Cunningham, 412 Muskegon, Muskegon, MI 49440
[Name & Address of Owner]

None

Names & Addresses of Other Interested Parties]

Please take notice that on **Tuesday, June 3, 2003**, the City of Muskegon Historical District Committee will hold a hearing at 933 Terrace, Muskegon, MI at 4:00 o'clock P.M. and at the said hearing consider whether or not the subject structure should be determined to be dangerous, substandard and a nuisance, and demolished.

The reason for this hearing is that you have not complied with the Order to Repair issued 7/23/01.

At the hearing on Tuesday, June 3, 2003, at 4:00 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Historical District Committee and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
FOR THE HISTORICAL DISTRICT COMMITTEE

By _____

Robert B. Grabinski
Robert B. Grabinski, Director of Inspections

Incident Report

MUSKEGON POLICE DEPARTMENT

2003-009307-I

Incident No 2003-009307-I	Date & Time Rept 05/04/2003 13:34	Offense: 55000 HEALTH AND SAFETY		
Occurred From: 05/04/2003 13:34	Occurred Until: 05/04/2003 13:34	Incident Location 412 W MUSKEGON AV		
Current Disp CLOSED	Disposed To CLOSED FENWICK	Municipality MUSKEGON	District 111	
Disposition Date 05/04/2003	Juveniles Only? NO	TTY Sent? NO	Cancelled?	TTY number
Photos? NO	Consent? NO	Affidavit? NO	Optional Date/Time / / 00:00	
Officer Assigned 10531 GEIGER, JEFFREY DAVID		Investigating Officer		

P	Name/Address/Phone NO PERSONS	Description
	Description/Name/Comments NO PROPERTY	Make/Model/Stat Serial No./Qty/Value
	Status/Plate Type/VIN NO VEHICLES	Reg/Evid/Value Description
	Category NO M.O. INFORMATION	Description

Inspections

Incident No	Date & Time Rept	Offense: 55000
2003-009307-I	05/04/2003 13:34	HEALTH AND SAFETY

N TAKEN FROM WORDPERFECT DOCUMENT 2003009307.001

A I was advised by Ofc Stier that the house at 412 W Muskegon has
R been condemned by the city of Muskegon . Ofc Stier took a report
R (MUPD OCA 03-9114) which stated that there was possible drug
A activity going on .T I checked on the house today and found the rear door unlocked
I and also a window on the n/e side of the house was open . I entered
V the house and did not locate anyone inside at the time . It appears
E to me that the house is being lived in by someone as there were
makeshift beds and tables in the rooms . I did notice that there is
no electric service to the house . There were candles on the table
being used for lights .Forward copy of report to Inspections to the house can be
boarded up .

Clear NO further action

J.Geiger #40

Incident Report

MUSKEGON POLICE DEPARTMENT

2003-009114-I

Incident No 2003-009114-I	Date & Time Rept 05/02/2003 08:50	Offense: 98007 SUSPICIOUS SITUATIONS		
Occurred From: 05/02/2003 08:50	Occurred Until: 05/02/2003 08:50	Incident Location 412 W MUSKEGON AV		
Current Disp CLOSED	Disposed To CLOSED BRIDE	Municipality MUSKEGON	District 111	
Disposition Date 05/02/2003	Juveniles Only? NO	TTY Sent? NO	Cancelled?	TTY number
Photos? NO	Consent? NO	Affidavit? NO	Optional Date/Time / / 00:00	
Officer Assigned 10742 STIER, KEVIN LEWIS		Investigating Officer		

P E R S O N	Name/Address/Phone		Description	
	SHEPHERD, CLARA MARIE		Born 01/11/1937 FEMALE	
	408 MONROE		Hgt. 0' 0" BLACK	
	MUSKEGON MI 49442		Wgt. 0 NON-HISP	
	(231) 725-8130		Hair Eyes	
COMPLAINT 98007		SUSPICIOUS SITUATIONS		
05/02/2003				
Description/Name/Comments		Make/Model/Stat	Serial No./Qty/Value	
NO PROPERTY				
Status/Plate Type/VIN		Reg/Evid/Value	Description	
NO VEHICLES				
Category		Description		
NO M.O. INFORMATION				

Inspections

Incident No	Date & Time Rept	Offense: 98007
2003-009114-I	05/02/2003 08:50	SUSPICIOUS SITUATIONS

N TAKEN FROM WORDPERFECT DOCUMENT 2003009114.001

A INITIAL CONTACT: On 5/2/03, I attended the City of Muskegon's
R Housing Board of Appeals meeting. City commissioner, CLARA
R SHEPHERD, was in attendance.

A
T SHEPHERD'S STATEMENT: She has noticed a lot of drug activity at
I 412 W. Muskegon. According to her, and the Housing Board of
V Appeals staff, 412 W. Muskegon has been condemned by the City of
E Muskegon. Apparently, people are still getting into the house and
using it for illegal activities.

Someone has taken down the condemnation notices on the house.
The Housing Board of Appeals stated they would put new notices up
and check on getting the house secured. They request officers
check on the property and take appropriate action depending on what
they find.

DISPOSITION: I made the neighborhood officer (Ofc. Geiger) aware
of the complaint. Request this be read at patrol briefing for
patrol check information. CLEAR - K. STIER #64

Incident Report

MUSKEGON POLICE DEPARTMENT

2002-028135-I

Incident No 2002-028135-I	Date & Time Rept 11/22/2002 22:50	Offense: 99008 GENERAL ASSISTANCE		
Occurred From: 11/22/2002 22:50	Occurred Until: 11/22/2002 22:50	Incident Location 412 MUSKEGON		
Current Disp CLOSED	Disposed To CLOSED BRIDE	Municipality MUSKEGON	District 111	
Disposition Date 11/23/2002	Juveniles Only? NO	TTY Sent? NO	Cancelled?	TTY number
Photos? NO	Consent? NO	Affidavit? NO	Optional Date/Time 11/22/2002 22:52	
Officer Assigned 10606 KLINGEL, MARK A		Investigating Officer		

	Name/Address/Phone	Description
P	CUNNINGHAM, BRIAN	Born 08/09/1962 MALE
E	412 MUSEKEGON AVE	Hgt. 6' 0" BLACK
R	MUSKEGON MI 49441	Wgt. 165 NON-HISP
S	(231) - (231) 726-4098	Hair BLK Eyes BRO
O	VICTIM 99008	GENERAL ASSISTANCE
N	11/22/2002	

Description/Name/Comments	Make/Model/Stat	Serial No./Qty/Value
NO PROPERTY		

Status/Plate Type/VIN	Reg/Evid/Value	Description
NO VEHICLES		

Category	Description
NO M.O. INFORMATION	

Inspections

Incident No	Date & Time Rept	Offense: 99008
2002-028135-I	11/22/2002 22:50	GENERAL ASSISTANCE

N TAKEN FROM WORDPERFECT DOCUMENT 2002028135.001

A
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E

On 11-22-02 around 22:52 hours I was dispatched to 412 West Muskegon reference a check well being.

Upon my arrival I could hear a male screaming inside the house. I could not really understand what the male subject was saying. There was no lights on inside the house. I asked the subject who was later identified as BRIAN CUNNINGHAM how I get into the house. BRIAN screamed kick the door in. The door was already broken, so I was able to put my hand through a hole in the front door to unlocked it.

I opened the front door of 412 West Muskegon and found a black male laying by the front door. BRIAN stated that he was having a diabetic reaction. Fire and ambulance arrived as soon as I gained entry into 412 West Muskegon. The paramedics immediately began to treat BRIAN.

I could not see any signs of alcohol or drugs in the house. The ambulance transported BRIAN to Hackley Hospital.

Upon my arrival the emergency room doctor stated that they were going to keep BRIAN for observation.

DISPOSITION:

I then cleared the scene.

MARK KLINGEL #30

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS**

ORDER TO REPAIR OR DEMOLISH

Date of Order: January 7, 2002

Address of the property: **412 Muskegon**

Description of the structure: E ½ Lot 11, Blk 337

To: Brian Cunningham, 412 Muskegon Ave. Muskegon, MI 49441
(Name & Address of Owner)

AAA Mortgage & Financial 3643-A 28th St. SE, Grand Rapids, MI 49512
(Names and Addresses of Other Interested Parties)

Muskegon County Treasurer, P.O. Box 177, Muskegon, MI 49443

OPPORTUNITY TO REPAIR

The Housing Board of Appeals of the City of Muskegon has found that the above structures are dangerous or substandard buildings and a public nuisance. However, it is determined that the buildings are repairable, provided that permits are applied for and repairs performed in a timely manner. Therefore, it is ordered that the owner or interested parties shall apply for permits required, commence the repairs of the conditions found in the inspection report attached to this order, and call for final inspections when repairs are complete. There is to be no one occupying the structure until completion of repairs. All said repairs shall be accomplished in the time limited by the permits issued relevant to the said repairs, and physical repair must be commenced within the said 30 days of obtaining those permits.

If the repairs are not completed within **90** days this case will be forwarded to the City Commission for their concurrence to demolish the structure.

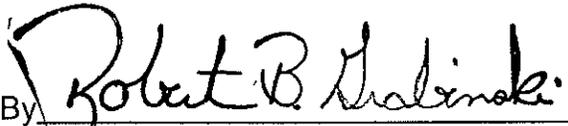
FAILURE TO COMPLY – DEMOLITION ORDER

TO BE SUBMITTED TO THE CITY COMMISSION

In the event the owners or interested parties fail to apply for all permits required to effectuate the said repairs or fail to commence physical repairs as ordered and complete all repairs within 90 days, then the above order of the Housing Board of Appeals shall constitute an order to demolish the said structures.

In such case, the Director of Inspections is ordered to place before the Muskegon City Commission, in 90 days, this order and the record in this case to seek concurrence by the City Commission with the decision of this board for demolition, and further, to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission.

CITY OF MUSKEGON
HOUSING BOARD OF APPEALS

By 
Robert Grabinski, Director of Inspections

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS**

NOTICE OF HEARING

Date: December 21, 2001

Address of the Property: 412 Muskegon Ave, Muskegon MI

Description of the Structure: E ½ Lot 11, Blk 337

TO: Brian Cunningham, 412 W. Muskegon Ave. Muskegon, MI 49441
[Name & Address of Owner]

AAA Mortgage & Financial Corp, 3643-A 28th St. SE Grand Rapids, MI 49512
Names & Addresses of Other Interested Parties]

Muskegon County Treasurer, P.O. Box 177, Muskegon, MI 49443

Please take notice that on Thursday, January 3, 2002, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m, and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is to review the progress on the stated property as required in the order to repair issued 9/10/01.

At the hearing on Thursday, January 3, 2002, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By _____

Robert B. Grabinski, Director of Inspections

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS**

ORDER TO REPAIR OR DEMOLISH

Date of Order: September 10, 2001

Address of the property: 412 W. Muskegon

Description of the structure: E ½ Lot 11, Blk 337

To: Brian Cunningham, 412 W. Muskegon Ave. Muskegon, MI 49441
(Name & Address of Owner)

AAA Mortgage & Financial Corp. 3643-A 28th ST. SE Grand Rapids, MI
49512

Muskegon County Treasurer, P.O. Box 177, Muskegon, MI 49443
(Names and Addresses of Other Interested Parties)

OPPORTUNITY TO REPAIR

The Housing Board of Appeals of the City of Muskegon has found that the above structures are dangerous or substandard buildings and a public nuisance. However, it is determined that the buildings are repairable, provided that permits are applied for and repairs performed in a timely fashion. Therefore, it is ordered that the owner or interested parties shall apply for all permits required to accomplish the repairs of the conditions found in the inspection report attached to this order and complete all safety & fire hazard repairs within **90 days**. All said repairs shall be accomplished in the time limited by the permits issued relevant to the said repairs, and physical repair must be commenced within the said 30 days of obtaining those permits.

FAILURE TO COMPLY – DEMOLITION ORDER
TO BE SUBMITTED TO THE CITY COMMISSION

In the event the owners or interested parties fail to apply for all permits required to effectuate the said repairs or fail to commence physical repair within 90 days, then the above order of the Housing Board of Appeals shall constitute an order to demolish the said structures.

In such case, the Director of Inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board for demolition, and further, to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission.

CITY OF MUSKEGON
HOUSING BOARD OF APPEALS

By Robert B. Grabinski
Robert B. Grabinski, Fire Marshal

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS**

NOTICE OF HEARING

Date: August 21, 2001

Address of the Property: 412 W. Muskegon, Muskegon, Michigan

Description of the Structure: E ½ Lot 11, Blk 337

TO: Nadine Cunningham, 412 W. Muskegon Ave. Muskegon, MI 49441
[Name & Address of Owner]

AAA Mortgage & Financial Corp. 3643-A 28th St. SE, Grand Rapids, MI 49512
Names & Addresses of Other Interested Parties]

Muskegon County Treasurer/Jan Koens, P.O. Box 177, Muskegon, MI 49443

Please take notice that on Thursday, September 6, 2001, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m, and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is that you have not complied with the Notice and Order to Repair or Demolish a Structure issued by the City of Muskegon Building Inspection Department on 7/23/01.

At the hearing on Thursday, September 6, 2001, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any evidence you wish to present. You may also wish to present evidence if you desire to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By Robert B. Grabinski

Robert B. Grabinski, Fire Marshal/Inspection Services

CITY OF MUSKEGON

NOTICE AND ORDER TO REPAIR OR REMOVE (DEMOLISH) A STRUCTURE

DATE: July 23, 2001

Address of the Property: 412 W. Muskegon, Muskegon, Michigan

Description of the Structure: E ½ Lot 11, Blk 337

TO: Nadine Cunningham, 412 W. Muskegon Ave., Muskegon, MI 49441
[Name & Address of Owner]

AAA Mortgage & Financial Corp., 3643-A 28th Street SE, Grand Rapids, MI 49512

Muskegon County Treasurer/Jan Koens, P.O. Box 177, Muskegon, 49443

The Building Inspection Department of the City of Muskegon has determined that the structures above described are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

You are hereby notified that the City will proceed to demolish or cause the demolition and removal of the said structure unless you accomplish the actions indicated below within the time limits indicated (only one to be checked):

1. X Obtain the issuance of all permits required to accomplish the repair of the structure defects listed in the attached schedule within 30 days of this notice. All repairs shall be accomplished within the times set forth in the permits. All work must be physically commenced within 30 days of the date of this notice.
2. Obtain the issuance of the appropriate permit for the demolition of structures within 30 days, and accomplish the demolition thereof within 60 days of this notice.

The conditions which cause the said structures to be dangerous, substandard and a nuisance are listed in the attached schedule.

FAILURE TO COMPLY

After 30 days from mailing this notice, if you have not complied with this notice, a hearing will be scheduled before the City of Muskegon Housing Board of Appeals for the purpose of enforcing this notice and order and instituting City action to remove the structure. You will receive notice of that hearing. You may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire. You will have the opportunity to show cause why the structure shall not be ordered demolished.

SCHEDULE OF CONDITIONS

The following conditions are present at the structure at 412 W. Muskegon Ave., Muskegon, Michigan, and cause said structure to be a dangerous or substandard building and a public nuisance.

Please see the attached inspection report

CITY OF MUSKEGON INSPECTION DEPARTMENT

By



Robert B. Grabinski, Fire Marshal

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

412 Muskegon

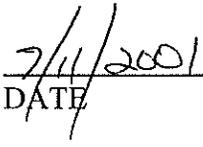
6/29/01

Inspection noted:

1. An interior inspection is required by all trade inspectors (plumbing, mechanical, electrical and building).
2. Front porch support columns need repair, porch floor joists and decking need repair.
3. Front porch steps and side steps cracking, rotting treads.
4. Door thresholds rotting.
5. Home in need of scraping – painting.
6. Deteriorated basement cellar window and frames.
7. Numerous use of extension cords – fire hazard.
8. Ceiling falling down in areas of home.
9. Fascia repair needed on roof.
10. Need to certify safety of gas furnace water heater.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.


HENRY FALTINOWSKI, BUILDING INSPECTOR


DATE

Motion: Randy Mackie, supported by John Warner made a motion to accept staff's recommendation.

AYES:
Greg Borgman
Randy Mackie
John Warner
Jerry Bever
Nick Kroes

NAYES:

EXCUSED:

ABSENT:
Clinton Todd
Fred Nielsen

The motion carried.

Case #01-034- 412 Muskegon – Nadine Cunningham – Muskegon, MI

Brian Cunningham was in attendance to represent this property. He is the son of Nadine Cunningham. Mr. Grabinski gave history on the case. It is owner occupied. It came to Inspection Department through the Police Department. Mr. Cunningham has been cooperative with the Inspection Department. He has been in the office and scheduled interior inspection, which took place today. The issues Mr. Grabinski saw were front porch supports, front steps, threshold rotting, property maintenance issues, numerous use of extension cords throughout, ceiling falling in which created fire hazards.

Mr. Cunningham stated that he has recently returned to work, so that he now has the finances needed to work on the structure. He would like 90 days to complete repairs.

Staff recommendation: Table this case for 90 days to allow Mr. Cunningham to develop a timetable with Mr. Faltinowski and get repairs done in an orderly fashion, primarily the fire hazard issues first.

Motion: Randy Mackie, supported by John Warner, made a motion to accept staff's recommendation.

AYES:
Greg Borgman
Randy Mackie
John Warner
Jerry Bever
Nick Kroes

NAYES:

EXCUSED:

ABSENT:
Clinton Todd
Fred Nielsen

The motion carried.

~~Case #01-033 – 536 W. Muskegon, Martin Veneda Muskegon, MI~~

AYES:

~~Greg Borgman
Randy Mackie
John Warner
Jerry Bever
Nick Kroes~~

NAYES:

EXCUSED:

ABSENT:

The motion carried.

Case #01-034 – 412 Muskegon Ave. – Brian Cunningham 412 Muskegon Ave.

Mr. Cunningham was present to represent this case. He stated that he has not worked since October and he has had financial problems. He thinks he will be back to work soon and able to work on repairs. He also has to pay his taxes.

Mr. Grabinski stated that this case was heard in September and tabled for 90 days to allow time to repair all safety and fire hazards. As of December 26, 2001 no permits have been pulled. He asked Mr. Cunningham if he had a copy of the inspection report in front of him. Number one on the list is an interior inspection is required. The building inspectors verified that the interior inspection was conducted. Mr. Grabinski stated that we understand about not painting and scraping until warmer weather. However, the front porch and side steps are cracking, support columns need repair, floor joists on the porch and decking need to be repaired, and he asked if any has been done. Mr. Cunningham stated that they have not been done due to his financial situation. Mr. Grabinski inquired about the use of extension cords and the ceiling that was falling down.

Mr. Cunningham stated he is not using extension cords and the ceiling is held up pretty well. The furnace has not been certified by a mechanical contractor because no one is staying in the house. He stated that the house is vacant and he is using kerosene to heat so the pipes don't burst. He stated that he needs more time, but he can't give a timeline to get repairs done because of his finances.

Mr. Grabinski stated that he does not want anyone living in the house. Heating with kerosene could kill him. The furnace and water heater are not working now and the damage to the ceiling is dangerous. Mr. Cunningham is not to stay there. He asked Mr. Cunningham if he understands his recommendation to the board. Mr. Cunningham stated that he understands he has 90 days to repair the home or it will be forwarded to City Commission for their concurrence to demolish the house.

Staff Recommendation: Declare the property substandard, a public nuisance, dangerous building, but delay forwarding to the City Commission for 90 days.

Within that 90 days, repairs must be completed and inspections must be conducted to keep this from going to City Commission.

John Warner also added that Mr. Cunningham should turn the water off instead of heating the pipes with kerosene.

A motion to accept staff recommendation was made by Randy Mackie and seconded by Jerry Bever.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>
Greg Borgman			
Randy Mackie			
John Warner			
Jerry Bever			
Nick Kroes			

The motion carried.

Mr. Borgman called Jon Rolewicz forward from the audience to give further information on this property after Mr. Cunningham and another unknown observer left the meeting. He showed a picture of the house and asked Jon if it was familiar to him. He stated that it was (he lives behind it) and there are people in and out of there all the time including the gentleman that left with Mr. Cunningham. Mr. Borgman stated that he wanted the board to be aware of this fact. Mr. Grabinski stated that he will be discussing it with the police department the next day.

Case #00-08 – 1121 Peck St. – Peck Properties, P.O. Box 3316, Grand Rapids, MI 49501-3316

No one was present to represent this case. Mr. Grabinski gave a history. In 1999 we had an order to repair or demolish. In 2000 we issued a board up letter. The city boarded it in May 2000. On November 2000 the property was deeded to Robert Cooper, Peck Properties. Mr. Cooper stated that he would either sell or repair the property. As of 12/28/01 nothing has been done to the structure. At this point it is felt the only thing to do is declare the structure, realizing it has to also go to HDC.

Staff Recommendation: Declare the structure substandard, a public nuisance, a dangerous building and forward to City Commission for their concurrence.

A motion to accept staff recommendation was made by Randy Mackie and seconded by John Warner.

A roll call vote was taken:

DATE: June 30, 2003

2003-55e) 3.

TO: Honorable Mayor and Commissioners

FROM: Robert B. Grabinski, Director of Inspection Services

RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: 02-93 Address: 1177 Kenneth

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structure located at **1177 Kenneth** is unsafe, substandard, a public nuisance and that it be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

Case# & Project Address: #02-93, 1177 Kenneth, Muskegon, MI

Location and ownership: This structure is located on Kenneth between Holt and Maple. It is owned by U.S. Bank.

Staff Correspondence: A dangerous building inspection was conducted on 12/9/02 and an interior inspection was scheduled for 12/18/02. It was not conducted because of no one appearing to open the dwelling. A notice and order to repair was issued 2/21/03. On 4/3/03 Chris West appeared before the HBA and stated he was letting the property go back to the bank because of past problems with tenants trashing the house. The HBA declared the house substandard on that date.

Owner Contact: None

Financial Impact: CDBG

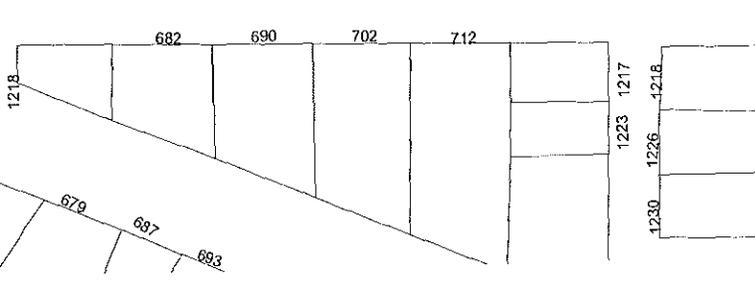
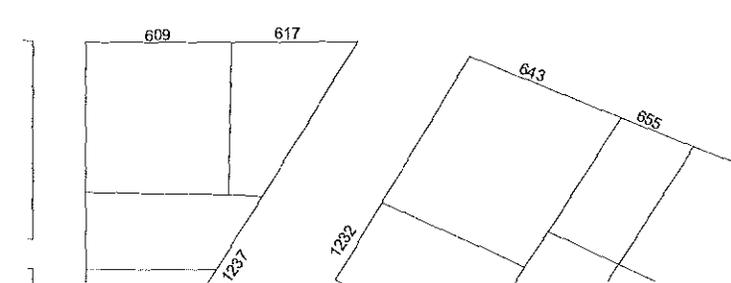
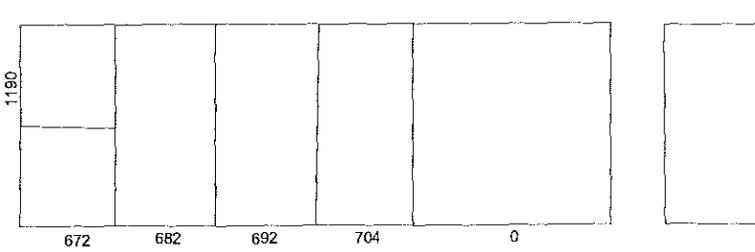
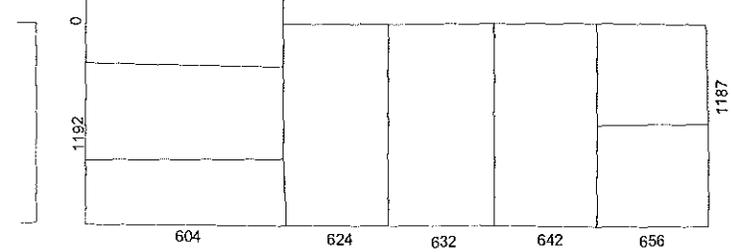
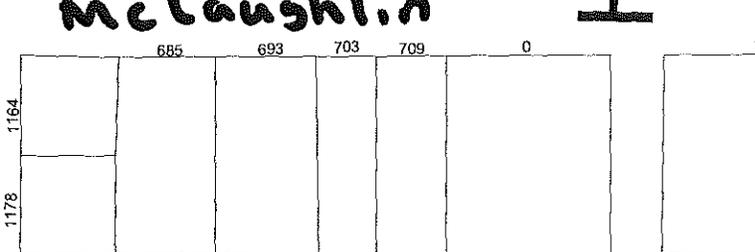
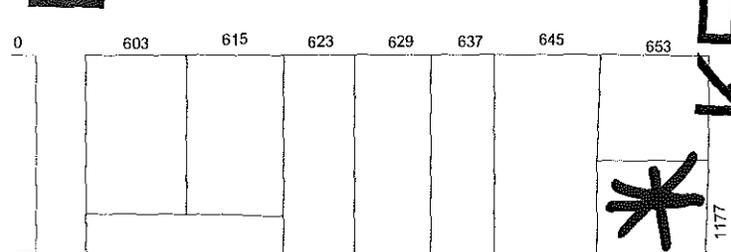
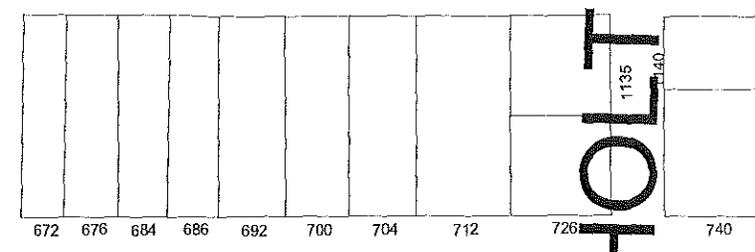
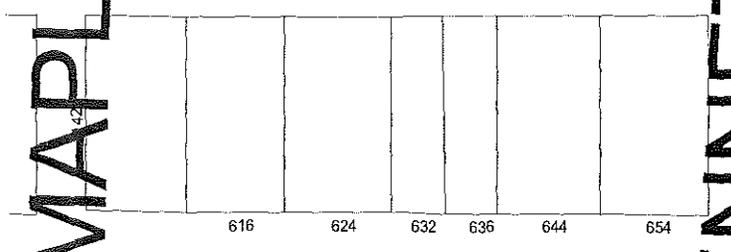
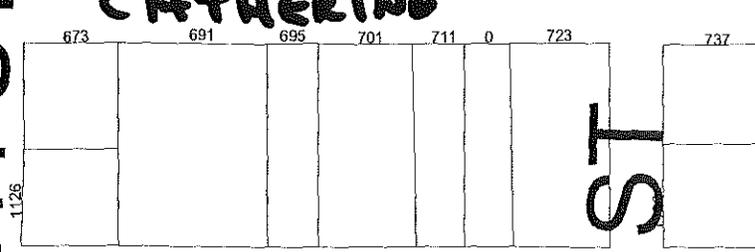
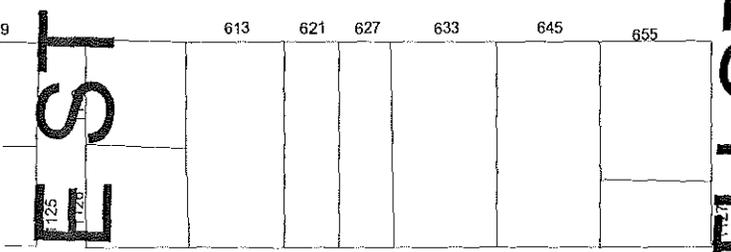
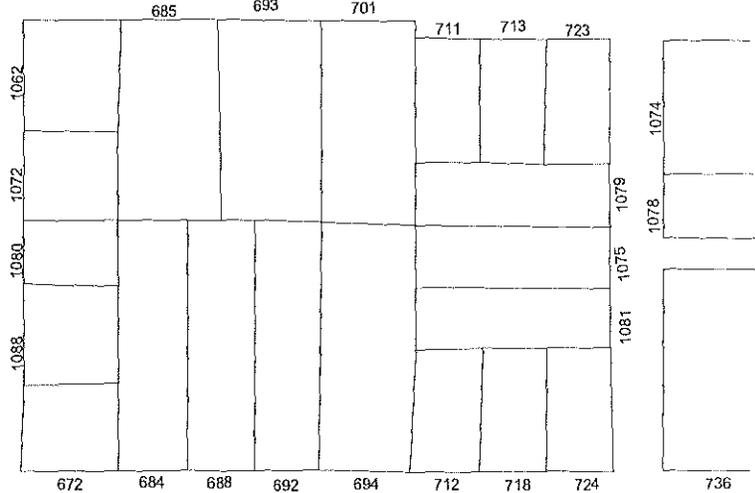
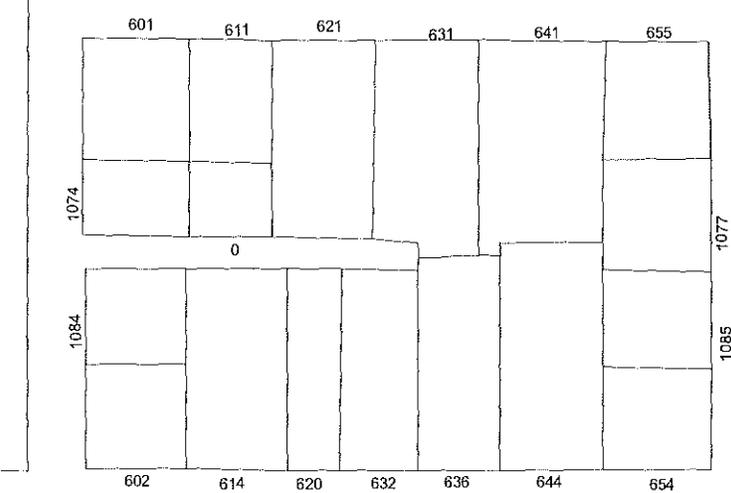
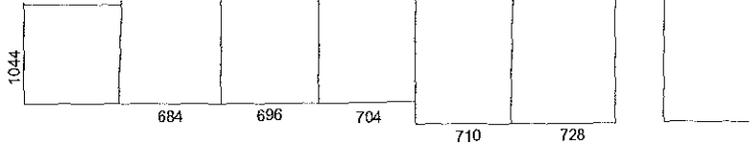
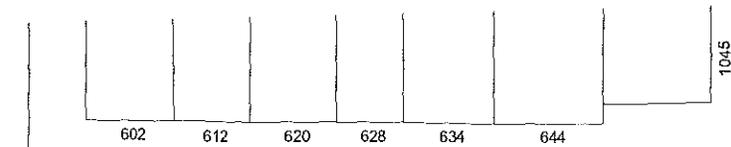
Budget action required: None

State Equalized value: \$14,100

Estimated cost to repair: \$8,000

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish.

City Commission Recommendation: The commission will consider this item at it's meeting Tuesday, July 8, 2003.



MAPLE ST

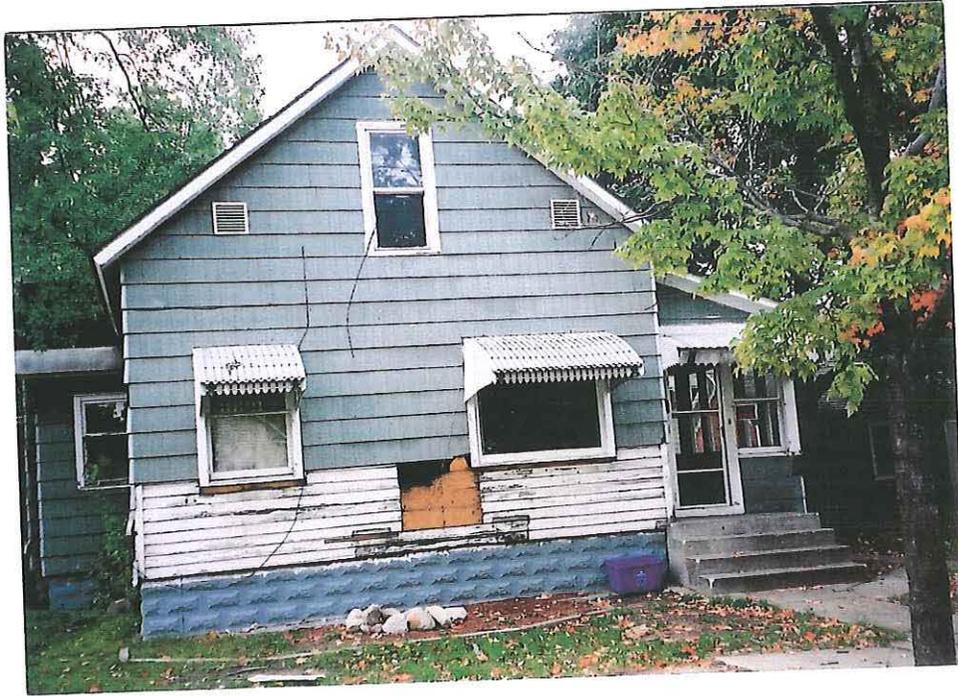
KENNETH ST

CATHERINE

McLaughlin

HOLT ST





1177 Kenneth

For The Inspection Department
City of Muskegon

File #: 423762

FROM CITY ASSESSOR'S RECORDS

OWNER: Chris and Catherine West
PROPERTY: 1177 Kenneth
PARCEL NO: 24-205-082-001-10
DESCRIPTION: Lot 1 Ex N 70 ft. Blk 82

FROM RECORDS OF TRANSNATION TITLE

LIBER: 1986
PAGE: 5264
DATE OF DEED: May 8, 1997
GRANTOR NAME & ADDRESS: Gary R. Doig and Paula Z. Doig, husband
and wife, 1717 Oak Park Dr., Muskegon, MI 49442
GRANTEE NAME & ADDRESS: Chris West and Catherine West, husband
and wife, 4276 Apple Ave., Muskegon, MI 49442
LIENS OR MORTGAGES: 1986/266; 2140/415; 3144/676; 3317/249;
TODAY'S DATE: December 23, 2002
EFFECTIVE DATE: October 23, 2002 at 8:00 AM
Abstracted by: Judy A. Tanner
TRANSNATION TITLE INSURANCE COMPANY

The above information is to be used for reference purposes only and not to be relied upon as evidence of title and/or encumbrances. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information, should evidence of title and/or encumbrances be desired, application for title insurance should be placed with Transnation Title Insurance Company.

LIBER 1986 PAGE 264

80061
AFFIX REAL ESTATE TRANSFER
TAX STAMP AFTER RECORDING

STATE OF MICHIGAN
COUNTY OF MUSKEGON
RECEIVED FOR RECORD

1997 MAY 21 PM 3:55

Carris Carter
REGISTER OF DEEDS

WARRANTY DEED



STATUTORY FORM FOR INDIVIDUALS

This Indenture,

Dated this day of:
MAY 8, 1997

KNOW ALL MEN BY THESE PRESENTS THAT:

GARY R. DOIG AND PAULA Z. DOIG, HUSBAND AND WIFE
1717 OAK PARK DR
MUSKEGON, MI 49442

Convey(s) and Warrant(s) To:

CHRIS WEST AND CATHERINE WEST, HUSBAND AND WIFE
4276 APPLE AVE
MUSKEGON, MI 49442

for the sum of

REAL ESTATE TRANSFER VALUATION AFFIDAVIT FILED

the following described premises situated in

THE CITY OF MUSKEGON, COUNTY OF MUSKEGON AND STATE OF MICHIGAN TO WIT:

LOT 1, BLOCK 82, EXCEPT THE NORTH 70 FEET THEREOF, OF THE REVISED PLAT (OF 1903) OF THE CITY OF MUSKEGON, AS RECORDED IN LIBER 3 OF PLATS, PAGE 71, MUSKEGON COUNTY RECORDS P.P.#61-31-29-235-008 (PLATE NO. 1334)

THIS DEED IS GIVEN PURSUANT TO A LAND CONTRACT BETWEEN THE PARTIES DATED NOVEMBER 29, 1995. GRANTORS DO NOT WARRANT ANY ACTS OR OMISSIONS OF GRANTEE(S) SINCE THE DATE OF SAID LAND CONTRACT. SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND LIMITATIONS OF RECORD, IF ANY.

Parcel #61-

61-31-29-235-008/01334

Signature section on following page

Page 1 of 2

Muskegon, Mich:

5-20-97

"I hereby certify that there are no tax liens or taxes held by the state or any individual against the within description, and all taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office."

No. 052099

PAULA Z. DOIG
REG. DEED
smg

NOTICE OF HEARING BEFORE THE CITY COMMISSION

DATE: June 25, 2003

1177 Kenneth

(Address of Property)

TO: All owners and interested parties:

US Bank Ntl. Association, 101 5th St. East, St. Paul, MN 55101
(Other interested parties)

Chris/Catherine West, 5451 Heights Ravenna Rd. Fruitport, MI 49415-8641

On April 3, 2003 the Muskegon Housing Board of Appeals made a determination that the subject property is sub-standard, a public nuisance and a dangerous building under the City Code and ordered that it be repaired or demolished.

The City Commission will hold a hearing on **Tuesday, July 8, 2003** to consider the above decision of the Housing Board of Appeals. You may appear at this hearing at 5:30 p.m. on **Tuesday, July 8, 2003**, at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, with counsel, if you desire, to present any relevant evidence and arguments concerning the decision to demolish the above structures.

CITY OF MUSKEGON INSPECTIONS DEPT.
FOR THE HOUSING BOARD OF APPEALS

By Robert B. Grabinski

Robert B. Grabinski, Director of Inspections

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS**

Date: April 7, 2003

To: Chris/Catherine West, 5451 Heights Ravenna Rd. Fruitport, MI 49415-8641

Owners Name & Address

US Bank National Association, 101 5th St. East, St. Paul, MN 55101
Names & Addresses of Other Interested Parties

ORDER TO DEMOLISH STRUCTURE

The Housing Board of Appeals, having received evidence at a scheduled and noticed meeting held on Thursday, April 3, 2003 does hereby order that the following structure(s) located at **1177 Kenneth**, Muskegon, Michigan, shall be demolished for the reason that the said structure or structures are found, based upon the evidence before the Board of Appeals, to be dangerous, substandard and a public nuisance.

The owners or persons interested shall apply for the required permits to demolish the structure(s) within 30 days from the final determination to concur and demolish, if it is made by the City Commission. Demolition shall be accomplished no later than 60 days after a concurrence by the City Commission.

The director of inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board, and further to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission. **This order is not final until concurred with by the City Commission.**

NOTICE TO OWNER AND INTERESTED PARTIES

Please take notice that this decision of the Housing Board of Appeals will be presented to the City Commission of the City of Muskegon on the date and at a time to be noticed to you by the Director of Inspections. You are hereby notified that you will have an opportunity to appear before the said City Commission at that time and to present any and all evidence or matters relevant to the issue of demolition or repair of the said structures. This order of the Housing Board of Appeals is not final, but will become final if and when the City Commission has considered the record and this order, and has concurred.

The City Commission may concur with this order, or disapprove or modify the order.

FOR THE HOUSING BOARD OF APPEALS:



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS

NOTICE OF HEARING

Date: March 21, 2003

Address of the Property: 1177 Kenneth

TO: Chris/Catherine West, 5451 Heights Ravenna Rd, Fruitport, MI 49415-8641
[Name & Address of Owner]

US Bank National Assoc. 101 5th St. East, St. Paul, MN 55101
[Names & Addresses of Other Interested Parties]

Please take notice that on Thursday, April 3, 2003, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m., and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is that you have not complied with the Notice and Order issued 2/21/03.

At the hearing on Thursday, April 3, 2003, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By Robert B. Grabinski
Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON

NOTICE AND ORDER TO REPAIR OR REMOVE (DEMOLISH) A STRUCTURE

DATE: February 21, 2003

Address of the Property: 1177 Kenneth

TO: Chris/Catherine West, 5451 Heights Ravenna Rd. Fruitport, MI 49415-8641
[Name & Address of Owner]

US Bank National Assoc. 101 5TH St. East St. Paul, MN 55101
Names & Addresses of Other Interested Parties]

The Building Inspection Department of the City of Muskegon has determined that the structures above described are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

You are hereby notified that the City will proceed to demolish or cause the demolition and removal of the said structure unless you accomplish the actions indicated below within the time limits indicated (only one to be checked):

1. Obtain the issuance of all permits required to accomplish the repair of the structure defects listed in the attached schedule within 30 days of this notice. All repairs shall be accomplished within the times set forth in the permits. All work must be physically commenced within 30 days of the date of this notice.
2. Obtain the issuance of the appropriate permit for the demolition of structures within 30 days, and accomplish the demolition thereof within 60 days of this notice.

The conditions which cause the said structures to be dangerous, substandard and a nuisance are listed in the attached schedule.

FAILURE TO COMPLY

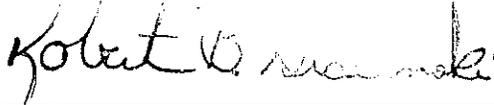
After 30 days from mailing this notice, if you have not complied with this notice, a hearing will be scheduled before the City of Muskegon Housing Board of Appeals for the purpose of enforcing this notice and order and instituting City action to remove the structure. You will receive notice of that hearing. You may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire. You will have the opportunity to show cause why the structure shall not be ordered demolished.

SCHEDULE OF CONDITIONS

The following conditions are present at the structure at 1177 Kenneth, Muskegon, Michigan, and cause said structure to be a dangerous or substandard building and a public nuisance.

Please see the attached inspection report

CITY OF MUSKEGON INSPECTIONS DEPARTMENT



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON

NOTICE FOR INTERIOR INSPECTION

DATE: December 18, 2002

Address of Property: 1177 Kenneth

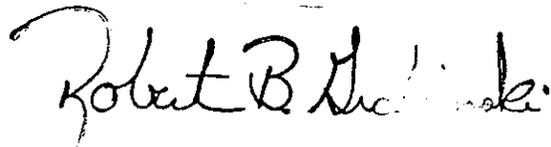
TO: Chris/Catherine West, 5451 Heights Ravenna Rd, Fruitport, MI 49415-8641
[Name & Address of Owner]

None
(Interested Parties)

The Inspection Services Department of the City of Muskegon has preliminarily determined that the structures described above are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

We intend to inspect the interior of the building(s). Please be present to allow an interior inspection of the above described properties on Wednesday, January 8, 2003 at 3:00 P.M. Failure to appear and allow the inspection will result in this office seeking a search warrant to conduct the inspection.

CITY OF MUSKEGON INSPECTION SERVICES



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

1177 Kenneth

12/9/02

Inspection noted:

1. An interior inspection is required by all trade inspectors (plumbing, mechanical, electrical and building) before any permits or certificates of occupancy will be issued.
2. Replace roof covering and complete proper flashing.
3. Repair and/or replace missing and/or damaged siding.
4. Separation between garage and residence is required.
5. Handrails are to be replaced per code on front steps.
6. Replace missing/broken doors.
7. Repair or replace window and door frames.
8. Garage roof must meet snow load requirements per code.
9. All electrical, plumbing, and mechanical work must be performed by licensed contractors after appropriate permits are obtained from City of Muskegon, Inspection Services.
10. Building repairs require approved permit issued by City of Muskegon Inspection Services.

For information contact Inspection Services at 231-724-6715.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski Llg
HENRY FALTINOWSKI, BUILDING INSPECTOR

12-9-02
DATE

A roll call vote was taken:

AYES: NAYES: EXCUSED: ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Nick Kroes
Jerry Bever
Clara Shepherd

The motion carried.

Case #02-93 – 1177 Kenneth – Chris & Catherine West, Fruitport, MI

Mr. West was present for the meeting. He stated he fixed the house after he purchased it and sold it on a land contract. The buyer destroyed the house and Mr. West got it back for non-payment. He doesn't intend to fix it again and is letting it go back to the mortgage company.

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building and forward to city commission for their concurrence.

A motion was made by Nick Kroes and seconded by Clara Shepherd to accept staff recommendation.

A roll call vote was taken:

AYES: NAYES: EXCUSED: ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Nick Kroes
Jerry Bever
Clara Shepherd

The motion carried.

~~**Case #03-08 – 1726 Pine St. (Garage) – Muriel Lizner, same address**~~

~~Ms. Lizner was not present for the meeting. Bob Grabinski gave a history on the case and passed pictures of the garage to the board.~~

~~Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building and forward to city commission for their concurrence.~~

~~A motion was made by Jon Rolewicz and seconded by John Warner to accept staff recommendation.~~

DATE: June 30, 2003
TO: Honorable Mayor and Commissioners
FROM: Robert B. Grabinski, Director of Inspection Services
RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: 02-63 Address: 345 E. Forest

2003-55-ej. 4.

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structure located at **345 E. Forest** is unsafe, substandard, a public nuisance and that it be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

Case# & Project Address: #02-63, 345 E. Forest, Muskegon, MI

Location and ownership: This structure is located on E. Forest between Pine and Smith St. It is owned by Absalon Lamarr White.

Staff Correspondence: A dangerous building inspection was conducted on 9/11/02 and A notice and order to repair was issued 11/25/03. The owner appeared before the HBA on 2/6/03 and stated he wanted to save the structure. The HBA declared it on that date, but the Director of Inspections stated he would work with the owner in the time frame specified within the dangerous building process. An interior inspection was conducted 3/17/03 and the owner was granted 90 days to complete the repairs. Permits were to be pulled by 4/15/03. There has been no contact from the owner since 4/7/03 and no permits have been pulled.

Owner Contact: There has been no contact from the owner since 4/7/03 and no permits have been pulled.

Financial Impact: CDBG

Budget action required: None

State Equalized value: \$15,300

Estimated cost to repair: \$10,000

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish.

City Commission Recommendation: The commission will consider this item at it's meeting Tuesday, July 8, 2003.



345 E. Forest

For The Inspection Department
City of Muskegon

File #: 422132

FROM CITY ASSESSOR'S RECORDS

OWNER: Absalon White
PROPERTY: 345 E. Forest
PARCEL NO: 24-205-294-0012-10
DESCRIPTION: E ½ Lot 12 Blk 294

FROM RECORDS OF TRANSNATION TITLE

LIBER: 1587
PAGE: 311
DATE OF DEED: January 29, 1991

GRANTOR NAME & ADDRESS: Wayne J. Charles aka Wayne Jack Charles
and Josephine Charles aka Josephine Mary Charles aka Josephine M. Charles,
808 Clark, Muskegon, MI 49443

GRANTEE NAME & ADDRESS: Doyce L. Davis and Absalon Lamarr White,
345 E. Forest, Muskegon, MI 49442

LIENS OR MORTGAGES: 3346/668; 3346/669

TODAY'S DATE: September 24, 2002

EFFECTIVE DATE: August 30, 2002 at 8:00 AM

Abstracted by: Judy A. Ganner
TRANSNATION TITLE INSURANCE COMPANY

The above information is to be used for reference purposes only and not to be relied upon as evidence of title and/or encumbrances. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information, should evidence of title and/or encumbrances be desired, application for title insurance should be placed with Transnation Title Insurance Company.

The Grantor(s) WAYNE J. CHARLES and wife, JOSEPHINE CHARLES, a/k/a WAYNE JACK CHARLES, a/k/a JOSEPHINE MARY CHARLES, a/k/a JOSEPHINE M. CHARLES

whose address is

808 Clark, Muskegon, Michigan 49443 convey(s) and warrant(s) to DOYCE L. DAVIS and ABSALON LAMARR WHITE, as joint tenants with rights of survivorship whose address is 345 E. Forest, Muskegon, Michigan 49442

the following described premises situated in the City of Muskegon County of Muskegon and State of Michigan:

The East One-Half (E 1/2) of Lot No. Twelve (12) of Block No. Two Hundred Ninety Four (294), Revised Plat (1903) City of Muskegon, Michigan.

for the sum of FIFTEEN THOUSAND AND 00/100 (\$15,000.00) DOLLARS-----

subject to easements and building and use restrictions of record and further subject to any liens and encumbrances arising from acts or failures to act of parties other than first party from and after November 12, 1981, that being the date of a certain land contract, in fulfillment of which this deed is given. Dated this 29th day of January 19 91

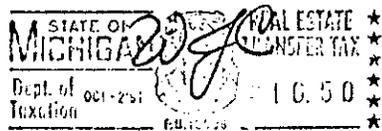
Signed in presence of: DAVID W. MARRA, PATRICIA THOMPSON

Signed by: WAYNE J. CHARLES, JOSEPHINE CHARLES

STATE OF MICHIGAN,) ss. COUNTY OF MUSKEGON

The foregoing instrument was acknowledged before me this 29th day of January 19 91 by Wayne J. Charles and wife, Josephine Charles.

MUSKEGON COUNTY 123602



Signature of David W. Marra, Notary Public, Muskegon, Michigan, My commission expires: 10/03/92

County Treasurer's Certificate Michigan, Mich: October 2 1991 No. 00703 Jan 29 1991 Co. Treas.

City Treasurer's Certificate

When Recorded Return To: Doyce L. Davis & Absalon L. White (Name) 345 E. Forest (Street Address) Muskegon, MI 49442 (City and State)

Send Subsequent Tax Bills To: Doyce L. Davis & Absalon L. White 345 E. Forest Muskegon, MI 49442

Drafted By: DAVID W. MARRA Business Address: One E. Apple, Suite B Muskegon, MI 49442

Tax Parcel # 18/0004543 Recording Fee \$10.00 Transfer Tax \$16.50

COMPANY OF THE MID-WEST - BURTON ABSTRACT DIVISION - SERVING YOU SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST.

NOTICE OF HEARING BEFORE THE CITY COMMISSION

DATE: June 25, 2003

345 E. Forest

(Address of Property)

TO: All owners and interested parties:

Absalon Lamarr White, 3468 Northlake Dr, Grand Rapids, MI 49525

Saxon Mortgage Inc. C/O Meritech Legal Dept. Donna Pridy, Foreclosure Spvs,
4708 Mercantile Dr. North, Fort Worth, TX 76137

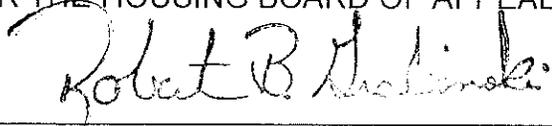
(Other interested parties)

On February 6, 2003 the Muskegon Housing Board of Appeals made a determination that the subject property is sub-standard, a public nuisance and a dangerous building under the City Code and ordered that it be repaired or demolished.

The City Commission will hold a hearing on **Tuesday, July 8, 2003** to consider the above decision of the Housing Board of Appeals. You may appear at this hearing at 5:30 p.m. on Tuesday, July 8, 2003, at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, with counsel, if you desire, to present any relevant evidence and arguments concerning the decision to demolish the above structures.

CITY OF MUSKEGON INSPECTIONS DEPT.
FOR THE HOUSING BOARD OF APPEALS

By



Robert B. Grabinski, Director of Inspections

231/724-6703
FAX/722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
231/724-6783
FAX/726-5617

Civil Service
231/724-6716
FAX/724-4405

Clerk
231/724-6705
FAX/724-4178

Comm. & Nelgh.
Services
231/724-6717
FAX/726-2501

Engineering
231/724-6707
FAX/727-6904

Finance
231/724-6713
FAX/724-6768

Fire Dept.
231/724-6792
FAX/724-6985

Income Tax
231/724-6770
FAX/724-6768

Info. Systems
231/724-6744
FAX/722-4301

Leisure Service
231/724-6704
FAX/724-1196

Manager's Office
231/724-6724
FAX/722-1214

Mayor's Office
231/724-6701
FAX/722-1214

Inspection Services
231/724-6715
FAX/726-2501

Planning/Zoning
231/724-6702
FAX/724-6790

Police Dept.
231/724-6750
FAX/722-5140

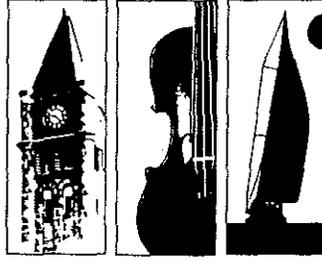
Public Works
231/724-4100
FAX/722-4188

Treasurer
231/724-6720
FAX/724-6768

Water Billing Dept.
231/724-6718
FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

April 7, 2003

Absalon Lamarr White
3468 Northlake Dr.
Grand Rapids, MI 49525

Re: 345 E. Forest

Dear Mr. White:

Your appeal for a 90-day extension on the repairs at 345 E. Forest is granted with the following conditions:

1. You must call for 30-day progress inspections with Henry Faltinowski or Don LaBrenz.
2. All required permits must be pulled by 4/15/03.

If these requirements are met and significant progress is shown, this department will work with you if more time is needed.

If you have any questions, please contact our office at 231-724-6715.

Sincerely,

A handwritten signature in black ink that reads "Robert B. Grabinski".

Robert B. Grabinski
Director of Inspection Services

RBG/lg

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

345 E. Forest
3/17/03
(INTERIOR INSPECTION)

Inspection noted:

1. Replace broken light in basement.
2. Kitchen not served by outlet.
3. Stove and refrigerator currents not grounded.
4. Furnace not grounded.
5. Tuck point all foundation wall openings. Damp proof block section.
6. Repair rafter damage – sheathing damage & shingles.
7. Chimney needs replacement.
8. Chimney liner needs to be replaced.
9. All handrail, guardrails must be to code.
10. Double basement (trimmer) opening at stairwell.
11. Add column post – stabilize & treated.
12. Repair all wall & ceiling damage.
13. Replace worn stair treads.
14. Furnace needs to be certified safe.
15. Water heater needs to be certified safe.

Due to the amount of money that will be needed
I am asking for at least 90 days. If I could have
180 day it would greatly be appreciated but please at
least 90 days. Thank you Absalom White Sr.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE
DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A
DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION
4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski /lg
HENRY FALTINOWSKI, BUILDING INSPECTOR

3-20-03
DATE

CITY OF MUSKEGON

DANGEROUS BUILDING INSPECTION REPORT

345 E. Forest

3/17/03

(INTERIOR INSPECTION)

Inspection noted:

1. Replace broken light in basement.
2. Kitchen not served by outlet.
3. Stove and refrigerator currents not grounded.
4. Furnace not grounded.
5. Tuck point all foundation wall openings. Damp proof block section.
6. Repair rafter damage – sheathing damage & shingles.
7. Chimney needs replacement.
8. Chimney liner needs to be replaced.
9. All handrail, guardrails must be to code.
10. Double basement (trimmer) opening at stairwell.
11. Add column post – stabilize & treated.
12. Repair all wall & ceiling damage.
13. Replace worn stair treads.
14. Furnace needs to be certified safe.
15. Water heater needs to be certified safe.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski /lg
HENRY FALTINOWSKI, BUILDING INSPECTOR

3-20-03
DATE

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS

Date: February 7, 2003

To: Absalon White, 3468 Northlake Dr, Grand Rapids, MI 49525
Owners Name & Address

Saxon Mortgage Inc. C/O Meritech Legal Dept. Donna Pridy, Foreclosure
Spvs, 4708 Mercantile Dr. North, Fort Worth, TX 76137
Names & Addresses of Other Interested Parties

ORDER TO DEMOLISH STRUCTURE

The Housing Board of Appeals, having received evidence at a scheduled and noticed meeting held on Thursday, February 6, 2003 does hereby order that the following structure(s) located at **345 E. Forest,** Muskegon, Michigan, shall be demolished for the reason that the said structure or structures are found, based upon the evidence before the Board of Appeals, to be dangerous, substandard and a public nuisance.

The owners or persons interested shall apply for the required permits to demolish the structure(s) within 30 days from the final determination to concur and demolish, if it is made by the City Commission. Demolition shall be accomplished no later than 60 days after a concurrence by the City Commission.

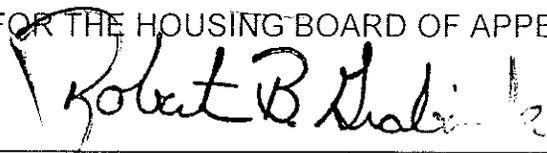
The director of inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board, and further to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission. **This order is not final until concurred with by the City Commission.**

NOTICE TO OWNER AND INTERESTED PARTIES

Please take notice that this decision of the Housing Board of Appeals will be presented to the City Commission of the City of Muskegon on the date and at a time to be noticed to you by the Director of Inspections. You are hereby notified that you will have an opportunity to appear before the said City Commission at that time and to present any and all evidence or matters relevant to the issue of demolition or repair of the said structures. This order of the Housing Board of Appeals is not final, but will become final if and when the City Commission has considered the record and this order, and has concurred.

The City Commission may concur with this order, or disapprove or modify the order.

FOR THE HOUSING BOARD OF APPEALS:

A handwritten signature in black ink that reads "Robert B. Grabinski". The signature is written in a cursive style and is positioned above a horizontal line.

Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS

NOTICE OF HEARING

Date: January 23, 2003

Address of the Property: **345 E. Forest**

TO: Absalon White, 3468 Northlake Dr, Grand Rapids, MI 49525
[Name & Address of Owner]

Saxon Mortgage, Inc. C/O Meritech Legal Dept. Donna Pridy, Foreclosure Spvs.
4708 Mercantile Dr. North, Fort Worth, TX 76137
[Names & Addresses of Other Interested Parties]

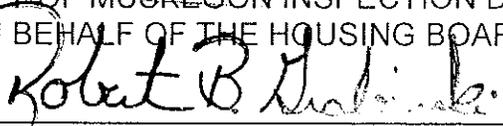
Please take notice that on **Thursday, February 6, 2003**, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m., and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is that you have not complied with the Notice and Order to repair or demolish issued 11/25/02.

At the hearing on Thursday, February 6, 2003, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By


Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON

NOTICE AND ORDER TO REPAIR OR REMOVE (DEMOLISH) A STRUCTURE

DATE: November 25, 2002

Address of the Property: 345 E. Forest

TO: Absalon White, 3468 Northlake Dr. Grand Rapids, MI 49525
[Name & Address of Owner]

Homeowners Loan Corp. 4501 Circle -75 Parkway Suite F6300, Atlanta, GA 30339

Names & Addresses of Other Interested Parties]

The Building Inspection Department of the City of Muskegon has determined that the structures above described are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

You are hereby notified that the City will proceed to demolish or cause the demolition and removal of the said structure unless you accomplish the actions indicated below within the time limits indicated (only one to be checked):

1. Obtain the issuance of all permits required to accomplish the repair of the structure defects listed in the attached schedule within 30 days of this notice. All repairs shall be accomplished within the times set forth in the permits. All work must be physically commenced within 30 days of the date of this notice.
2. Obtain the issuance of the appropriate permit for the demolition of structures within 30 days, and accomplish the demolition thereof within 60 days of this notice.

The conditions which cause the said structures to be dangerous, substandard and a nuisance are listed in the attached schedule.

FAILURE TO COMPLY

After 30 days from mailing this notice, if you have not complied with this notice, a hearing will be scheduled before the City of Muskegon Housing Board of Appeals for the purpose of enforcing this notice and order and instituting City action to remove the structure. You will receive notice of that hearing. You may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire. You will have the opportunity to show cause why the structure shall not be ordered demolished.

SCHEDULE OF CONDITIONS

The following conditions are present at the structure at 345 E. Forest, Muskegon, Michigan, and cause said structure to be a dangerous or substandard building and a public nuisance.

Please see the attached inspection report

CITY OF MUSKEGON, INSPECTIONS DEPARTMENT



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON

NOTICE FOR INTERIOR INSPECTION

DATE: September 27, 2002

Address of Property: 345 E. Forest

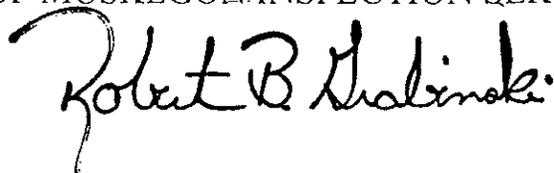
TO: Absalon White, 3468 Northlake Dr. Grand Rapids, MI 49525
[Name & Address of Owner]

Homeowners Loan Corp. 4501 Circle 75 Parkway, Suite F6300, Atlanta, GA 30339
(Interested Parties)

The Inspection Services Department of the City of Muskegon has preliminarily determined that the structures described above are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

We intend to inspect the interior of the building(s). Please be present to allow an interior inspection of the above described properties on Thursday, October 30, 2002 at 1:30 P.M. Failure to appear and allow the inspection will result in this office seeking a search warrant to conduct the inspection.

CITY OF MUSKEGON INSPECTION SERVICES



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

345 E. Forest

9/11/02

Inspection noted:

1. An interior inspection is required by all trade inspectors (plumbing, mechanical, electrical and building) before any permits or certificates of occupancy will be issued.
2. Structural damage evident. Structural engineer to investigate and provide owner with requirements to repair.
3. Chimney damaged.
4. No utilities.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.



ROBERT B. GRABINSKI, DIRECTOR OF INSPECTIONS

DATE

ued

MUSKEGON POLICE DEPARTMENT

2002-006578-I

Incident No 002-006578-I	Date & Time Rept 03/31/2002 22:44	Offense: 98007 SUSPICIOUS SITUATIONS
-----------------------------	--------------------------------------	---

N TAKEN FROM WORDPERFECT DOCUMENT 2002006578.001

A 31 March 2002
R 2159 hrs.

A NATURE:

T ABANDONED HOUSE - VACANT

V LOCATION:

E 345 E Forest
City of Muskegon, County of Muskegon, State of Michigan

INFORMATION:

Officers were investigating a home invasion complaint in the 1600 block of Smith St. which is right around the corner from the complainant's house. The neighbors stated that there is nobody living in 345 E. Forest and noticed a light on in the house.

Officers checked the house and found that the rear door lock does not work and access could be gained by anybody. There was a bathroom light on in the house. Officers did a building search of the house and found nobody inside the house. There were some items of property inside the house but it was unknown if the items were taken in the B & E at 1634 Smith (02-6577). The victim in that complaint was uncooperative.

DISPOSITION:

I spoke to the property owner, Absalon White. He stated that he rented the house out but the tenant was supposed to have secured the rear door and taken their property out of the house. Mr. White stated to me that he would be coming down to secure the rear door.

COPY TO COPS FOR INFO ON PUBLIC NUISANCE (ABANDONED HOUSE).

CLEAR
CLOSED
J BAKER #11

Incident Report

MUSKEGON POLICE DEPARTMENT

2002-006578-I

Incident No 2002-006578-I	Date & Time Rept 03/31/2002 22:44	Offense: 98007 SUSPICIOUS SITUATIONS
Occurred From: 03/31/2002 22:44	Occurred Until: 03/31/2002 22:44	Incident Location 345 E FOREST AV
Current Disp CLOSED	Disposed To CLOSED ROESLER	Municipality MUSKEGON
Disposition Date 03/31/2002	Juveniles Only? NO	District 114
Photos? NO	Consent? NO	Affidavit? NO
Officer Assigned 10436 BAKER, JON DOUGLAS JR	Optional Date/Time / / 00:00	Investigating Officer

NOTES

Copy to COPS
Copy to Housing Insections
assist - J DeHoag - R DeYoung - M Klingel
OFFENSE: OPEN Open Building
=CAD TIMES: 22:44;22:44;00:00;22:44;

PERSON	Name/Address/Phone	Description
	WHITE, ABSALON LAMAR 345 E FOREST AV MUSKEGON MI 49442 (616) 361-7019 (616) 706-5500 OWNER 98007	Born 06/13/1972 MALE Hgt. 6' 0" BLACK Wgt. 175 NON-HISP Hair BLK Eyes BRO
VEHICLES	Description/Name/Comments	Make/Model/Stat
	NO PROPERTY	Serial No./Qty/Value
M.O.	Status/Plate Type/VIN	Reg/Evid/Value
	NO VEHICLES	Description
M.O.	Category	Description
	NO M.O. INFORMATION	

Case #02-63 – 345 E. Forest – Absalon Lamarr White, Grand Rapids, MI

Mr. White was present for the meeting and stated he doesn't understand why the structure is dangerous. Mr. Grabinski stated he needs a structural engineer and asked how much time he would like to complete repairs. Mr. White stated he doesn't have an answer. Mr. Borgman asked if it is in foreclosure and Mr. White stated yes it is. Mr. White did not show up for the interior inspection that was scheduled and Pete Vanderlaan, the housing inspector, turned it in for dangerous building because he got nowhere with Mr. White completing repairs. Mr. White stated this was his mother's house and he wants to keep it. Clara Shepherd stated she understands his attachment to the house, but it's in foreclosure and Mr. White has no financial backing to do any repairs.

Mr. Grabinski explained the process if the structure is declared and what his options are if he wants to proceed with repairs.

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building and forward to city commission for their concurrence.

A motion was made by Randy Mackie and seconded by Jerry Bever to accept staff recommendation.

A roll call vote was taken:

AYES:

NAYES:

EXCUSED:

ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Clara Shepherd
Jerry Bever

Nick Kroes

The motion carried.

~~**Case #02-065 – 1891 Hoyt – Brent Foltyniewicz**~~

~~Mr. Foltyniewicz was present to represent this case. He stated he recently purchased the house and intends to repair it. Mr. Grabinski stated a timeline of repairs is required and he is a little concerned about a couple of previous projects and how long they took to complete. Mr. Foltyniewicz stated he needs a couple months for repairs and can do the foundation tuck pointing in the spring.~~

Just the FAX...from

Carol Zaagman

Exit Realty of Muskegon

86 Seaway Dr

Muskegon, MI 49444

231-830-3948 or FAX 231-737-9677

Dir: 231-830-3950

Date: 7/8/03
To: Bob Krabinski
Fax: 728-4371
of pages to follow: 4

If there are any problems with this transmission, please contact us. Thank you.

Comments:

We plan on putting this property
up for sale in the next 2 weeks.

We've begun the trash-out process
this week -

Please feel free to call me if
you have questions.



From
To:

Exit Realty of Muskegon
86 Seaway Drive
Muskegon, MI 49444
Attn: Carol Zaagman

To
From:

Cliff Hillman for Ronald Harris
Fidelity National
Asset Management Solutions
15661 Redhill Ave., Suite 110
Tustin, CA 92780
P: (949) 221-3362
F: (949) 221-3355

FaxCoverSheet

REO # SAX118924
Former Mortgage: Absalon
White

345 East Forest Ave

Muskegon, MI 49442

Re: Foreclosure date: 3/28/2003

Date: March 31, 2003

Phone: (231) 830-3950

Pages: 7

Fax: (231) 737-9677

CC: File

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

1. **Within 24 hours of assignment, you must notify Fidelity National Asset Management Solutions, whether the property is occupied or vacant by completing the Occupancy Status Report & faxing it back. Please include the signed Referral Agreement and completed Mobile Home Form.**
2. **If the property is occupied, you will be requested to coordinate our Cash-For-Keys Program with the occupant. Please contact our Eviction Department by calling (800) 430-3320 and asking for Tonya Willis @ EXT. 840. They will provide you with additional instructions on how to proceed. Once the property is vacant, I will be notified by the Eviction Department and we will be working on the marketing of the asset.**
3. **When the property is vacant***, have the property re-keyed, secured, transfer utilities, have the yard cleaned-up/cut back/all debris removed, have the interior of the property completely removed of all trash & cleaned. The property is also to be Winterized (not to exceed \$125) as soon as necessary!!! All these items are considered "initial maintenance items". You have approval to spend up to \$750 for these items. Contact you asset manager immediately if additional funds are needed. All initial maintenance items MUST be completed PRIOR to listing the property. The BPO is due within 7-10 days of the property becoming vacant. You will now need to download the forms from our website at www.fnams.com - You should then e-mail the BPO & the photos to the appropriate asset manger listed below.**

*****If you are in a state where there is a Redemption/Ratification/Confirmation Period DO NOT proceed with the BPO/ Trashout without the Asset Manager's Approval.**

Please review all instructions & call Asset Manager with any questions or concerns.

Patti - pcorrigan@fnf.com

Ron - roharris@fnf.com



March 31, 2003

Exit Realty of Muskegon
86 Seaway Drive
Muskegon, MI 49444
Attn: Carol Zaagman

Re: 345 East Forest Ave, Muskegon, MI 49442
REO # SAX118924

Dear Carol:

Fidelity National Asset Management Solutions is the managing agent given the responsibility for the disposition of the above-mentioned property. Please use this letter as your authorization to act on our behalf and have the utilities activated and the property re-keyed and secured. This would include hiring a locksmith, working with a security/alarm company, turning on the water, electricity, gas (if needed) and any other items that you deem necessary for the proper maintenance of the property.

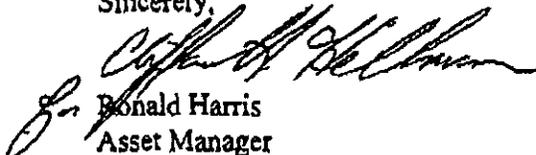
The first order of business is to determine occupancy of the property and when it has been found to be vacant, to immediately secure the premises. To note, we have found that the marketing period for vacant properties is greatly reduced if the property has activated utilities; they show better to perspective buyers and can be cleaned on a periodic basis.

Please have the yard work done as soon as possible and place the property on a maintenance program so that it will get mowed on a regular basis, as needed. We would also like to have the maintenance people water the lawn after it is mowed. Please be sure and take "before" and "after" photos for any maintenance items completed.

The interior of the home should be trashed out and cleaned as well. Please order these services immediately. You are not to exceed \$750 total for any of these items without further authorization.

Thank you in advance for your assistance and if you have any questions please call me at (866) 268-7005 toll-free or (949) 221-3362 direct.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald Harris".

Ronald Harris
Asset Manager

15661 Redhill Ave., Suite 110
Tustin, CA 92780
P: (866) 268-7005
F: (949) 221-3355

**AFFIDAVIT OF ABANDONMENT
POTENTIAL TO M.C.L.A. 60A.32(1)**

**STATE OF MICHIGAN
COUNTY OF OAKLAND**

You are hereby notified that the Mortgage of this property given by Abraham Leonard White And Elise L. White, Husband And Wife, to Homeowners Loan Corporation, a Delaware Corporation, Homeowners Loan Corporation, a Delaware Corporation, and recorded in Liber 3346, Page 689 of Macleay County Records, is in default. You are further notified that the assignee of the original Mortgage, Deutsche Bank Trust Company Americas, DT/ Bankers Trust Company, as trustee, has foreclosed the mortgage. A foreclosure sale was held on March 28, 2003 at 11:00 a.m. at the Pine Street entrance to the Macleay County Court Bldg. in Macleay, the results of which will be recorded in the Macleay County Records.

Subject property is situated in the City of Macleay, County of Macleay, State of Michigan, described as follows:

The East 1/2 of Lot No. 12 of Block No. 304, north Part 1903 City of Macleay, Michigan.
Tax #61-34-305-304-0012-18

Commonly known as 343 Forest Ave.

On April 8, 2003, the mortgagee premises were inspected and the inspection did not reveal that the mortgagee or any person claiming under the mortgage were presently occupying or intending to occupy the premises. This notice has been posted to inform you that the mortgage considers the property abandoned and the knowledge of the mortgagee is being conveyed pursuant to M.C.L.A. 60A.32(1). An Affidavit of Foreclosure is attached.

The mortgagee will lose all rights of ownership forty (30) days after the foreclosure sale unless receipt of this Affidavit within the mortgagee's forty day, extension or substitution, or a person lawfully claiming under one of them, gives within fifteen (15) days of receipt of the notice, written notice by first class mail to the mortgagee stating that the premises are not abandoned. Notices shall be sent to the following address:

Orion Associates P.C.
P.O. Box 5041
Troy, MI 48067

On April 16, 2003, a copy of this notice was mailed by certified mail, return receipt requested, to the mortgagee's last known address.

Marshall K. Isaacs, Attorney for Assignee

Authorized, subscribed and sworn before me, a notary public for the said county, this 16th day of April, 2003

Maureen J. Hill
Maureen J. Hill
Notary Public for Macomb County acting in Oakland County
Commission Expires: 10/15/2005

Date Dated: April 16, 2003

244.0175

6/13/03
mt
6/07/03

AFFIDAVIT OF POSTING

State of Michigan
County of MUSKEGON

Barbara Kish Duram, being duly sworn, states that on the 24th day of April, 2003, he (re)inspected the premises located at 345 Forest Ave., Muskegon, MI 49441 and that after inspecting the premises and finding same to be vacant he posted this notice by attaching same in a secure manner to the front door.

Barbara Kish Duram
Signature (Print name below)

Barbara Kish Duram

Acknowledged, subscribed and sworn before me,
a notary public for the said county, this 24th day
of April, 2003.

Connie J. Wyant
Notary Public

Muskegon County, Michigan
My Commission expires: _____

CONNIE J. WYANT
Notary Public, Muskegon County, Michigan
My Commission Expires June 23, 2006

Drafted by and when recorded return to:
Marshall R. Isaacs
Attorney at Law
Orlans Associates P.C.
P.O. Box 5041
Troy, MI 48007
248-457-1000

Our File No. 244.0175



Mark Fairchild, Muskegon Co BOD D13

5043531
L-243 P-35
05/13/2003 12:17P
Page: 2 of 3

DATE: June 30, 2003

2003-55e)5.

TO: Honorable Mayor and Commissioners

FROM: Robert B. Grabinski, Director of Inspection Services

RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: 02-90 Address: 1246 Fifth

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structure located at **1246 Fifth** is unsafe, substandard, a public nuisance and that it be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

Case# & Project Address: #02-90, 1246 Fifth St., Muskegon, MI

Location and ownership: This structure is located on Fifth Street between Monroe and Merrill St. It was owned by Chuck Wishart, but has gone back to a bank.

Staff Correspondence: A dangerous building inspection was conducted on 11/22/02 and an interior inspection was conducted 1/23/03. A notice and order to repair was issued 2/27/03. On 4/3/03 no one appeared to represent the case and the HBA declared the structure substandard.

Owner Contact: There has been no contact from the owner.

Financial Impact: CDBG

Budget action required: None

State Equalized value: \$19,400

Estimated cost to repair: \$8,000

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish.

City Commission Recommendation: The commission will consider this item at it's meeting Tuesday, July 8, 2003.



1246 FIFTH

For The Inspection Department
City of Muskegon

File #: 423769

FROM CITY ASSESSOR'S RECORDS

OWNER: Bankers Trust
PROPERTY: 1246 Fifth
PARCEL NO: 24-205-378-0006-00
DESCRIPTION: N 46 ft. Lot 6 Blk 378

FROM RECORDS OF TRANSNATION TITLE

LIBER: 1681
PAGE: 421
DATE OF DEED: February 24, 1993
GRANTOR NAME & ADDRESS: William S. Boeschstein, a single man,
3450 Third Ave., #301, San Diego, CA
GRANTEE NAME & ADDRESS: Daniel J. Heller and Mary K. Heller,
husband and wife, Route 1, Box 181, Hesperia, MI 49412
LIENS OR MORTGAGES: 1960/304; 2064/804; 3417/409; 3486/868
TODAY'S DATE: December 23, 2002
EFFECTIVE DATE: October 23, 2002 at 8:00 AM

Abstracted by:



TRANSNATION TITLE INSURANCE COMPANY

The above information is to be used for reference purposes only and not to be relied upon as evidence of title and/or encumbrances. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information, should evidence of title and/or encumbrances be desired, application for title insurance should be placed with Transnation Title Insurance Company.

WARRANTY DEED
STATUTORY FORM
FOR INDIVIDUALS

1681 421

Rec 24.20

KNOW ALL MEN BY THESE PRESENTS: That William S. Boeschstein, a single man whose street number and postoffice address is 3450 Third Avenue, #301, San Diego, California Convey s and Warrant s to Daniel J. Heller, and wife, Mary K. Heller whose street number and postoffice address is Route 1, Box 181, Hesperia, Michigan the following described premises situated in the City of Muskegon County of Muskegon and State of Michigan, to-wit:

The North 46 feet of Lot 6, Block 378, Revised Plat of 1903) City of Muskegon, as recorded in Liber 3 of Plats, page 71.

This deed is given pursuant to a land contract between the parties dated July 12, 1984.

STATE OF MICHIGAN
COUNTY OF MUSKEGON
REGISTER OF DEEDS

1993 MAR 17 PM 3:25

Carrie Carter
REGISTER OF DEEDS

for the sum of (\$22,000.00) Twenty-two thousand and no/100 Dollars

subject to Easements and Restrictions of Record.

Dated this 24th day of February 19 93

Signed and Sealed in presence of

Signed and Sealed:

Richard Franklin
RICHARD FRANKLIN
Kenneth Peek
KENNETH PEEK

William S. Boeschstein
WILLIAM S. BOESCHSTEIN (L.S.)
(L.S.)
(L.S.)
(L.S.)

STATE OF ~~CALIFORNIA~~ California
COUNTY OF ~~SAN DIEGO~~ San Diego ss.

The foregoing instrument was acknowledged before me this 24th day of February 19 93 by (2) 24th February 93 WILLIAM S. BOESCHSTEIN



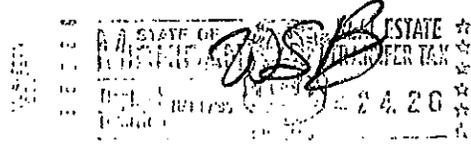
(3) Sara Johnson Buettner
SARA JOHNSON BUETTNER
Notary Public, San Diego County, ~~California~~ California

*Note: (1) insert date (2) insert name of person(s) acknowledged (grantor) (3) signature of person taking acknowledgment

County Treasurer's Certificate

Muskegon, Mich: 3-17-93
"I hereby certify that there are no taxes or titles held by the state or any individual against the within description, and all taxes on same are paid for the years previous to the date of this instrument, as appears by the records in my office."

No. 18/05739 Co. Treas



- 1. Marital status of each male grantor must be indicated.
- 2. The name of each person who signs this instrument shall be legibly printed, typewritten or stamped upon such instrument immediately beneath the signature of such person.
- 3. If the notarial act is performed outside the State of Michigan, the acknowledgment must show the rank or title and serial number, if any, of the person taking the acknowledgment. The official seal of the person performing the notarial act outside the State of Michigan should be affixed to the deed.

Drafted by: WM. S. BOESCHSTEIN
Business address: 3450 THIRD AVE. #301
SAN DIEGO, CA 821 03-4838
After recording return to: Grantees

NOTICE OF HEARING BEFORE THE CITY COMMISSION

DATE: June 25, 2003

1246 Fifth

(Address of Property)

TO: All owners and interested parties:

Bankers Trust, 909 Hidden Ridge Dr. Suite 200, Irving, TX 75038
(Other interested parties)

On April 3, 2003 the Muskegon Housing Board of Appeals made a determination that the subject property is sub-standard, a public nuisance and a dangerous building under the City Code and ordered that it be repaired or demolished.

The City Commission will hold a hearing on **Tuesday, July 8, 2003** to consider the above decision of the Housing Board of Appeals. You may appear at this hearing at 5:30 p.m. on Tuesday, July 8, 2003, at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, with counsel, if you desire, to present any relevant evidence and arguments concerning the decision to demolish the above structures.

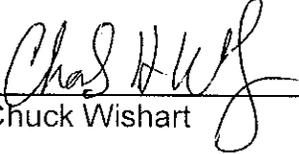
CITY OF MUSKEGON INSPECTIONS DEPT.
FOR THE HOUSING BOARD OF APPEALS


By _____
Robert B. Grabinski, Director of Inspections

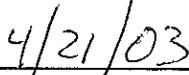
April 21, 2003

To Whom It May Concern:

I no longer have an interest in 1246 Fifth St. Muskegon, MI. The bank has taken it back.



Chuck Wishart



April 21, 2003

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS**

Date: April 7, 2003

To: Chuck Wishart, 1210 Amity Apt. 1, Muskegon, MI 49442
Owners Name & Address

Bankers Trust, 909 Hidden Ridge Dr. Suite 200, Irving, TX 75038
Names & Addresses of Other Interested Parties

ORDER TO DEMOLISH STRUCTURE

The Housing Board of Appeals, having received evidence at a scheduled and noticed meeting held on Thursday, April 3, 2003 does hereby order that the following structure(s) located at **1246 Fifth**, Muskegon, Michigan, shall be demolished for the reason that the said structure or structures are found, based upon the evidence before the Board of Appeals, to be dangerous, substandard and a public nuisance.

The owners or persons interested shall apply for the required permits to demolish the structure(s) within 30 days from the final determination to concur and demolish, if it is made by the City Commission. Demolition shall be accomplished no later than 60 days after a concurrence by the City Commission.

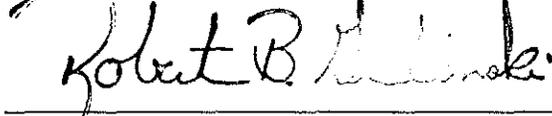
The director of inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board, and further to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission. **This order is not final until concurred with by the City Commission.**

NOTICE TO OWNER AND INTERESTED PARTIES

Please take notice that this decision of the Housing Board of Appeals will be presented to the City Commission of the City of Muskegon on the date and at a time to be noticed to you by the Director of Inspections. You are hereby notified that you will have an opportunity to appear before the said City Commission at that time and to present any and all evidence or matters relevant to the issue of demolition or repair of the said structures. This order of the Housing Board of Appeals is not final, but will become final if and when the City Commission has considered the record and this order, and has concurred.

The City Commission may concur with this order, or disapprove or modify the order.

FOR THE HOUSING BOARD OF APPEALS:

A handwritten signature in cursive script that reads "Robert B. Grabinski". The signature is written in black ink and is positioned above a horizontal line.

Robert B. Grabinski, Director of Inspections

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS**

NOTICE OF HEARING

Date: March 21, 2003

Address of the Property: 1246 Fifth

TO: Bankers Trust, 909 Hidden Ridge Dr. Suite 200, Irving, TX 75038
[Name & Address of Owner]

Chuck Wishart, 1210 Amity Apt. 1, Muskegon, MI 49442
[Names & Addresses of Other Interested Parties]

Please take notice that on **Thursday, April 3, 2003**, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m., and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is that you have not complied with the Notice and Order issued 2/27/03.

At the hearing on Thursday, April 3, 2003, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By Robert B. Grabinski
Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON

NOTICE AND ORDER TO REPAIR OR REMOVE (DEMOLISH) A STRUCTURE

DATE: February 27, 2003

Address of the Property: 1246 FIFTH ST.

TO: Bankers Trust Co. 909 Hidden Ridge Dr. Suite 200, Irving, TX 75038
[Name & Address of Owner]

None
(Interested Parties)

The Building Inspection Department of the City of Muskegon has determined that the structures above described are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

You are hereby notified that the City will proceed to demolish or cause the demolition and removal of the said structure unless you accomplish the actions indicated below within the time limits indicated (only one to be checked):

1. X Obtain the issuance of all permits required to accomplish the repair of the structure defects listed in the attached schedule within 30 days of this notice. All repairs shall be accomplished within the times set forth in the permits. All work must be physically commenced within 30 days of the date of this notice.

2. Obtain the issuance of the appropriate permits for the structures within 30 days, and accomplish within 60 days of this notice.

The conditions which cause the said structures to be dangerous nuisance are listed in the attached schedule.

NOTIFY
WISHART
also

FAILURE TO COMPLY

After 30 days from mailing this notice, if you have not complied with this notice, a hearing will be scheduled before the City of Muskegon Housing Board of Appeals for the purpose of enforcing this notice and order and instituting City action to remove the structure. You will receive notice of that hearing. You may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire. You will have the opportunity to show cause why the structure shall not be ordered demolished.

SCHEDULE OF CONDITIONS

The following conditions are present at the structure at 1246 Fifth, Muskegon, Michigan, and cause said structure to be a dangerous or substandard building and a public nuisance.

Please see the attached inspection report

CITY OF MUSKEGON INSPECTION DEPARTMENT



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

1246 Fifth
(INTERIOR INSPECTION)
1/23/03

Inspection noted:

1. Gravity furnaces have been repaired or altered. Repair of alteration needs to be reviewed and certified safe by a mechanical contractor.
2. Duct work has been wrapped with non listed wrap.
3. Cockroach infested.
4. Return duct needs repair.
5. Need to install header over basement stairs
6. Frame in basement window on north side needs to be replaced.
7. Basement door needs repair; threshold and casing.
8. Front steps need treads, stabilize and install footings or piers.
9. Guardrail, stairs, handrails must meet MRC 200 requirements.
10. Decking on the front porch must be treating; decking OSB is exposed.
11. Wall fixtures are improperly installed.
12. Fixtures are incomplete.
13. Light fixture is hanging through drop ceiling.
14. Upper apt. light fixtures are improperly installed.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski /lg
HENRY FALTINOWSKI, BUILDING INSPECTOR

1-24-03
DATE



CITY OF MUSKEGON

NOTICE FOR INTERIOR INSPECTION

DATE: December 18, 2002

Address of Property: 1246 Fifth

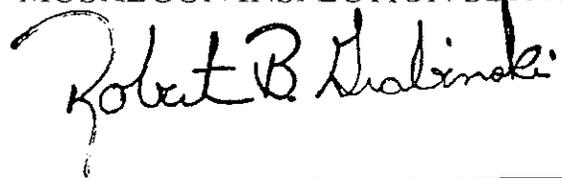
TO: Bankers Trust Co, 909 Hidden Ridge Dr. Suite 200, Irving, TX 75038
[Name & Address of Owner]

None
(Interested Parties)

The Inspection Services Department of the City of Muskegon has preliminarily determined that the structures described above are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

We intend to inspect the interior of the building(s). Please be present to allow an interior inspection of the above described properties on **Thursday, January 23, 2003** at **9:30 A.M.** Failure to appear and allow the inspection will result in this office seeking a search warrant to conduct the inspection.

CITY OF MUSKEGON INSPECTION SERVICES



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

1246 Fifth

11/22/02

Inspection noted:

1. An interior inspection is required by all trade inspectors (plumbing, mechanical, electrical and building) before any permits or certificates of occupancy will be issued.
2. Roof covering need to be replaced.
3. Siding needs to be repaired or replaced.
4. Window frames need to be repaired.
5. Front porch decking, soffit, handrail, guardrail need repair/replacement.
6. Foundation requires repair.
7. Screens need to be repaired/replaced.
8. All electrical, plumbing and mechanical work is to be completed by licensed contractors after a permit is issued.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski
Henry Faltinowski, Building Inspector

11-22-02
DATE

AYES:

NAYES:

EXCUSED:

ABSENT:

~~Greg Borgman
 Randy Mackie
 Jon Rolewicz
 John Warner
 Nick Kroes
 Jerry Bever
 Clara Shepherd~~

The motion carried.

DANGEROUS BUILDING NEW CASES:

Case # 02-90 – 1246 Fifth – Bankers Trust (Chuck Wishart)

No one was present to represent this case. Bob Grabinski gave a history on the structure and stated the property has gone back to the bank. There has been no contact from them.

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building and forward to city commission for their concurrence.

A motion was made by Clara Shepherd and seconded by Randy Mackie to accept staff recommendation.

A roll call vote was taken:

AYES:

NAYES:

EXCUSED:

ABSENT:

Greg Borgman
 Randy Mackie
 Jon Rolewicz
 John Warner
 Nick Kroes
 Jerry Bever
 Clara Shepherd

The motion carried.

Case #03- 06-1564 Hoyt – Nelda Gilbert/Ravenna

~~Bob Grabinski gave a history on the case. It began when officers were there on a police matter and called inspections to check on sanitary conditions. The previous owner by land contract, Michael Balzic, is no longer in the house and the land~~

DATE: June 30, 2003

2003-55 (e) 6.

TO: Honorable Mayor and Commissioners

FROM: Robert B. Grabinski, Director of Inspection Services

RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: 03-12 Address: 85 Hartford

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structure located at 85 Hartford is unsafe, substandard, a public nuisance and that it be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

Case# & Project Address: #85 Hartford, Muskegon, MI

Location and ownership: This structure is located on Hartford between Pine and Terrace and is owned by James Bauer.

Staff Correspondence: A dangerous building inspection was conducted on 2/19/03 and A notice and order to repair was issued 3/5/03. Mr. Bauer telephoned the Inspection office on 4/30/03 and stated he intended to repair the house and would be applying for rental rehab through CNS. On 5/1/03 the HBA declared the structure a public nuisance, substandard, and dangerous building. As of 6/10/03 Mr. Bauer has not applied for rental rehab.

Owner Contact: Mr. Bauer telephoned the Inspection office on 4/30/03 and stated he intended to repair the house and would be applying for rental rehab through CNS. As of 6/10/03 Mr. Bauer has not applied.

Financial Impact: CDBG

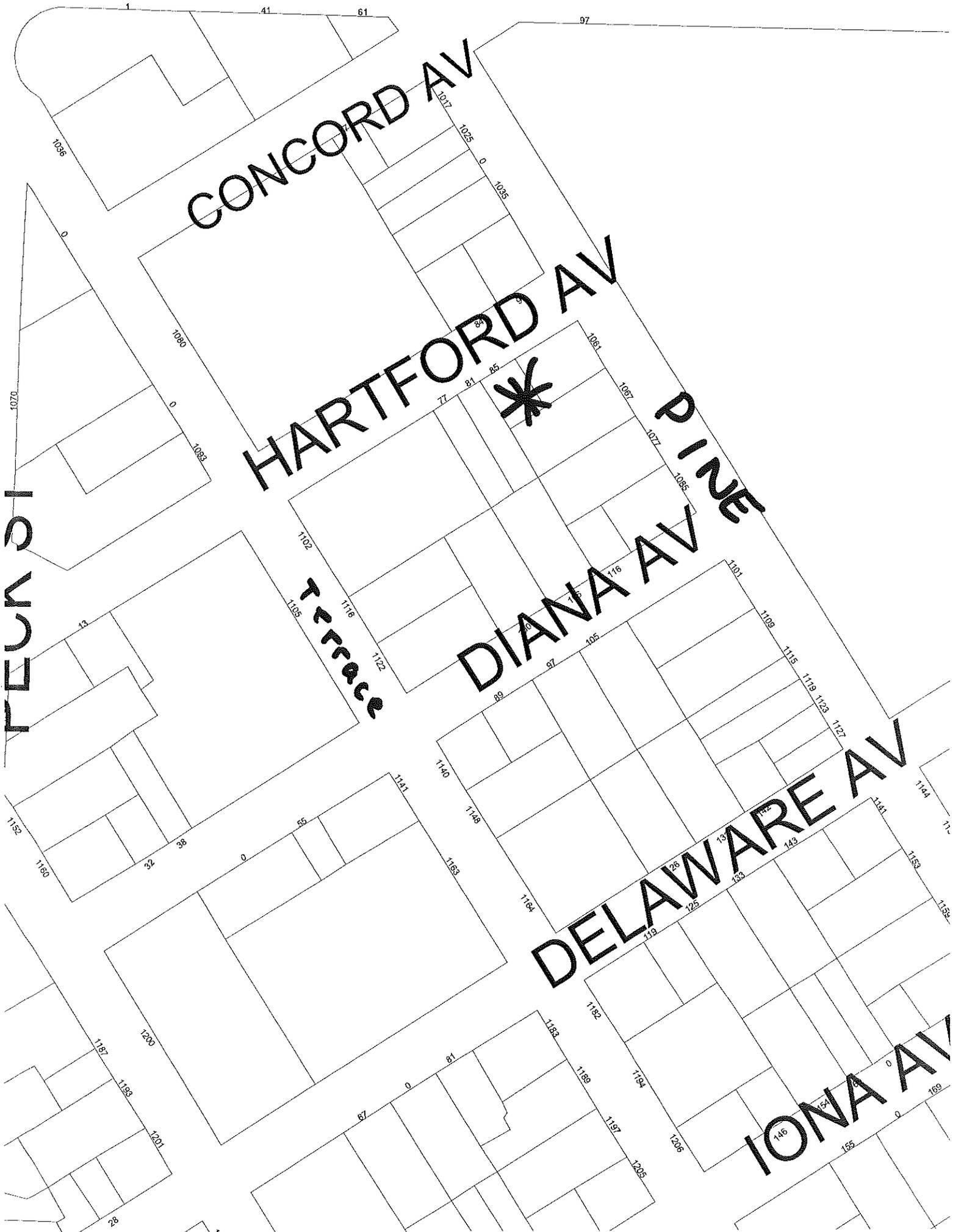
Budget action required: None

State Equalized value: \$18,400

Estimated cost to repair: \$4,000 and the cost of interior repairs

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish.

City Commission Recommendation: The commission will consider this item at it's meeting Tuesday, July 8, 200~~2~~.



CONCORD AV

HARTFORD AV

DIANA AV

DELAWARE AV

IONA AV

TELFORD ST

TERACE

PINE





85 Hartford

For The Inspection Department
City of Muskegon

File #: 424994

FROM CITY ASSESSOR'S RECORDS

OWNER: James Bauer
PROPERTY: 85 Hartford
PARCEL NO: 24-205-226-0010-00
DESCRIPTION: Blk 226 Wly 51 ft. Lot 10

FROM RECORDS OF TRANSNATION TITLE

LIBER: 1190
PAGE: 7731
DATE OF DEED: July 12, 1980
GRANTOR NAME & ADDRESS: Winifred M. Moran, 2101 Barckley Ave.
Apt. 215, Muskegon, MI
GRANTEE NAME & ADDRESS: Winifred M. Moran and Virginia M. Wright,
2101 Barckley Ave. Apt. 215, Muskegon, MI
LIENS OR MORTGAGES: None
TODAY'S DATE: February 21, 2003
EFFECTIVE DATE: January 28, 2003 at 8:00 AM
Abstracted by: Judy A. Tanner
TRANSNATION TITLE INSURANCE COMPANY

The above information is to be used for reference purposes only and not to be relied upon as evidence of title and/or encumbrances. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information, should evidence of title and/or encumbrances be desired, application for title insurance should be placed with Transnation Title Insurance Company.

QUIT CLAIM DEED
STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS that Winifred M. Moran

whose address is 2101 Barckley Ave., Muskegon, Michigan. Apt. 215.

Quit Claim to Winifred M. Moran and Virginia M. Wight, as joint tenants with full rights of survivorship.

whose street number and postoffice address is 2101 Barckley Ave., Muskegon, Michigan. Apt. 215.

the following described premises situated in the City of Muskegon, County of Muskegon and State of Michigan, to-wit:

Lot 10, Except the Easterly 81 feet thereof, Block 226, Revised Plat of the City of Muskegon, as recorded in Liber 3 of Plats, Page 71, Muskegon County Records, the line dividing said lot running parallel with Pine Street.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of

Exempt under Section 5 (o) Act 327, Public Acts 1963

Dated this Twelfth day of March, 19 80

Signed in the presence of:

Signed by:

Roy Link
Roy Link

Winifred M. Moran
Winifred M. Moran

Gale Gomery
Gale Gomery

STATE OF MICHIGAN)
COUNTY OF) ss.

Muskegon, Twelfth day of March

The foregoing instrument was acknowledged before me this 19 80 by Winifred M. Moran

Teresa M. Gomery
Teresa M. Gomery
Notary Public,
County, Michigan
Muskegon

My Commission expires Jan. 16, 19 84

When Recorded Return To: Winifred M. Moran 2101 Barckley Ave. Apt. 215 Muskegon, Mich. 49441	Send Subsequent Tax Bills To: Same	Drafted by: Gale G. Gomery Business Address: 3130 Glade St. Muskegon, Mi., 49444
--	---------------------------------------	---

Tax Parcel # _____ Recording Fee _____ Revenue Stamps _____

NOTICE OF HEARING BEFORE THE CITY COMMISSION

DATE: June 25, 2003

85 Hartford

(Address of Property)

TO: All owners and interested parties:

James Bauer, 1396 Pine St., Muskegon, MI 49441

None

(Other interested parties)

On May 1, 2003 the Muskegon Housing Board of Appeals made a determination that the subject property is sub-standard, a public nuisance and a dangerous building under the City Code and ordered that it be repaired or demolished.

The City Commission will hold a hearing on **Tuesday, July 8, 2003** to consider the above decision of the Housing Board of Appeals. You may appear at this hearing at 5:30 p.m. on Tuesday, July 8, 2003, at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, with counsel, if you desire, to present any relevant evidence and arguments concerning the decision to demolish the above structures.

CITY OF MUSKEGON INSPECTIONS DEPT.
FOR THE HOUSING BOARD OF APPEALS



By _____

Robert B. Grabinski, Director of Inspections

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS**

Date: May 2, 2003

To: James Bauer, 1396 Pine St. Muskegon, MI 49441
Owners Name & Address

None
Names & Addresses of Other Interested Parties

ORDER TO DEMOLISH STRUCTURE

The Housing Board of Appeals, having received evidence at a scheduled and noticed meeting held on Thursday, May 1, 2003 does hereby order that the following structure(s) located at **85 Hartford**; Muskegon, Michigan, shall be demolished for the reason that the said structure or structures are found, based upon the evidence before the Board of Appeals, to be dangerous, substandard and a public nuisance.

The owners or persons interested shall apply for the required permits to demolish the structure(s) within 30 days from the final determination to concur and demolish, if it is made by the City Commission. Demolition shall be accomplished no later than 60 days after a concurrence by the City Commission.

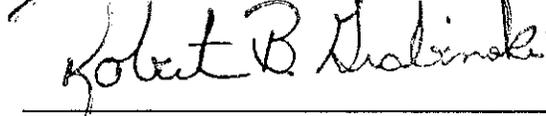
The director of inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board, and further to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission. **This order is not final until concurred with by the City Commission.**

NOTICE TO OWNER AND INTERESTED PARTIES

Please take notice that this decision of the Housing Board of Appeals will be presented to the City Commission of the City of Muskegon on the date and at a time to be noticed to you by the Director of Inspections. You are hereby notified that you will have an opportunity to appear before the said City Commission at that time and to present any and all evidence or matters relevant to the issue of demolition or repair of the said structures. This order of the Housing Board of Appeals is not final, but will become final if and when the City Commission has considered the record and this order, and has concurred.

The City Commission may concur with this order, or disapprove or modify the order.

FOR THE HOUSING BOARD OF APPEALS:

A handwritten signature in black ink that reads "Robert B. Grabinski". The signature is written in a cursive style with a large initial "R".

Robert B. Grabinski, Director of Inspections

April 30, 2003

RE: 85 HARTFORD

Owner, James Bauer, called the office and stated he will be applying for rental rehab within 2 weeks. He has contacted their office and found out what he needs to do, which is have a clear title, pay all back taxes, and show intent. He stated he paid his taxes, but has a problem with the title that should be straightened out within 2 weeks (someone signed in the wrong space).

He stated his intention is to repair and keep the house as a rental. Oneata from CNS, stated that she has not had a conversation with Mr. Bauer. She did mail him the paperwork 2 weeks ago to apply for rental rehab, but has not received it back from him.

He will not be able to attend the meeting.

6-10-03 James Bauer has not
ever applied for rental rehab - per Oneata Bailey/
CNS.

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS

NOTICE OF HEARING

Date: April 18, 2003

Address of the Property: 85 Hartford

TO: James Bauer, 1396 Pine St., Muskegon, MI 49441
[Name & Address of Owner]

None
[Names & Addresses of Other Interested Parties]

Please take notice that on Thursday, May 1, 2003, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m., and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is that you have not complied with the Notice and Order to repair or demolish issued 3/5/03.

At the hearing on Thursday, May 1, 2003, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By Robert B. Grabinski
Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON

NOTICE AND ORDER TO REPAIR OR REMOVE (DEMOLISH) A STRUCTURE

DATE: March 5, 2003

Address of the Property: **85 Hartford**

TO: James Bauer, 1396 Pine St. Muskegon, MI 49441
[Name & Address of Owner]

Winifred Moran & Virginia Wright, 2101 Barclay Apt. 215, Muskegon, MI 49441
(Interested Parties)

*- Take off
Doesn't
own*

The Building Inspection Department of the City of Muskegon has determined that the structures above described are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

You are hereby notified that the City will proceed to demolish or cause the demolition and removal of the said structure unless you accomplish the actions indicated below within the time limits indicated (only one to be checked):

1. Obtain the issuance of all permits required to accomplish the repair of the structure defects listed in the attached schedule within 30 days of this notice. All repairs shall be accomplished within the times set forth in the permits. All work must be physically commenced within 30 days of the date of this notice.
2. Obtain the issuance of the appropriate permit for the demolition of structures within 30 days, and accomplish the demolition thereof within 60 days of this notice.

The conditions which cause the said structures to be dangerous, substandard and a nuisance are listed in the attached schedule.

FAILURE TO COMPLY

After 30 days from mailing this notice, if you have not complied with this notice, a hearing will be scheduled before the City of Muskegon Housing Board of Appeals for the purpose of enforcing this notice and order and instituting City action to remove the structure. You will receive notice of that hearing. You may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire. You will have the opportunity to show cause why the structure shall not be ordered demolished.

SCHEDULE OF CONDITIONS

The following conditions are present at the structure at **85 Hartford**, Muskegon, Michigan, and cause said structure to be a dangerous or substandard building and a public nuisance.

Please see the attached inspection report

CITY OF MUSKEGON INSPECTION DEPARTMENT



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

85 Hamilton

2/19/03

Inspection noted:

1. Building continually unsecure.
2. All building permits are expired.
3. No utilities.
4. A complete interior inspection by building, electrical, and plumbing/mechanical inspectors is required. No permits will be issued until these inspections occur.
5. All electrical, plumbing, and mechanical work must be completed by licensed contractors after permits are approved.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Robert B. Grabinski

Robert B. Grabinski, Director of Inspections

2-19-03
DATE

Case #03-12 – 85 Hartford, James Bauer, 1396 Pine St.

No one was present to represent this case. Mr. Bauer called the office and stated he is applying for rental rehab and intends to repair the structure. CNS has not received any application yet. Don LaBrenz stated this structure is a constant problem with being open and vacant.

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building and forward to city commission for their concurrence.

A motion was made by Randy Mackie and seconded by Jon Rolewicz to accept staff recommendation.

A roll call vote was taken:

AYES: NAYES: EXCUSED: ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Nick Kroes
Jerry Bever
Clara Shepherd

The motion carried.

Case #03-14 – 267 Merrill (Garage) – Ida Mae Wilcher same address

No one was present to represent this structure. Officer Stier stated the home at this address is definitely a drug and gambling house.

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building and forward to city commission for their concurrence.

A motion was made by Clara Shepherd and seconded by John Warner to accept staff recommendation and add to the motion that the house be inspected.

A roll call vote was taken.

AYES: NAYES: EXCUSED: ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner

DATE: June 30, 2003

2003-55e) 7.

TO: Honorable Mayor and Commissioners

FROM: Robert B. Grabinski, Director of Inspection Services

RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: 00-56 Address: 1087 W. Grand

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structure located at **1087 W. Grand** is unsafe, substandard, a public nuisance and that it be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

Case# & Project Address: #00-56 – 1087 W. Grand, Muskegon, MI

Location and ownership: This structure is located on W. Grand between Barclay and Franklin. It is owned by Brenda and Larry Davis.

Staff Correspondence: A dangerous building inspection was conducted on 7/20/00 because of a fire. In October 2000 the HBA tabled the case for 60 days and the case was again tabled in January 2001. The owners have had problems with their contractors and have filed a formal complaint to the state. There have been numerous progress inspections and all permits have been pulled. The case was again brought before the HBA in February 2003 and tabled 4 months before forwarding to commission.

Owner Contact: There has been much contact between the owners, contractors and Inspection staff and director.

Financial Impact: General Funds

Budget action required: None

State Equalized value: \$26,600

Estimated cost to repair: \$30,000

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish.

City Commission Recommendation: The commission will consider this item at it's meeting Tuesday, July 8, 2003.

MICHIGAN AV

WASHINGTON AV

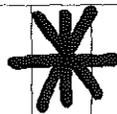
W GRAND AV

SOUTHERN AV

W FOREST AV

BARCLAY ST

FRANKLIN ST





1087 W. GRAND

For The Inspection Dept.
City of Muskegon

197531

FROM CITY ASSESSOR'S RECORDS

OWNER Brenda Aubrey, P O Box 63, Muskegon, MI 49443-0063
PROPERTY 1087 W. Grand
PLATE # 00-07257
DESCRIPTION Lot 7 and South 16 1/2 feet of Grand Avenue abutting
same, Block 484

FROM RECORDS OF TRANSNATION TITLE COMPANY

LIBER: 1853
PAGE: 733
DATE OF DEED: September 13, 1995
GRANTOR: C. Maxine Veeder
GRANTEE: Brenda Aubrey
LIENS OR MORTGAGES: None
DATE: March 31, 1997 at 8:00 AM

ABSTRACTED BY: Janet M. Sabourin
TRANSNATION TITLE INSURANCE COMPANY

The above information is to be used for reference purposes only and not to be relied upon as evidence of title and/or encumbrances. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information, should evidence of title and/or encumbrances be desired, application for title insurance should be placed with Transnation Title Insurance Company.

TRANSNATION TITLE INSURANCE COMPANY

TAX REPORT
Affecting land in Muskegon County, Michigan
described as follows:

Lot 7 and the South 16 1/2 feet of Grand Avenue abutting same, Block 484, Revised Plat (of 1903) of the City of Muskegon, as recorded in Liber 3 of Plats, Page 71, Muskegon County Records.

Permanent Property No. 00-07257

An examination of the records for the period of fifteen years prior to the date hereof shows no Taxes or Special Improvement Assessments unpaid, sold, subject to redemption or deeded, except as specified below. This report includes information obtained from the records in the office of the Treasurers of Muskegon County and of the City of Muskegon after said information has been received by the Treasurer in the form of an assessment roll. This report also includes, but without any representation by Transnation Title Insurance Company as to the accuracy thereof, information obtained from Village and Township Treasurers, and from Treasurers of Cities other than the City of Muskegon, Inheritance or Estate Taxes and Federal Tax Liens, if any, are not included in this report.

CITY OR VILLAGE TAXES

No 1996 Summer tax.

STATE AND COUNTY TAXES

1995 Winter tax due in the amount of \$150.79, if paid by May 31, 1997.
A partial payment in the amount of \$412.83 was made.

1996 Winter tax due in the amount of \$556.87, if paid by May 31, 1997.

SPECIAL ASSESSMENTS

None.

TAX SALES

State Equalized Value \$15,400.00.
Taxable Value \$14,392.00.
Tax Code No. 30-25-406-004.

NOTE: Homestead filed.

MEMBER OF MICHIGAN LAND TITLE ASSOCIATION AND AMERICAN LAND TITLE ASSOCIATION

[Intranet](#)[Tools](#)[Departments](#)

Tue, Jul 1

Property Information

[New Property Search](#)

Owners Name	DAVIS LARRY/BRENDA
Property Address	1087 W GRAND AVE MUSKEGON MI 49441
Owners Address	PO BOX 63 MUSKEGON MI 49443-0063
Property Number	24-205-484-0007-00
Map Number	24-30-25-406-004
Class	401
Neighborhood	R12.
Legal Desc	CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 484 LOT 7 & S 16 1/2 FT O GRAND AVE ABUTTING SAME

[View Mailing Label](#)

2002 City of Muskegon | Comm

NOTICE OF HEARING BEFORE THE CITY COMMISSION

DATE: June 25, 2003

1087 W. Grand

(Address of Property)

TO: All owners and interested parties:

Larry & Brenda Davis, P.O. Box 63, Muskegon, MI 49443-0063

None

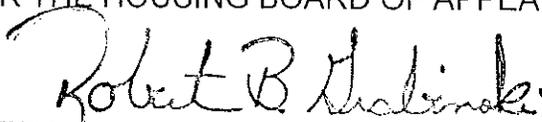
(Other interested parties)

On February 6, 2003 the Muskegon Housing Board of Appeals made a determination that the subject property is sub-standard, a public nuisance and a dangerous building under the City Code and ordered that it be repaired or demolished.

The City Commission will hold a hearing on **Tuesday, July 8, 2003** to consider the above decision of the Housing Board of Appeals. You may appear at this hearing at 5:30 p.m. on Tuesday, July 8, 2003, at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, with counsel, if you desire, to present any relevant evidence and arguments concerning the decision to demolish the above structures.

CITY OF MUSKEGON INSPECTIONS DEPT.
FOR THE HOUSING BOARD OF APPEALS

By



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS

Date: February 7, 2003

To: Larry & Brenda Davis, P.O. Box 63, Muskegon, MI 49443-0063
Owners Name & Address

None

Names & Addresses of Other Interested Parties

ORDER TO DEMOLISH STRUCTURE

The Housing Board of Appeals, having received evidence at a scheduled and noticed meeting held on Thursday, February 6, 2003 does hereby order that the following structure(s) located at **1087 W. Grand**, Muskegon, Michigan, shall be demolished for the reason that the said structure or structures are found, based upon the evidence before the Board of Appeals, to be dangerous, substandard and a public nuisance.

The owners or persons interested shall apply for the required permits to demolish the structure(s) within 30 days from the final determination to concur and demolish, if it is made by the City Commission. Demolition shall be accomplished no later than 60 days after a concurrence by the City Commission.

The director of inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board, and further to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission. **This order is not final until concurred with by the City Commission.**

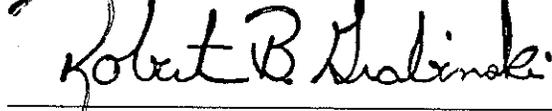
There will be a 4 month delay in forwarding this case to the City Commission to allow you time to complete all repairs and schedule final inspections; provided you call within 14 days of the date of this letter to schedule an inspection on the front of the structure.

NOTICE TO OWNER AND INTERESTED PARTIES

Please take notice that this decision of the Housing Board of Appeals will be presented to the City Commission of the City of Muskegon on the date and at a time to be noticed to you by the Director of Inspections. You are hereby notified that you will have an opportunity to appear before the said City Commission at that time and to present any and all evidence or matters relevant to the issue of demolition or repair of the said structures. This order of the Housing Board of Appeals is not final, but will become final if and when the City Commission has considered the record and this order, and has concurred.

The City Commission may concur with this order, or disapprove or modify the order.

FOR THE HOUSING BOARD OF APPEALS:

A handwritten signature in black ink that reads "Robert B. Grabinski". The signature is written in a cursive style with a large initial "R".

Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS

NOTICE OF HEARING

Date: January 23, 2003

Address of the Property: 1087 W. Grand

TO: Larry & Brenda Davis, P.O. Box 63, Muskegon, MI 49443-0063
[Name & Address of Owner]

None
[Names & Addresses of Other Interested Parties]

Please take notice that on Thursday, February 6, 2003, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m., and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is to review the status of the repairs on this property.

At the hearing on Thursday, February 6, 2003, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By

Robert B. Grabinski
Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON

DANGEROUS BUILDING INSPECTION REPORT

2-5-02

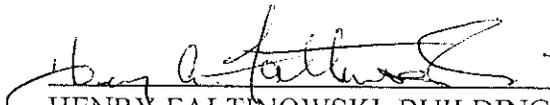
1087 W. Grand

(INTERIOR INSPECTION)

Inspection noted:

1. Frame headers to code.
2. Stairs to code -- opening.
3. Show -- design on connecting addition to home.
4. Rebuild soffit.
5. Show support design for back section of home on blocks.
6. Mechanical rough in north half of house is approved.
7. No plumbing in house.
8. Water service and sewer need to be found and brought into building and be in working condition.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.


HENRY FALTINOWSKI, BUILDING INSPECTOR

2-20-02
DATE

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS**

ORDER TO REPAIR OR DEMOLISH

Date of Order: November 5, 2001

Address of the property: **1087 W. Grand**

Description of the structure: Lot 7 & S 16 ½ ft. of Grand Ave abutting same Blk 484

To: Larry & Brenda Davis, P.O. Box 63, Muskegon, MI 49443
(Name & Address of Owner)

None
(Names and Addresses of Other Interested Parties)

OPPORTUNITY TO REPAIR

The Housing Board of Appeals of the City of Muskegon has found that the above structures are dangerous or substandard buildings and a public nuisance. However, it is determined that the buildings are repairable, provided that permits are applied for and repairs performed in a timely fashion. Therefore, it is ordered that the owner or interested parties shall apply for all permits required and accomplish the repairs of the conditions found in the inspection report attached to this order within **60 days**. All said repairs shall be accomplished in the time limited by the permits issued relevant to the said repairs, and physical repair must be commenced within the said 30 days of obtaining those permits.

FAILURE TO COMPLY – DEMOLITION ORDER

TO BE SUBMITTED TO THE CITY COMMISSION

In the event the owners or interested parties fail to apply for all permits required to effectuate the said repairs or fail to complete physical repair within **60** days, then the above order of the Housing Board of Appeals shall constitute an order to demolish the said structures.

In such case, the Director of Inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board for demolition, and further, to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission.

CITY OF MUSKEGON
HOUSING BOARD OF APPEALS

By Robert B. Grabinski
Robert Grabinski, Director of Inspections

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

1087 W. Grand 10-29-01
(INTERIOR INSPECTION)

Inspection noted:

1. Complete fire blocking.
2. Floor joists upper are incomplete.
3. Header ceiling joists over stairs.
4. Foundation support needed for step footing old home to new.
5. Charge Orchard Hills Plumbing inspection fee. At this time we have no plumbing permit and existing work does not pass inspection.
6. No plumbing or mechanical permits. Duct, water piping, A/C Mike McKellips & Sons.
7. Called Dave Smith DPW to alert of open – water running out of 8” clay tile.
8. Before clay tile can be plugged owner needs to have a contractor verify what the pipe is draining and from where.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski
HENRY FALTINOWSKI, BUILDING INSPECTOR

10-29-01
DATE

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS**

NOTICE OF HEARING

Date: October 18, 2001

Address of the Property: 1087 W. Grand Ave., Muskegon MI

Description of the Structure: Lot 7 & S 16 ½ ft. of Grand Ave abutting same Blk 484

TO: Larry & Brenda Davis, P.O. Box 63, Muskegon, MI 49443
[Name & Address of Owner]

None

Names & Addresses of Other Interested Parties]

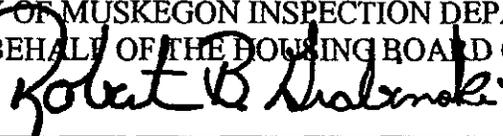
Please take notice that on Thursday, November 1, 2001, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m, and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is that you have not complied with the Notice and Order to Repair or Demolish a Structure issued by the City of Muskegon Building Inspection Department on 8/18/00.

At the hearing on Thursday, November 1, 2001, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS

By


Robert B. Grabinski, Fire Marshal/Inspection Services

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS

ORDER TO REPAIR OR DEMOLISH

Date of Order: January 8, 2001

Address of the property: 1087 W Grand Ave., Muskegon MI

Description of the structure: Lot 7 & S 16 ½ Ft of Grand Ave abutting same Blk 484

To: Larry & Brenda Davis, PO Box 63, Muskegon MI 49443
Name of owner and address

None Known
Name of other interested parties

Cc: Joe Watson, 3286 S Riverwood, Twin Lake MI 49457

OPPORTUNITY TO REPAIR

The Housing Board of Appeals of the City of Muskegon has found that the above structures are dangerous or substandard buildings and a public nuisance. However, it is determined that the buildings are repairable, provided that permits are applied for and repairs performed in a timely fashion. Therefore, it is ordered that the owner or interested parties shall apply for all permits required to accomplish the repairs of the conditions found in the schedule and record attached to this order within **six months** from the date of this order. All repairs shall be accomplished in the time limited by the permits issued relevant to the said repairs, and physical repair must be commenced within the said 30 days.

FAILURE TO COMPLY - DEMOLITION ORDER
TO BE SUBMITTED TO THE CITY COMMISSION

In the event the owners or interested parties fail to apply for all permits required to effectuate the said repairs or fail to commence physical repair within 30 days, then the above order of the Housing Board of Appeals shall constitute an order to demolish the said structures.

In such case, the Director of Inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board for demolition, and further, to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission.

CITY OF MUSKEGON
HOUSING BOARD OF APPEALS

By Robert B Grabinski
Robert Grabinski, Fire Marshal

Dated: Jan 8, 2001

Administrative Action
231/724-6703
FAX/722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
231/724-6783
FAX/726-5617

Civil Service
231/724-6716
FAX/724-4405

Clerk
231/724-6705
FAX/724-4178

Comm. & Neigh.
Services
231/724-6717
FAX/726-2501

Engineering
231/724-6707
FAX/727-6904

Finance
231/724-6713
FAX/724-6768

Fire Dept.
231/724-6792
FAX/724-6985

Income Tax
231/724-6770
FAX/724-6768

Info. Systems
231/724-6744
FAX/722-4301

Leisure Service
231/724-6704
FAX/724-1196

Manager's Office
231/724-6724
FAX/722-1214

Mayor's Office
231/724-6701
FAX/722-1214

Inspection Services
231/724-6715
FAX/726-2501

Planning/Zoning
231/724-6702
FAX/724-6790

Police Dept.
231/724-6750
FAX/722-5140

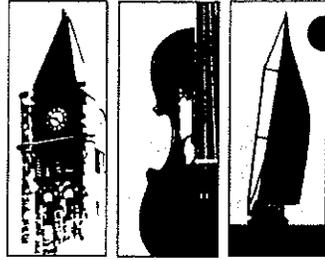
Public Works
231/724-4100
FAX/722-4188

Treasurer
231/724-6720
FAX/724-6768

Water Billing Dept.
231/724-6718
FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

FILE COPY

October 16, 2000

Larry/Brenda Davis
PO BOX 63
Muskegon MI 49443

Re: Dangerous Building Case # 00-58 – 1087 W Grand Ave., Muskegon MI

MUSKEGON HOUSING BOARD OF APPEALS

FINDING OF FACTS AND ORDER

The following action was taken at a session of the Muskegon Housing Board of Appeals held at the Muskegon City Hall, 933 Terrace, Muskegon, Michigan on October 5, 2000. The Inspection Services Department of the City of Muskegon, having inspected the building structure, located upon the property described as Lot 7 & S. 16 1/2 ft. of Grand Ave abutting same Blk 484, also known as, 1087 W Grand Ave., found the conditions listed on the attached pages exist and that these conditions are hazardous as defined in Section 4-23 of the Code of Ordinances.

The Board has ordered to table the case for 60 days to allow time for completion of the repairs. The case will be reviewed at the meeting on January 4, 2001 if the repairs are not completed and inspected.

Please contact the Inspection Services Dept. at (231) 724-6715 with any questions or concerns.

Sincerely,

Robert B. Grabinski
Fire Marshal/Inspection Services Dept.

Muskegon Action

231/724-6703

FAX/722-1214

Assessor

231/724-6708

FAX/726-5181

Cemetery

231/724-6783

FAX/726-5617

Civil Service

231/724-6716

FAX/724-4405

Clerk

231/724-6705

FAX/724-4178

Comm. & Neigh.

Services

231/724-6717

FAX/726-2501

Engineering

231/724-6707

FAX/727-6904

Finance

231/724-6713

FAX/724-6768

Fire Dept.

231/724-6792

FAX/724-6985

Income Tax

231/724-6770

FAX/724-6768

Info. Systems

231/724-6744

FAX/722-4301

Leisure Service

231/724-6704

FAX/724-1196

Manager's Office

231/724-6724

FAX/722-1214

Mayor's Office

231/724-6701

FAX/722-1214

Inspection Services

231/724-6715

FAX/726-2501

Planning/Zoning

231/724-6702

FAX/724-6790

Police Dept.

231/724-6750

FAX/722-5140

Public Works

231/724-4100

FAX/722-4188

Treasurer

231/724-6720

FAX/724-6768

Water Billing Dept.

231/724-6718

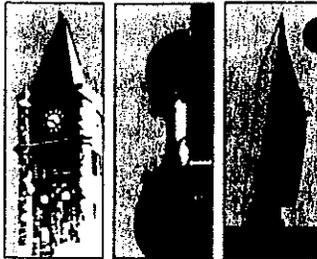
FAX/724-6768

Water Filtration

231/724-4106

FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

FILE COPY

CITY OF MUSKEGON

NOTICE OF HEARING ON DANGEROUS AND UNSAFE CONDITIONS HOUSING BOARD OF APPEALS

September 25, 2000

Larry/Brenda Davis
PO BOX 63
Muskegon MI 49443-0063

Dear Property Owner:

SUBJECT: Dangerous Building Case #00-58 – 1087 W Grand Ave., Muskegon MI

PLEASE TAKE NOTICE that a hearing before the Housing Board of Appeals for the City of Muskegon will be held on **Thursday, October 5, 2000 at 5:30 P.M.** in the Muskegon City Hall Commission Chambers on the first floor. Said hearing will be for the purpose of determining whether the structure should be demolished or otherwise made safe.

Officials from the Inspection Services Department have inspected the structure and it is alleged that it has defects as listed on the attached page(s).

The defects are violations of Section 4-23 of the Muskegon City Code, which defines dangerous buildings.

At the hearing, the Inspection Services Department will present testimony regarding the alleged defects. You are advised that you or your representative may cross examine the City's witnesses and you may present testimony in your own behalf and call witnesses in your own behalf. We encourage you to attend the meeting since it is always better if someone is available to answer any questions the Board may have.

Inspection Services
City of Muskegon

Affirmative Action
231/724-6703
FAX/722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
231/724-6783
FAX/726-5617

Civil Service
231/724-6716
FAX/724-4405

Clerk
231/724-6705
FAX/724-4178

Comm. & Neigh.
Services
231/724-6717
FAX/726-2501

Engineering
231/724-6707
FAX/727-6904

Finance
231/724-6713
FAX/724-6768

Fire Dept.
231/724-6792
FAX/724-6985

Income Tax
231/724-6770
FAX/724-6768

Info. Systems
231/724-6744
FAX/722-4301

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FAX/722-1214

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231/724-6701
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Planning/Zoning
231/724-6702
FAX/724-6790

Police Dept.
231/724-6750
FAX/722-5140

Public Works
231/724-4100
FAX/722-4188

Treasurer
231/724-6720
FAX/724-6768

Water Billing Dept.
231/724-6718
FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

FILE COPY

NOTICE AND ORDER

August 18, 2000

Larry & Brenda Davis
PO BOX 63
Muskegon MI 49443

Dear Property Owner:

Subject: 1087 W Grand Ave., Muskegon MI
Lot 7 & S 16 ½ ft of Grand Ave abutting same Blk 484

The City of Muskegon Building Official has recently inspected the subject property and has found the buildings to be dangerous as defined under Section 4-23 of the Muskegon City Code.

As a result of this finding, you are hereby ordered to REPAIR or DEMOLISH the structures within thirty (30) days.

If you elect to repair the structures, you must secure all required permits and physically commence the work within thirty (30) days from the date of this order.

Should you have any questions concerning this matter, please do not hesitate to contact our Building Official, Jerry McIntyre at 724-6715.

Sincerely yours,

Robert B. Grabinski
Fire Marshal/Inspection Services

Date 2-19-03

City of Muskegon
 933 Terrace St. P.O. Box 536
 Muskegon, MI 49443-0536
 (231)724-6758

Permit #

I. JOB LOCATION

Job Address <u>1087 W. Grand</u>	Has a building permit been issued for this project? YES <input type="checkbox"/> NO <input type="checkbox"/> NOT REQUIRED <input type="checkbox"/>
Name of Owner/Agent <u>Larry + Brenda Davis</u>	Owner Address <u>P.O. Box 63 49443</u>

II. CONTRACTOR/HOMEOWNER INFORMATION 722-4847

<input type="checkbox"/> Contractor	Name	License Number	Expiration Date
<input checked="" type="checkbox"/> Homeowner			
Address (Street & Name)		City	State <u>MI</u> Zip Code
Telephone Number ()	Federal employer ID Number (or reason for exemption)	MESC Employer Number (or reason for exemption)	
Workers Compensation Insurance Carrier (or reason for exemption)		Contractor information registered with the City of Muskegon YES <input type="checkbox"/> NO <input type="checkbox"/>	

III. TYPE OF JOB

Class of work (check all that apply)

NEW BUILDING ADDITION ALTERATION REPAIR

RESIDENTIAL COMMERCIAL INDUSTRIAL OTHER

Description of work
Install new furnace & water heater

IV. FEE SCHEDULE - Enter the number of items being installed. Multiply by the unit price for the total fee.

	FEE	#ITEMS	TOTAL
Base Fee (Non-refundable)	\$35.00	1	35
Heating			
Residential (includes duct & piping)	\$50.00		50
Gas/Oil burning equipment New and/or conversion or replacement	\$30.00		30
Water Heaters	\$10.00		10
Flue/vent Dampers	\$8.00		
Solid fuel equipment complete	\$30.00		
Gas Fire Places	\$20.00		
Chimney, Factory Built (installed Separately)	\$25.00		
Heat Pump (residential)	\$30.00		
Heat Pumps (commercial, Pipe not included)	\$30.00		
Boiler	\$30.00		
Humidifier	\$10.00		
Air conditioning & Refrigeration			
Residential A/C	\$30.00		
Evaporator Coils	\$30.00		
Refrigeration (Split systems)	\$30.00		
Chiller	\$30.00		
Cooling Towers	\$30.00		
Compressor	\$30.00		
Rooftop Htg/AC Combo	\$60.00		

	FEE	#ITEMS	TOTAL
Air Handlers/Heat Wheels			
Under 10,000 CFM	\$20.00		
Over 10,000 CFM	\$60.00		
Commercial Hoods	\$15.00		
Heat Recovery Units or Through-wall fan coils	\$10.00		
Unit Ventilators	\$10.00		
Unit Heaters (terminal units)	\$15.00		
Bath & Kitchen Exhaust	\$5.00		
Duct \$1.10 per ft. Min \$25.00	\$1.10 ft		
Piping includes process, heating, boiler and refrigeration lines \$1.05 per ft. Min \$25.00	\$1.05 ft		
Restaurant Hood	\$15.00		
Gas Piping Testing for new service	\$20.00		
Gas Piping (each opening) (new installation)	\$5.00		
Fire Suppression/Protection Sprinkler \$7.75 each Min \$25.00	\$7.75 ea		
Inspections (additional or reinspection or final)	\$35.00		35
Special/Safety Inspection	\$50.00		
Inspection to turn on gas (Flat fee)	\$25.00		
Hourly Rate	\$50.00		
Plan Review Fee	25%		
Other			
Rcvd By <u>LG</u>	App. By	Total Fee	\$160

V. HOMEOWNER AFFIDAVIT

I hereby certify the mechanical work described on this permit application shall be installed by myself in my own home which I am living or am about to occupy. All work shall be installed in accordance with the mechanical code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Mechanical Inspector. I will cooperate with the plumbing inspector and assume responsibility to arrange all necessary inspections.

VI. APPLICANT SIGNATURE

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines."

Signature of Licensee or Homeowner (Homeowner signature indicates compliance with Section V) <u>Brenda Davis</u>	Date <u>2-19-03</u>
---	------------------------

ELECTRICAL PERMIT APPLICATION

City of Muskegon

933 Terrace St. P.O. Box 536

Muskegon, MI 49443-0536

(231)724-6758

Date

Permit #

I. JOB LOCATION

Job Address 1087 W Grand	Has a building permit been issued for this project? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NOT REQUIRED <input type="checkbox"/>
Name of Owner/Agent LARRY & BRENDA DAVIS	Owner Address

II. CONTRACTOR / HOMEOWNER INFORMATION

<input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner	Name Baldwin Enterprises	License Number	Expiration Date
Address (Street & Name) 2412 MANZ		City MUSKEGON	State MI
Telephone Number (231) 739-1525		Zip Code 49424	
Federal employer ID Number (or reason for exemption)		MESCC Employer Number (or reason for exemption)	
Workers Compensation Insurance Carrier (or reason for exemption)		Contractor information registered with the City of Muskegon YES <input type="checkbox"/> NO <input type="checkbox"/>	

III. TYPE OF JOB

Class of work (check all that apply)			
NEW BUILDING <input type="checkbox"/>	ADDITION <input checked="" type="checkbox"/>	ALTERATION <input type="checkbox"/>	REPAIR <input type="checkbox"/>
RESIDENTIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	INDUSTRIAL <input type="checkbox"/>	OTHER <input type="checkbox"/>
Description of work Complete wiring in duplex.			

IV. FEE SCHEDULE - Enter the number of items being installed. Multiply by the unit price for the total fee.

	FEE	#ITEMS	TOTAL
Base Fee (Non-refundable)	\$35.00	1	35
Service, Subpanel, change of panel thru 200 amp	\$15.00		15
Over 400 amp thru 600 amp	\$20.00		
Over 600 amp thru 800 amp	\$23.00		
Over 800 amp thru 1200 amp	\$30.00		
Over 1200 Amp GFI Only	\$50.00		
Circuits each	\$5.00	25	
Lighting Fixtures per 25	\$9.00	9	
Dishwasher	\$8.00	1	8.00
Electrical Heating (baseboards)	\$8.00		
Furnace (unit heaters)	\$8.00		8
Power outlets (inc. range & dryers)	\$10.00	1	10.00
Signs (units)	\$10.00		
Signs (letter)	\$15.00		
Signs (Neon - Each 25 ft)	\$2.00		
Feeders - Bus ducts per 50 ft)	\$9.00		
Mobile home park site	\$9.00		
Recreational vehicle park site	\$8.00		

	FEE	#ITEMS	TOTAL
KVA & HP each up to 20	\$9.00		
KVA & HP each 21 to 50	\$15.00		
KVA & HP each 51 to 100	\$18.00		
Fire alarm up to 10 devices	\$75.00		
Fire alarm 11 to 20 devices	100.00		
Fire alarm over 20 devices ea.	\$8.00		
Energy/ Temperature Controls	\$45.00		
Conduit or grounding only	\$45.00		
Inspections Re-inspections or final	\$35.00		35.00
Inspections Special/Safety	\$50.00		
Inspections Hourly Rate	\$50.00		
Meter inspection to turn on power	\$25.00		
Plan Review Fee	25%		
Other			
TOTAL FEES			127.00
			18.00

RECEIVED BY <i>[Signature]</i>	APPROVED FOR ISSUE BY <i>[Signature]</i>
-----------------------------------	---

V. HOMEOWNER AFFIDAVIT

I hereby certify the electrical work described on this permit application shall be installed by myself in my own home which I am living or am about to occupy. All work shall be installed in accordance with the electrical code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Electrical Inspector. I will cooperate with the electrical inspector and assume responsibility to arrange all necessary inspections.

VI. APPLICANT SIGNATURE

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines."

Signature of Licensee or Homeowner (Homeowner signature indicates compliance with Section V) <i>[Signature]</i>	Date 2-19-03
--	------------------------

Date 8-23-02

City of Muskegon
 933 Terrace St. P.O. Box 536
 Muskegon, MI 49443-0536
 (231)724-6758

Permit # 02-089

D.B.

I. JOB LOCATION

Job Address <u>1087 W. Grand</u>	Has a building permit been issued for this project? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NOT REQUIRED <input type="checkbox"/>
Name of Owner/Agent <u>Larry + Brenda Davis</u>	Owner Address

II. CONTRACTOR /HOMEOWNER INFORMATION

<input checked="" type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner	Name <u>739-9055</u>	License Number	Expiration Date
Address (Street & Name)		City	State
Telephone Number ()		Federal employer ID Number (or reason for exemption)	MESC Employer Number (or reason for exemption)
Workers Compensation Insurance Carrier (or reason for exemption)		Contractor information registered with the City of Muskegon YES <input type="checkbox"/> NO <input type="checkbox"/>	

III. TYPE OF JOB

Class of work (check all that apply)

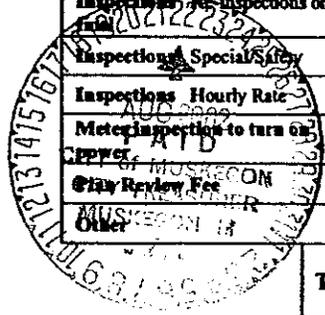
NEW BUILDING ADDITION ALTERATION REPAIR
 RESIDENTIAL COMMERCIAL INDUSTRIAL OTHER

Description of work
Install Light Fixtures + outlets

IV. FEE SCHEDULE - Enter the number of items being installed. Multiply by the unit price for the total fee.

	FEE	#ITEMS	TOTAL
Base Fee (Non-refundable)	\$35.00		<u>35</u>
Service, Subpanel, change of panel thru 200 amp	\$15.00		
Over 400 amp thru 600 amp	\$20.00		
Over 600 amp thru 800 amp	\$23.00		
Over 800 amp thru 1200 amp	\$30.00		
Over 1200 Amp GFI Only	\$50.00		
Circuits each	\$5.00	<u>10</u>	<u>50</u>
Lighting Fixtures per 25	\$9.00		<u>9</u>
Dishwasher	\$8.00		
Electrical Heating (baseboards)	\$8.00		
Furnace (unit heaters)	\$8.00		
Power outlets (inc. range & dryers)	\$10.00		
Signs (units)	\$10.00		
Signs (letter)	\$15.00		
Signs (Neon - Each 25 ft)	\$2.00		
Feeders - Bus ducts per 50 ft)	\$9.00		
Mobile home park site	\$9.00		
Recreational vehicle park site	\$8.00		

	FEE	#ITEMS	TOTAL
KVA & HP each up to 20	\$9.00		
KVA & HP each 21 to 50	\$15.00		
KVA & HP each 21 to 50	\$18.00		
Fire alarm up to 10 devices	\$75.00		
Fire alarm 11 to 20 devices	100.00		
Fire alarm over 20 devices ea.	\$8.00		
Energy/ Temperature Controls	\$45.00		
Conduit or grounding only	\$45.00		
Inspections - Pre inspections or final	\$35.00		
Inspections - Special Safety	\$50.00		
Inspections - Hourly Rate	\$50.00		
Meter inspections to turn on	\$25.00		
City Review Fee	25%		
Other			
TOTAL FEES			<u>94⁰⁰</u>



RECEIVED BY <u>LG</u>	APPROVED FOR ISSUE BY
--------------------------	-----------------------

V. HOMEOWNER AFFIDAVIT

I hereby certify the electrical work described on this permit application shall be installed by myself in my own home which I am living or am about to occupy. All work shall be installed in accordance with the electrical code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Electrical Inspector. I will cooperate with the electrical inspector and assume responsibility to arrange all necessary inspections.

VI. APPLICANT SIGNATURE

Section 23a of the state construction code act of 1972, 1972 PA 238, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines."

Signature of Licensee or Homeowner (Homeowner signature indicates compliance with Section V) Brenda Davis Date 8-23-02

Start

Building Permit Application

Street Address:	1087 W GRAND AVE		
Property Number:	24-205-484-0007-00		
Owners Name:	DAVIS LARRY/BRENDA		
Owners Address:	PO BOX 63 MUSKEGON MI 49443-0063		
Permit No:	BD-02-7356		
Requested by:	Owner		
Contractor:	N/A		
Architect:	N/A		
Category:	DEMOLITION		
Permit Type:	ROOFING		
Type of Building:	R		
Description:	REPAIR HEADERS AND STAORS AND DRYWALL - PERMIT EXPIRES 12/31/2002 PER HBA		
Dates:	App Date: 03/04/2002 Issue Date: 03/12/2002		
Value:	\$500.00		
<table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> </tr> </thead> </table>		Item	Quantity
Item	Quantity		

This application has been approved

Approved: Yes No

By: Note:

Date: 05/04/2002

EDIT PERMIT
<input type="text" value="Choose name"/> PIN: <input type="text"/> <input type="button" value="Edit"/>

Today is: 05/30/2002

City of Muskegon Permits

Start

Building Permit Application

Street Address:	1087 W GRAND AVE
Property Number:	24-205-484-0007-00
Owners Name:	DAVIS LARRY/BRENDA
Owners Address:	PO BOX 63 MUSKEGON MI 49443-0063
Permit No:	BD-02-7352
Requested by:	Contractor
Contractor:	BSF CONSTRUCTION
Architect:	N/A
Category:	BUILDING
Permit Type:	RENOVATION
Type of Building:	R
Description:	FRAME IN 24 X 50 ADDITION PREVIOUSLY STARTED BY ANOTHER CONTRACTOR - NOT FINISHING
Dates:	App Date: 03/14/2002 Issue Date: 03/15/2002
Value:	\$5,000.00
Item	Quantity

This application has been approved

Approved: Yes No

By: Note:

Date: 05/04/2002

EDIT PERMIT	
<input type="text" value="Choose name"/>	PIN: <input type="text"/> <input type="button" value="Edit"/>

231/724-6703
FAX/722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
231/724-6783
FAX/726-5617

Civil Service
231/724-6716
FAX/724-4405

Clerk
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Comm. & Neigh.
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Finance
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Planning/Zoning
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Police Dept.
231/724-6750
FAX/722-5140

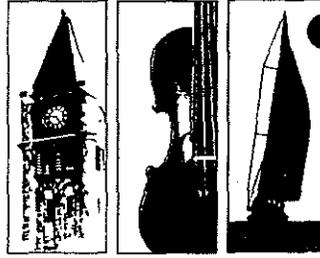
Public Works
231/724-4100
FAX/722-4188

Treasurer
231/724-6720
FAX/724-6768

Water Billing Dept.
231/724-6718
FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

November 26, 2002

MI Dept. of Consumer & Industry Services
Bureau of Commercial Services
P.O. Box 30018
Lansing, MI 48909

To Whom It May Concern:

This letter is sent as a supplement to the complaint form filed by Larry and Brenda Davis. Per our file, the owner of this property terminated the contractor referenced in the complaint. This office conducted a demarcation inspection with the owner and new contractor.

We have attached to this letter, a copy of the termination letter from the property owner and other correspondence from contractors associated with this project. Further, we have attached a copy of our demarcation inspection.

We would be remiss if we did not inform you that this structure is being monitored as a "Dangerous Building" under our ordinances. We have reached agreement with the owner and their attorney that all construction is to be completed and inspected by the end of this year. It is hoped that this complaint is not meant to circumvent this process.

Finally, you will find a copy of the complaint received by this office in December of 2001. This was not acted upon because we received the termination letter two days later. We completed the demarcation inspection in February 2002.

If you have any questions, please contact us at 231-724-6715.

Henry Faltinowski/lg

Henry Faltinowski
Building Inspector

Robert B Grabinski

Robert B. Grabinski
Director Inspection Services

RBG/lg

STATEMENT OF COMPLAINT BUILDERS/HOME IMPROVEMENT CONTRACTORS

INSTRUCTIONS TO THE COMPLAINANT: Please type or print legibly in ink. Read both sides of this form carefully before completing. Be sure to sign and date the back of this form. (FILING PERIOD: THIS COMPLAINT MUST BE RECEIVED BY THE DEPARTMENT OF CONSUMER & INDUSTRY SERVICES WITHIN 18 MONTH OF COMPLETION, OCCUPANCY, OR PURCHASE, WHICHEVER OCCURS LATER.)

This Division has jurisdiction in only certain matters involving consumers and licensees in the area of builders and home improvement contractors. It is suggested that you first contact the person or firm about whom you have a complaint to see if the matter can be settled. If this has been unsuccessful, you may want to consult an attorney to determine your civil options, file an action in Small Claims Court, or contact your Prosecutor. These may be done in conjunction with or instead of filing a complaint with this Department.

If you do decide to file a complaint with us, you must:

A. Complete this form, "Statement of Complaint," listing all items of your complaint. Make a copy of the completed form, then mail the Statement of Complaint to the Department at the address listed above, within the filing period. Include copies of the documents identified in Section 21 of this form.

B. Take the attached Request for Completion of Building Inspection Report, along with a copy of your Statement of Complaint, to your local Building Inspector. Ask the inspector to complete and forward the report to the Department as soon as possible.

YOUR COMPLAINT IS AGAINST		INFORMATION ABOUT YOU	
1. Name of Licensee (company) <u>Joe Watson</u>		9. Name <u>Larry & Brenda Davis</u>	
2. Address (number and street)		10. Address (number and street) <u>PO Box 43</u>	
3. City, State	Zip Code	11. City, State	Zip Code
		<u>Muskegon MI</u>	<u>49443</u>
4. Telephone No. (area code and no.) <u>(231) 719-8059</u>	5. Name of Person You Dealt With <u>Joe & Phyllis Watson</u>		12. Telephone Number (area code and number) Day <u>(231) 739-4264</u> Evening <u>(231) 739-4264</u>
6. License Number (if known)	7. Date of Completion or Occupancy <u>12-5-01</u>		13. Are you willing to testify in a hearing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8. What was the nature of your transaction? <input type="checkbox"/> New Construction <input type="checkbox"/> Remodel/Maintenance		14. Mediation may be available to quickly resolve the complaint. Are you willing to meet with a Department conferee and the licensee to mediate the complaint? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>House Fire</u>			

15. If contract was other than new construction, briefly state the nature of the services contracted for: House Fire and 12x24 Addition with Basement

16. Have you contacted the above named person or company in writing about your complaint? Yes No
 If yes, what was the result? But we have talked to them so many times. Our lawyer have sent Watson a letter

17. What do you want the person or company named above to do to resolve the complaint? Give our money back so we can find someone to finish our house

18. Did you file a claim with any other agency, or start civil or criminal action? Yes No
 If yes, where? Just Starting Case Number _____
 What is the current status of that claim? Just Starting

19. Identify financial losses, if any (Itemize on a separate sheet of paper):
We have gave the Watson 46,611.00 Plus we have payed for the door and side lights and selected Buying carpet ceiling fans

For Office Use Only

20. DETAILS OF YOUR COMPLAINT. Briefly explain your complaint. Itemize your concerns numerically (1, 2, 3, etc.). Attach additional sheets, if necessary, to clearly document the violations you believe have occurred.

1) OUR Contract states that Watson Construction will wash down walls and paint

2. Do patch work on walls

3. Remove dry wall only in living room

4. Remove dry wall in kitchen

5. Remove dry wall in down stairs Bathroom only

6. Replace some windows & clean some windows

7. But what the Watson did was gutted the house and removed all the windows, causing a lot of code problems. And now they don't have money to finish the house and addition

8. Watson have not even put the back on the house that they was not to take of in the first place.

9. They did not need to do new wiring to the living room, or the 3 Bedrooms or the Bathroom up stair. But they did

10. They have not did any dry wall. ~~And~~

21. Attach copies of the following documents to support your complaint. Include any claim, policy, contract or other pertinent information. Failure to do so will cause unnecessary delays. Check below which documents you have enclosed.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Building Contract | <input type="checkbox"/> Building Inspection Report. This is required to verify workmanship problems | <input checked="" type="checkbox"/> Name, Address and Phone Number of Attorney |
| <input checked="" type="checkbox"/> Contract for Services | <input checked="" type="checkbox"/> All changes and amendments to the contract | <input checked="" type="checkbox"/> Canceled checks, Receipts - Please copy both sides of check to show endorsement by payee. |

You may be asked to provide other documents at a later date to support your complaint (i.e. photos, closing statement, plans, etc.). Do Not Send At This Time. However, you may want to save these, in case they are needed in the future.

I give my permission for the release of all relevant information and records to the Department of Consumer & Industry Services for its use in the review of my complaint.

Aronda Davis Long Davis
YOUR SIGNATURE

12-14-01
DATE OF SIGNATURE

For Office Use Only



AS OF Dec 16 2001

Watson construction is no longer
working for Larry & Brenda Davis. At
1087 W. Grand, Because of lack of
work and Brech of contract, And Because
of the amount of money that was paid
To the Watson

Larry Davis
Brenda Davis

12-16-01

(616) 842-2160
FAX (616) 842-9066
WATS 1-800-221-6128



200 5th St.
P.O. Box 66
Ferrysburg, MI 49409

Attn: Don LaBrenz
City of Muskegon Inspection Dept.
933 Terrace St.
PO Box 536
Muskegon, MI 49443-0536

Don:

This letter is to inform you that we are no longer doing any work at 1087 W. Grand in Muskegon for Brenda Davis.

Please let me know if you need any extra information from me.

Thank you.

Kelly M. Shepherd
Office Assistant

Affirmative Action
231-724-6703
FAX 722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
231/724-6783
FAX/726-5617

Civil Service
231/724-6716
FAX/724-4405

Clerk
231/724-6705
FAX/724-4178

Comm. & Neigh.
Services
231/724-6717
FAX/726-2501

Engineering
231/724-6707
FAX/727-6904

Finance
231/724-6713
FAX/724-6768

Fire Dept.
231/724-6792
FAX/724-6985

Income Tax
231/724-6770
FAX/724-6768

Info. Systems
231/724-6744
FAX/722-4301

Leisure Service
231/724-6704
FAX/724-1196

Manager's Office
231/724-6724
FAX/722-1214

Mayor's Office
231/724-6701
FAX/722-1214

Inspection Services
231/724-6715
FAX/726-2501

Planning/Zoning
231/724-6702
FAX/724-6790

Police Dept.
231/724-6750
FAX/722-5140

Public Works
231/724-4100
FAX/722-4188

Treasurer
231/724-6720
FAX/724-6768

Water Billing Dept.
231/724-6718
FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

DANGEROUS BUILDING INSPECTION REPORT

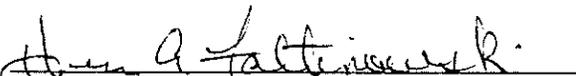
1087 W Grand Ave.

7/20/00

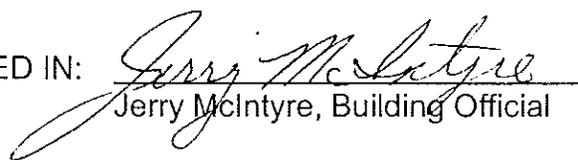
Inspection Noted:

1. Extensive interior fire damage.
2. Started working on unapproved addition on home, leaving large hole in ground. Soil conditions affirm a clay soil. Hole is filled with water and debris. Not fenced or secured.
3. Damaged siding.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.


Henry Faltinowski, Building Inspector

7/24/2000
Date

CONCURRED IN: 
Jerry McIntyre, Building Official

7-24-00
Date

~~John Warner, supported by Randy Mackie, made a motion to table the case for 60 days and bring back to review at the January, 2000 meeting. A roll call vote was taken.~~

AYES:

~~Greg Borgman
Fred Nielsen
John Warner
Jerry Bever~~

NAYES:

ABSENT:

~~Clint Todd~~

EXCUSED:

~~William Anderson~~

~~The motion carried.~~

1087 W GRAND AVE. – Larry/Brenda Davis, Po Box 63, Muskegon MI 49443

Grabinski informed the board that this home had burned a few years ago and has burned again recently. A significant amount of damage was done. There was an attempt at one point to put an addition on the home and they had had trouble because of the clay ground. The foundation is a big hole and is filled with water. The last fire was March 25, 2000.

Mr. & Ms. Davis attended the meeting and admitted that the structure had been through two fires. They were waiting for insurance to close on a settlement. It would close on 10/6/00. Ms. Davis stated that they had hired Watson Construction to make the repairs and were hoping to start work within 7-10 days. The contractor thought it would take until December or January to finish the work.

Staff recommended tabling the case until the meeting on January 4, 2000.

Vice Chairman, Fred Nielsen, supported by Randy Mackie made a motion to table the case until the meeting on January 4, 2000. A roll call vote was taken:

AYES:

Greg Borgman
Fred Nielsen
John Warner
Jerry Bever

NAYES:

ABSENT:

Clint Todd

EXCUSED:

William Anderson

The motion carried.

~~**2086 ESTES (2082) – David VanKammen, 2086 Estes, Muskegon**~~

~~Mr. VanKammen attended the meeting. He made it known that there was a mistake in the address, that the house that is in need of repair is 2082 Estes. His intention was to take out 10% of the things he has stored in the house a month and would like to start in the spring. Mr. VanKammen stated that he thought it would take him 4 months to complete repairs.~~

**Case #00-56 – 1087 W. Grand – Larry & Brenda Davis, P.O. Box 63,
Muskegon**

The Davis's were present to represent this case. They had a 12/31/02 deadline for completing repairs, but have had issues with their contractors that have now been resolved. They stated the structure is all closed up and the windows and doors are installed. Mr. Grabinski gave a history on the case. Henry Faltinowski was there for a wall inspection the previous week.

Mr. Grabinski asked where they are at with the repairs at this time. They stated the front half of the house is complete and the addition is all framed. The electrical and plumbing will be done soon. The front half still needs a final inspection. The back half needs finishing work and they are doing this paycheck to paycheck. They asked for a 4- month extension. Clara Shepherd asked where they now live and why they had two fires. Brenda Davis stated they live at 1095 Washington now and the first fire started at the water heater and the second fire was from a gas leak. Clara stated she would like to see a re-inspection for safety reasons.

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building, but delay forwarding to city commission for their concurrence for 4 months. In addition, they are to call within 14 days for a final inspection on the front half of the house and have 30 day progress inspections.

A motion was made by Randy Mackie and seconded by John Warner to accept staff recommendation.

A roll call vote was taken:

AYES:

NAYES:

EXCUSED:

ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Clara Shepherd
Jerry Bever

Nick Kroes

The motion carried.

~~Case #02-51 – 1553 Terrace – Angela Oliver, 1553 Terrace~~

~~Ms. Oliver is on a tether and could not be present for the meeting, but she sent Sonya Lillie (friend) and Anthony Oliver (brother) to represent her.~~

DATE: June 30, 2003

2003-55e) 8.

TO: Honorable Mayor and Commissioners

FROM: Robert B. Grabinski, Director of Inspection Services

RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: 02-89 Address: 723 Amity

SUMMARY OF REQUEST: This is to request that the City Commission Concur with the findings of the Housing Board of Appeals that the structure located at **723 Amity** is unsafe, substandard, a public nuisance and that it be demolished within thirty (30) days. It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

Case# & Project Address: #02-89 – 723 Amity, Muskegon, MI

Location and ownership: This structure is located on Amity between Kenneth and Holt. It was owned by Lisa Brandel, but has gone back to the state.

Staff Correspondence: A dangerous building inspection was conducted on 11/27/02 and an interior inspection was conducted 1/7/03. A notice and order to repair was issued 1/8/03 to Lisa Brandel and copied to Celena Levelston, who thought she was purchasing the home from Ms. Brandel. Ms. Levelston was ordered to evacuate the premises 1/8/03 because of dangerous conditions. On 3/6/03 the HBA declared the structure a public nuisance, substandard, and dangerous building.

Owner Contact: Ms. Levelston has been in contact with the Director of Inspections, but has been unable to proceed with any repairs due to her inability to prove ownership.

Financial Impact: CDBG

Budget action required: None

State Equalized value: \$21,400

Estimated cost to repair: \$30,000

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish.

City Commission Recommendation: The commission will consider this item at it's meeting Tuesday, July 8, 2003.

KENNETH ST

0 0 695 709 717 729 737 745 749 753 765 777

680 686 694 704 708 714 724 730 738 746 754 758 764 770 776

693 701 709 713 719 725 731 741 749 753 755 773 785

678 694 698 704 712 720 726 734 740 750 756 762 774 784

AMITY

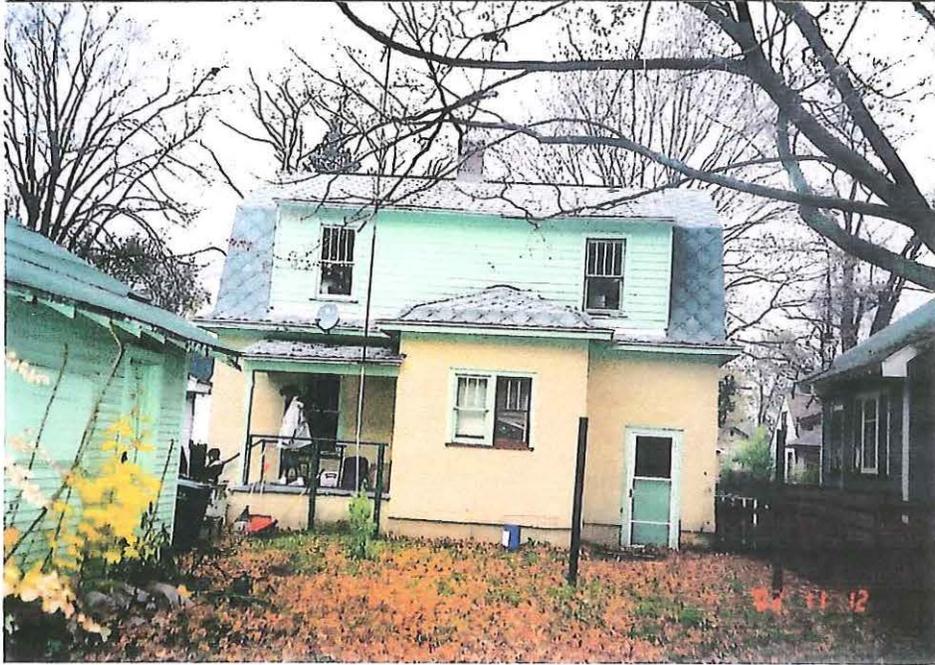
675 0 0 703 711 717 723 729 735 743 755 0 769 775 783



676 690 700 708 716 722 732 742 748 754 762 774



723 Amity



723 Amity

[Intranet](#)[Tools](#)[Departments](#)

Tue, Jul 1

Property Information

[New Property Search](#)

Owners Name	STATE OF MICHIGAN
Property Address	723 AMITY AVE MUSKEGON MI 49442
Owners Address	430 WEST ALLEGAN FIRST FLOOR LANSING MI 48922
Property Number	24-205-051-0004-00
Map Number	24-31-20-479-021
Class	704
Neighborhood	R01.
Legal Desc	CITY OF MUSKEGON REVISED PLAT OF 1903 W 44 FT OF N 165 FT OF LOT 4 51

[View Mailing Label](#)

2002 City of Muskegon | Commi

For The Inspection Department
City of Muskegon

File #: 423266

FROM CITY ASSESSOR'S RECORDS

OWNER: Lisa brandel
PROPERTY: 723 Amity
PARCEL NO: 24-205-051-0004-00
DESCRIPTION: W 44 feet of North 165 feet of Lot 4 Blk 51

FROM RECORDS OF TRANSNATION TITLE

LIBER: 2301
PAGE: 765
DATE OF DEED: October 4, 1999
GRANTOR NAME & ADDRESS: Edward Virgil Brandel; 236 W. Southern Ave., Muskegon, MI 49441
GRANTEE NAME & ADDRESS: Lisa Leona Brandel; 1924 Maryland St., Muskegon, Mi 49441
LIENS OR MORTGAGES: 1962/478 Mortgage; 2191/971 Assignment of Mortgage
TODAY'S DATE: November 25, 2002
EFFECTIVE DATE: October 14, 2002 at 8:00 AM
Abstracted by: *Cari M Knoll*
TRANSNATION TITLE INSURANCE COMPANY

The above information is to be used for reference purposes only and not to be relied upon as evidence of title and/or encumbrances. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information, should evidence of title and/or encumbrances be desired, application for title insurance should be placed with Transnation Title Insurance Company.

STATE OF MICHIGAN
COUNTY OF MUSKEGON
RECORDED FOR RECORD

OCT 21 AM 11:46

Wanda Shannon
REGISTRAR OF DEEDS

QUIT CLAIM DEED

The Grantor, Edward Virgil Brandel, husband of Lisa Leona Brandel, whose address is: 236 W. Southern Ave., Muskegon, MI 49441

QUIT CLAIMS TO:

Lisa Leona Brandel, individually, whose address is: 1924 Maryland St., Muskegon, MI 49441

the following described premises situated in the City of Muskegon, County of Muskegon and State of Michigan, viz:

THE WEST 44 FEET OF THE NORTH 165 FEET OF LOT 4,
BLOCK 51, REVISED PLAT (OF 1903) OF THE CITY OF
MUSKEGON, AS RECORDED IN LIBER 3 OF PLATS
ON PAGE 71

For the Sum of: \$1.00.

this Deed is exempt from taxation pursuant to MCLA 207.505, Sec 5: MSA 7.456(5)(i) and MCL 207.526 Section 6(i).

subject to Easement, Use, Building and other restrictions of record, if any,

If the land being conveyed is unplatted, the following is deemed to be included:
"This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act."

Dated this 4th day of October A.D., 1999.

SIGNED IN THE PRESENCE OF:

SIGNED BY:

Wanda Shannon
Wanda Shannon

Edward Virgil Brandel
Edward Virgil Brandel

Betty A Espinoza
Betty A Espinoza

9

NOTICE OF HEARING BEFORE THE CITY COMMISSION

DATE: June 25, 2003

723 Amity

(Address of Property)

TO: All owners and interested parties:

State of MI, 430 West Allegan 1st Floor, Lansing, MI 48922
(Other interested parties)

Celena Levelston, 344 Amity, Muskegon, MI 49442

Lisa Brandel, 1924 Maryland, Muskegon, MI 49441

Joe LaBan, 7879 Evanston, Muskegon, MI 49442

On March 6, 2003 the Muskegon Housing Board of Appeals made a determination that the subject property is sub-standard, a public nuisance and a dangerous building under the City Code and ordered that it be repaired or demolished.

The City Commission will hold a hearing on **Tuesday, July 8, 2003** to consider the above decision of the Housing Board of Appeals. You may appear at this hearing at 5:30 p.m. on Tuesday, July 8, 2003, at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, with counsel, if you desire, to present any relevant evidence and arguments concerning the decision to demolish the above structures.

CITY OF MUSKEGON INSPECTIONS DEPT.
FOR THE HOUSING BOARD OF APPEALS

By


Robert B. Grabinski, Director of Inspections

**CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING (BUILDING) BOARD OF APPEALS**

Date: March 7, 2003

To: Lisa Brandel, 1924 Maryland, Muskegon, MI 49441
Owners Name & Address

IMC Mortgage Co, 5901 E. Fowler, Tampa, FL 33617
Names & Addresses of Other Interested Parties

ORDER TO DEMOLISH STRUCTURE

The Housing Board of Appeals, having received evidence at a scheduled and noticed meeting held on Thursday, March 6, 2003 does hereby order that the following structure(s) located at **723 Amity**, Muskegon, Michigan, shall be demolished for the reason that the said structure or structures are found, based upon the evidence before the Board of Appeals, to be dangerous, substandard and a public nuisance.

The owners or persons interested shall apply for the required permits to demolish the structure(s) within 30 days from the final determination to concur and demolish, if it is made by the City Commission. Demolition shall be accomplished no later than 60 days after a concurrence by the City Commission.

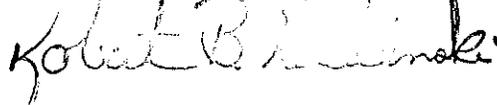
The director of inspections is ordered to place before the Muskegon City Commission this order and the record in this case to seek concurrence by the City Commission with the decision of this board, and further to give notice to the owner and interested parties of the date and time when this matter shall be considered by the City Commission. **This order is not final until concurred with by the City Commission.**

NOTICE TO OWNER AND INTERESTED PARTIES

Please take notice that this decision of the Housing Board of Appeals will be presented to the City Commission of the City of Muskegon on the date and at a time to be noticed to you by the Director of Inspections. You are hereby notified that you will have an opportunity to appear before the said City Commission at that time and to present any and all evidence or matters relevant to the issue of demolition or repair of the said structures. This order of the Housing Board of Appeals is not final, but will become final if and when the City Commission has considered the record and this order, and has concurred.

The City Commission may concur with this order, or disapprove or modify the order.

FOR THE HOUSING BOARD OF APPEALS:



Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON
CITY OF MUSKEGON HOUSING BOARD OF APPEALS

NOTICE OF HEARING

Date: February 21, 2003

Address of the Property: 723 Amity

TO: Lisa Brandel, 1924 Maryland, Muskegon, MI 49441
[Name & Address of Owner]

IMC Mortgage Co. 5901 E. Fowler, Tampa, FL 33617
[Names & Addresses of Other Interested Parties]

Please take notice that on Thursday, March 6, 2003, the City of Muskegon Housing Board of Appeals will hold a hearing at 933 Terrace, Muskegon, MI at 5:30 o'clock p.m., and at the said hearing consider whether or not the following structure should be determined to be dangerous, substandard and a nuisance, and demolished, or repaired.

The reason for this hearing is that you have not complied with the Notice and Order to Repair or Demolish issued 1/8/03.

At the hearing on Thursday, March 6, 2003, at 5:30 o'clock p.m., at the Muskegon City Hall, 933 Terrace Street, Muskegon, Michigan, you may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire, to show cause why the structure should not be allowed or ordered demolished.

CITY OF MUSKEGON INSPECTION DEPARTMENT,
ON BEHALF OF THE HOUSING BOARD OF APPEALS


By _____
Robert B. Grabinski, Director of Inspections

CITY OF MUSKEGON

NOTICE AND ORDER TO REPAIR OR REMOVE (DEMOLISH) A STRUCTURE

DATE: January 8, 2003

Address of the Property: 723 Amity

TO: Lisa Brandel, 1924 Maryland, Muskegon, MI 49441
[Name & Address of Owner]

None
Names & Addresses of Other Interested Parties]

The Building Inspection Department of the City of Muskegon has determined that the structures above described are dangerous, substandard, and constitute a nuisance in violation of the Dangerous Buildings Ordinance of the City.

You are hereby notified that the City will proceed to demolish or cause the demolition and removal of the said structure unless you accomplish the actions indicated below within the time limits indicated (only one to be checked):

1. Obtain the issuance of all permits required to accomplish the repair of the structure defects listed in the attached schedule within 30 days of this notice. All repairs shall be accomplished within the times set forth in the permits. All work must be physically commenced within 30 days of the date of this notice.
2. Obtain the issuance of the appropriate permit for the demolition of structures within 30 days, and accomplish the demolition thereof within 60 days of this notice.

The conditions which cause the said structures to be dangerous, substandard and a nuisance are listed in the attached schedule.

FAILURE TO COMPLY

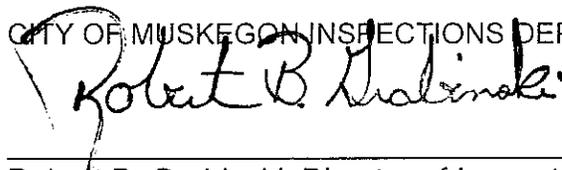
After 30 days from mailing this notice, if you have not complied with this notice, a hearing will be scheduled before the City of Muskegon Housing Board of Appeals for the purpose of enforcing this notice and order and instituting City action to remove the structure. You will receive notice of that hearing. You may appear and present any relevant evidence to the Housing Board of Appeals and have counsel of your choice present, if you desire. You will have the opportunity to show cause why the structure shall not be ordered demolished.

SCHEDULE OF CONDITIONS

The following conditions are present at the structure at 723 Amity, Muskegon, Michigan, and cause said structure to be a dangerous or substandard building and a public nuisance.

Please see the attached inspection report

CITY OF MUSKEGON INSPECTIONS DEPARTMENT



Robert B. Grabinski, Director of Inspections

January 8, 2003

Celena Levelston, Occupant
723 Amity
Muskegon, MI 49442

Lisa L. Brandel, Owner
1924 Maryland
Muskegon, MI 49441

RE: Dangerous Conditions at 723 Amity

Dear Owner & Occupant:

I have reviewed the inspection reports for 723 Amity, which was inspected on January 7, 2003. This interior inspection was conducted as part of the dangerous building process.

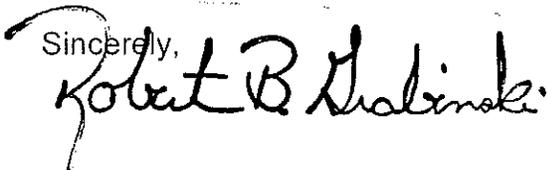
Of high importance is the probable catastrophic failure of the electrical system. It is likely that this system will fail in the very near future resulting in a fire. This fire could well result in injury and/or death to the occupants. This is compounded by the lack of working smoke detectors within the structure.

For these reasons stated above this office is demanding the immediate evacuation of the structure located at 723 Amity.

This office will contact Consumers Energy to have the electrical system disconnected on January 9, 2003. Once vacated the owner will be responsible for making all necessary repairs.

This office can make calls to various social agencies, if requested, in an effort to assist in relocation. Please contact our office at 724-6715 if this assistance is desired.

Sincerely,



Robert B. Grabinski
Director of Inspections

Cc: John Schrier, City Attorney
RBG/Ig

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

723 Amity

11/27/02

Inspection noted:

1. An interior inspection is required by all trade inspectors (plumbing, mechanical, electrical and building) before any permits will be issued.
2. Improper railing on back porch.
3. Furnace inoperable – repair or replace.
4. Unsafe chimney – hole in.
5. Replace all plumbing to code.
6. Replace inadequate and unsafe electrical.
7. Use of extension cords must be curtailed.
8. Railings on stairs to upper floor is unsafe.
9. Kitchen sink leaks.
10. Improperly and dangerous installation of water heater.
11. All electrical, plumbing and mechanical work is to be completed by licensed contractors after a permit is issued.

GARAGE

1. Repair doors.
2. Fascia needs repair/replacement.
3. Roof needs repair.
4. Remove small outbuildings (2).

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Robert B. Grabinski / l.g.
ROBERT B. GRABINSKI, DIRECTOR OF INSPECTIONS

11-27-02
DATE

CITY OF MUSKEGON
DANGEROUS BUILDING INSPECTION REPORT

723 Amity
(INTERIOR INSPECTION)
1/7/03

Inspection noted:

1. Upper guardrail on stairs is broken and needs repair/replacement.
2. Roof on home needs repair.
3. Basement steps have broken treads.
4. Garage door, siding and roofing need repair/replacement.
5. Fascia and soffit have sections missing.
6. Service is 2 wire (120 Volt) 30 amp service.
7. Service is failing (neutral side jumpered out).
8. All branch C rivits fused at 30 amps and should be 15 and 20 amps.
9. House being heated by electric space heaters and kerosene heaters.
10. Extension cords being used for space heaters.
11. No working smoke detectors.
12. Furnace is inoperable.
13. Some plumbing fixtures are missing or need repair.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski/dg
HENRY FALTINOWSKI, BUILDING INSPECTOR

1-8-03
DATE

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building, and forward to city commission for their concurrence.

A motion was made by Randy Mackie and seconded by Jon Rolewicz to accept staff recommendation.

A roll call vote was taken:

AYES:

NAYES:

EXCUSED:

ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Nick Kroes
Jerry Bever

Clara Shepherd

The motion carried.

DANGEROUS BUILDING NEW CASES:

Case # 02-56 – 723 Amity, Lisa Brandel, 1924 Maryland, Muskegon

No one was present to represent this case and there has been no contact from owner. There has been a dispute regarding ownership and the person living in the house until January was ordered to leave the premises because of dangerous conditions.

Staff Recommendation: Declare this building substandard, a public nuisance, and dangerous building and forward to city commission for their concurrence.

A motion was made by Randy Mackie and seconded by Nick Kroes to accept staff recommendation.

A roll call vote was taken:

AYES:

NAYES:

EXCUSED:

ABSENT:

Greg Borgman
Randy Mackie
Jon Rolewicz
John Warner
Nick Kroes
Jerry Bever

Clara Shepherd

The motion carried.