

CITY OF MUSKEGON

CITY COMMISSION MEETING

OCTOBER 24, 2017 @ 5:30 P.M.

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

AGENDA

- ☐ **CALL TO ORDER:**
- ☐ **PRAYER:**
- ☐ **PLEDGE OF ALLEGIANCE:**
- ☐ **ROLL CALL:**
- ☐ **HONORS AND AWARDS:**
- ☐ **INTRODUCTIONS/PRESENTATION:**
 - Announcement of Recipient of Consumer's Energy Customer Service Award**
- ☐ **CITY MANAGER'S REPORT:**
- ☐ **CONSENT AGENDA:**
 - A. Approval of Minutes** City Clerk
 - B. Extending Sub-recipient Agreements** Community & Neighborhood Services
- ☐ **PUBLIC HEARINGS:**
 - A. BID Special Assessment – Resolution Confirming Special Assessment Roll** Planning & Economic Development
- ☐ **COMMUNICATIONS:**
- ☐ **UNFINISHED BUSINESS:**
- ☐ **NEW BUSINESS:**
 - A. Concurrence with the Housing Board of Appeals Notice and Order to Demolish the Following:** Public Safety
1386 Ransom Street

312 Jackson Avenue

1772 5th Street

B. Local Officers Compensation Committee Recommendation

City

Clerk

C. Cooling Towers – LC Walker Arena

City Manager

☐ **ANY OTHER BUSINESS:**

☐ **PUBLIC PARTICIPATION:**

- ▶ **Reminder: Individuals who would like to address the City Commission shall do the following:**
- ▶ Fill out a request to speak form attached to the agenda or located in the back of the room.
- ▶ Submit the form to the City Clerk.
- ▶ 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.)

☐ **CLOSED SESSION:**

☐ **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 ANN MARIE MEISCH, CITY CLERK, 933 TERRACE STREET, MUSKEGON, MI 49440 OR BY CALLING (231) 724-6705 OR TTY/TDD DIAL 7-1-1- TO REQUEST A REPRESENTATIVE TO DIAL (231) 724-6705.

Memorandum

To: Mayor and Commissioners

From: Frank Peterson

Re: City Commission Meeting

Date: October 18, 2017

Here is a quick outline of the items on our agenda:

1. Under Presentations we will present Donna Jean's Sweet Dreams with a Consumers Energy Foundation Service Award. Donna Jean's is a vendor at the Western Market.
2. Under the Consent Agenda, we are asking the Commission to consider the following:
 - a. Approval of meeting minutes from the most-recent City Commission meeting.
 - b. Extend the sub-recipient agreements for CNS.
3. Under Public Hearings we will consider confirming the special assessment roll for the Downtown Business Improvement District. We are recommending a three-year BID Assessment, but have prepared the assessment roll for adoption as either a one, two, or three year assessment.
4. Under New Business, we will be taking input on the following:
 - a. Concurrence with the Housing Board of Appeals decision to demolish three structures. Staff is recommending concurrence.
 - b. Consideration of the Local Officers Compensation Committee Recommendation. The recommendation is automatically accepted unless the commission votes affirmatively to reject the recommendation. Commissioner German asked for this item to be added to the agenda for discussion among Commissioners. Staff does not necessarily have a recommendation, but does ask that the commission consider that lower pay does make it difficult for citizens with lower income and/or less-flexible jobs (i.e. those with limited or no paid leave time) to effectively hold office. For those individuals, a few hundred dollars in salary may help offset the need to take un-paid leave from an employer to effectively meet the needs of constituents – especially to attend day-time meetings, trainings, etc.
 - c. Emergency replacement of the cooling towers at the LC Walker Arena. These cooling towers keep the ice frozen – without them, we have no ice. We have invested many thousands of dollars in repairs over the past five seasons and now have a significant leak requiring extensive repair. The cooling towers are now

more than 20 years old and have out-lived their life expectancy. Staff is recommending we spend \$49,260 to replace the cooling towers as soon as possible.

Let me know if you have any questions/comments/concerns

Date: October 18, 2017
To: Honorable Mayor and City Commissioners
From: Ann Marie Meisch, City Clerk
RE: Approval of Minutes

SUMMARY OF REQUEST: To approve minutes of the October 9, 2017 Worksession Meeting and the October 10, 2017 Regular Meeting.

FINANCIAL IMPACT: None.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: Approval of the minutes.

CITY OF MUSKEGON
CITY COMMISSION WORKSESSION

Monday, October 9, 2017
5:30 p.m.
City Commission Chambers

MINUTES

2017-80

Present: Gawron, Hood, Warren, German, Rinsema-Sybenga, Johnson, and
Turnquist
Absent: None

Muskegon County Health Project – Presentation regarding events

Laura Fitzpatrick from the Muskegon County Health Project presented a power point presentation on the Health Project – Coalition for a Drug Free Muskegon. Several community events, programs, partnerships, and initiatives were listed. After the presentation, questions and answers were given.

BID Discussion

Mike Franzak, Planning Manager, updated the Commission on their findings from questions the Commission presented at the last meeting.

Dave Alexander, Downtown Muskegon Now, indicated he forwarded an updated snow removal map to the Commissioners.

It was questioned if staff would be open to a two-year assessment. The City Manager indicated that two years would be more acceptable than one-year at this time.

Michigan's Medical Marihuana Facilities Licensing Facilities Act

Frank Peterson, City Manager, gave a brief summary of the new State Law. The City could choose to do nothing, which means the community opts out, or it adopts an ordinance opting to allow commercial marihuana grows, provisioning centers, etc. with rules and regulations.

Denise Polli gave a presentation on the positive aspects of opting into the new State law. She indicated there are 61 pharmacies in Muskegon County and medical

marihuana facilities will offer a safe way for patients to receive their medication. Offering a commercial grow will dis-incentivize the black market industry in Muskegon County.

DJ Hilson, County Prosecutor, spoke against opting into the commercial growing of medical marihuana. He asked that the Commission speak to business owners and the Chamber of Commerce. Ask them what their vision is for the City and if this fits in. Look at the unintended consequences on the children and teenagers. Speak to the Superintendent of Muskegon Public Schools.

Comments were received from the public.

Commissioners thanked the audience members for their input and indicated they would like to do further research on this topic and discuss this at the next Worksession Meeting in November.

ADJOURNMENT: The Worksession meeting adjourned at 8:36 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk

CITY OF MUSKEGON

CITY COMMISSION MEETING

OCTOBER 10, 2017 @ 5:30 P.M.

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

MINUTES

The Regular Commission Meeting of the City of Muskegon was held at City Hall, 933 Terrace Street, Muskegon, MI at 5:30 p.m., Tuesday, October 10, 2017. Pastor Jennifer Wheeler, Crestwood United Methodist Church, opened the meeting with prayer, after which the Commission and public recited the Pledge of Allegiance to the Flag.

ROLL CALL FOR THE REGULAR COMMISSION MEETING:

Present: Mayor Stephen J. Gawron, Vice Mayor Eric Hood, Commissioners Ken Johnson, Byron Turnquist, Willie German, Jr., Debra Warren, and Dan Rinsema-Sybenga, City Manager, Frank Peterson, City Attorney John Schrier, and City Clerk Ann Meisch.

2017-81 CONSENT AGENDA:

A. Approval of Minutes City Clerk

SUMMARY OF REQUEST: To approve the minutes of the September 26, 2017 Regular City Commission Meeting.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Approval of the minutes.

B. Approval of a Neighborhood Enterprise Zone Certificate – 309 Terrace Point Circle Planning & Economic Development

SUMMARY OF REQUEST: An application for a Neighborhood Enterprise Zone (NEZ) certificate has been received from Donald and Jennifer Hammond for the new construction of a home at 309 Terrace Point Circle. This unit is already being constructed and the State Tax Commission allows applicants to apply for a certificate up to six months after construction commences. Construction started in September with an estimated cost of \$310,000. The applicant has met local and state requirements for the issuance of the NEZ certificate.

FINANCIAL IMPACT: Taxation will be 50% of the State average of new homes for the next 12 years.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Approval of the NEZ certificate.

C. Approval of a Neighborhood Enterprise Zone Certificate – 317 Terrace Point Circle Planning & Economic Development

SUMMARY OF REQUEST: An application for a Neighborhood Enterprise Zone (NEZ) certificate has been received from Krista Abbott for the new construction of a home at 317 Terrace Point Circle. This unit is already being constructed and the State Tax Commission allows applicants to apply for a certificate up to six months after construction commences. Construction started in September with an estimated cost of \$272,632. The applicant has met local and state requirements for the issuance of the NEZ certificate.

FINANCIAL IMPACT: Taxation will be 50% of the State average of new homes for the next 12 years.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Approval of the NEZ certificate.

D. Approval of 2017-2018 Procurement Contracts for CNS Community and Neighborhood Services

SUMMARY OF REQUEST: To approve the Trades-Services procured through sealed bid proposals producing the lowest responsible bidder and proved an extension* to four Trades-Services where no bids were received.

Appraisal:	Midwest Real Estate
Architect:	Michael Clark
Asbestos Assessment:	Environmental Resources Group
*Building:	Mike Murphy
*Electrical:	Belasco Electric
House Building Spec Writer:	Hager Consulting
Property Maintenance:	Walker Handyman Enterprises
Lead Assessment & Clearance:	Environmental Resources Group
Mechanical:	Jewett Heating
Painting:	Pro Cleaners
*Plumbing:	Brett Noordhoff Plumbing
Realtor:	Greenridge Realty
*Structural Engineer/Surveyor:	Westshore Consulting
Title Service:	Midstate Title
Vinyl Installer:	Mark N. Tucker, LLC
Vinyl Supplier:	Keene Lumber

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve the procured and extended* Trade Contractors-Service Providers for the Community and Neighborhood Services through December 31, 2018.

E. Grant Agreement with MDEQ DPW – Engineering

SUMMARY OF REQUEST: Authorize staff to enter into a grant agreement with MDEQ to construct a new 8" water main in Madison between Keating & Holbrook to provide city water to the residents in that area. The grant of \$75,775.22 requires a city match of \$48,865 which will need to be incorporated into the city's budget during the first quarterly reforecast.

FINANCIAL IMPACT: \$48,865.00

BUDGET ACTION REQUIRED: A budget adjustment needs to be made through the first quarterly reforecast.

STAFF RECOMMENDATION: Authorize staff to enter into the agreement with MDEQ to construct a new water main in Madison and incorporate the project and cost into the 2017/18 budget via the first quarterly reforecast.

F. Community Relations Committee Recommendations City Clerk

SUMMARY OF REQUEST: To concur with recommendations from the Community Relations Committee regarding resignations and appointments for the Zoning Board of Appeals and the Board of Review.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To accept the recommendations made by the Community Relations Committee at their meeting on October 9, 2017.

COMMITTEE RECOMMENDATION: To accept the resignation of Tammy Halterman from the Zoning Board of Appeals and to appoint Tom Frens to the Zoning Board of Appeals. Also, to accept the resignation of Tracie Webb from the Board of Review and to appoint Mary Jamieson to the Board of Review.

Motion by Commissioner Warren, second by Vice Mayor Hood, to approve the consent agenda as presented.

ROLL VOTE: Ayes: German, Rinsema-Sybenga, Turnquist, Johnson, Gawron, Hood, and Warren

Nays: None

MOTION PASSES

2017-82 NEW BUSINESS:

A. Proclamation Opposing Racism Commissioner German

SUMMARY OF REQUEST: To adopt a proclamation proposed by Commissioner German to affirm the City Commission's position of opposing racism.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Adopt the proclamation.

Motion by Commissioner German, second by Commissioner Johnson, to adopt the proclamation.

ROLL VOTE: Ayes: Rinsema-Sybenga, Turnquist, Johnson, Gawron, Hood, Warren, and German

Nays: None

MOTION PASSES

PUBLIC PARTICIPATION: Public comments were received.

2017-83 CLOSED SESSION:

A. Discuss Legal Opinion of Property Transaction City Manager

Motion by Commissioner Warren, second by Commissioner Johnson, to go into closed session to discuss a legal opinion regarding a property transaction.

ROLL VOTE: Ayes: Turnquist, Johnson, Gawron, Hood, Warren, German, and Rinsema-Sybenga

Nays: None

MOTION PASSES

Motion by Commissioner Rinsema-Sybenga, second by Commissioner Johnson to come out of closed session. ALL AYES.

MOTION PASSES

ADJOURNMENT: The City Commission Meeting adjourned at 6:41 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC, City Clerk

Commission Meeting Date: October 24, 2017

Date: October 17, 2017

To: Honorable Mayor and City Commission

From: Community & Neighborhood Services Department

Re: Extending Sub-recipient Agreements

SUMMARY OF REQUEST: To extend the 2015 Subrecipient Agreements with Love INC until December 31, 2017.

FINANCIAL IMPACT: To allow Love INC the opportunity to expend the remaining dollars from their 2015 grants:

Love INC.	\$4,500 - Wheelchair Ramps
	\$3,500 - Utility Assistance

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: To extend the 2015 Sub-recipient Agreements with Love INC until December 31, 2017.

COMMITTEE RECOMMENDATION: None.

Commission Meeting Date: October 24, 2017

Date: October 17, 2017
To: Honorable Mayor & City Commission
From: Planning & Economic Development Department
**RE: BID Special Assessment- Resolution Confirming
Special Assessment Roll**

SUMMARY OF REQUEST: The City Commission approved the creation of the BID special assessment district at the September 26, 2017 meeting and the Special Assessment Roll is now ready to be confirmed. The assessments will go towards various downtown expenditures, including snow removal, landscaping, marketing/promotion/events, streetscape and administration.. The BID assessment includes both a "Class A" and a "Class B" district (see attached list). Staff has prepared three separate Special Assessment Rolls for the Commission to choose from with the option of approving it for one, two or three years.

FINANCIAL IMPACT: The City will contribute \$25,000 per year towards Downtown Muskegon Now as an administrative fee.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: To approve the attached resolution approving the confirmation of the special assessment roll for three years and authorize the Mayor and Clerk to sign.

CITY OF MUSKEGON

Resolution No. _____

Resolution Confirming Special Assessment Roll
For DOWNTOWN MUSKEGON BUSINESS IMPROVEMENT DISTRICT (BID)

Properties Assessed: See Exhibit A attached to this resolution

RECITALS:

1. The City Commission determined to create a special assessment district covering the properties set forth in Exhibit A attached to this resolution on September 26, 2017, at the first hearing.
2. The City has reviewed the special assessment roll which purports to levy a special assessment in the said district levying on "Class A" Properties, as defined in the BID Bylaws, shall be assessed an annual assessment of \$0.08/sf with no assessment to exceed \$4,000 and "Class B" Properties, as defined in the BID Bylaws, shall be assessed an annual assessment of \$0.04/sf with no assessment to exceed \$2,000.
3. The City Commission has heard all objections to the roll filed before or at the hearing.

THEREFORE, BE IT RESOLVED:

1. That the special assessment roll submitted by the Board of Assessors is hereby approved.
2. That the assessments levied will be placed on the Winter 2017, 2018 and 2019 tax bills.
3. The Clerk is directed to endorse the certificate of this confirmation resolution and the Mayor may endorse or attach his warrant bearing the date of this resolution which is the date of confirmation.

This resolution adopted.

Ayes _____

Nays _____

CITY OF MUSKEGON

By _____
Ann Marie Meisch, Clerk

CERTIFICATION

This resolution was adopted at a meeting of the City Commission, held on October 24, 2017. 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.

Further I hereby certify that the special assessment roll referred to in the above resolution was confirmed on the date being October 24, 2017.

CITY OF MUSKEGON

By _____
Ann Marie Meisch, Clerk

Exhibit A

Properties Assessed

Properties highlighted in gray below were opposed to the BID

PARCEL NO.	PROPERTY ADDRESS	OWNER	NUMBER	STREET	CITY	STATE	ZIP	LOT SQ FEET	ASS'MT AMT PER YEAR	%_of_Assessed_ Properties	ass'mt based on sq ftage	CLASS	NOTES
24-205-186-0009-00	860 PINE ST	E J E PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	16045.00	1283.60	0.452857822	0.036228626	A	rec'd opposition via e-mail
24-205-186-0001-00	9 E WEBSTER AVE	EJE PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	44866.80	3589.34	1.266331028	0.101306482	A	2018 New-Billboard / rec'd opposition via email
24-205-186-0025-00	805 SPRING ST	EJE PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	6098.40	487.87	0.172122664	0.013769813	A	2018 New / rec'd opposition via e-mail
24-205-332-0008-00	935 JEFFERSON ST	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	4183.00	334.64	0.118061968	0.009444957	A	rec'd letter stating opposition
24-205-332-0007-00	156 W MUSKEGON AVE	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	3484.80	278.78	0.098355808	0.007868465	A	2018 New / Rec'd letter stating opposition
24-205-332-0006-00	164 W MUSKEGON AVE	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	8276.40	662.11	0.233595044	0.018687604	A	2018 New / Rec'd letter stating opposition
24-205-176-0015-00	813 PINE ST	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	4554.00	364.32	0.128533158	0.005141326	A	2018 New / Rec'd letter stating opposition
24-205-177-0007-00	820 PINE ST	NW MILL REAL ESTATE LLC	820	PINE ST	MUSKEGON	MI	49442	26136.00	2090.88	0.737668560	0.029506742	A	2018 New / Rec'd letter stating opposition
24-205-176-0013-00	821 PINE ST	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	1386.00	110.88	0.039118787	0.001564751	A	2018 New / Rec'd letter stating opposition
24-205-177-0004-00	43 W CLAY AVE	NW MILL REAL ESTATE LLC	820	PINE ST	MUSKEGON	MI	49442	8712.00	348.48	0.245889520	0.009835581	B	2018 New / Rec'd letter stating opposition
24-205-176-0012-00	66 W WEBSTER AVE	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	5676.00	454.08	0.160200748	0.006408030	A	2018 New / Rec'd letter stating opposition
24-205-186-0019-00	12 E MUSKEGON AVE	PIGEON CREEK FURNITURE LLC	6460	MIDDLE LAKE RD	TWIN LAKE	MI	49457	8712.00	696.96	0.245889520	0.019671162	A	2018 New / rec'd opposition via e-mail
24-205-332-0005-00	976 1st ST	GREEN BACS LLC	4121	OKEMOS RD STE 12	OKEMOS	MI	48864	9147.60	731.81	0.258183996	0.020654720	A	2018 New / rec'd opposition via e-mail
24-205-555-0001-00	100 W WESTERN AVE	THEBO JOYCE M REV LIVING TRUST	45995	MEADOW CIRCLE E	MACOMB	MI	48044	16103.00	1288.24	0.454494828	0.036359586	A	2018 New / rec'd opposition via e-mail
24-205-321-0012-00	1237 8TH ST	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49440	13400.00	536.00	0.378204726	0.030256378	B	rec'd opposition via e-mail
24-205-321-0001-00	665 W CLAY AVE	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49440	27720.00	2217.60	0.782375746	0.062590060	A	contig w/699 W Clay & 1237 8th but cap not met
24-205-321-0004-00	699 W CLAY AVE	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49441	27580.00	1103.20	0.778424353	0.062273948	B	rec'd opposition via e-mail
24-205-322-0002-00	611 W CLAY AVE	MOORE BRENDA M	611	W CLAY AVE	MUSKEGON	MI	49440	9147.60	731.81	0.258183996	0.020654720	A	opposed per phone call to M. Franzak
24-205-186-0015-00	866 PINE ST	SMITH ROGER W ET UX	948	WENDOVER BLVD	MUSKEGON	MI	49441	7440.00	595.20	0.209988295	0.008399532	A	rec'd opposition via e-mail
24-205-186-0018-00	870 PINE ST	SMITH ROGER W ET UX	948	WENDOVER BLVD	MUSKEGON	MI	49441	2480.00	198.40	0.069996098	0.002799844	A	rec'd opposition via e-mail
24-205-354-0001-00	151 W MUSKEGON AVE	BURIS ROSE M TRUST	151	W MUSKEGON AVE	MUSKEGON	MI	49440	15246.00	1219.68	0.430306660	0.034424533	A	2018 New / Opposed at Commission meeting
								Total assessment \$ amout opposed	\$19,323.89	7.52	TOTAL PERCENTAGE OPPOSED		
24-205-556-0001-00	149 SHORELINE DR	HOT ROD HARLEY DAVIDSON	149	SHORELINE DR	MUSKEGON	MI	49440	296454.83	4000.00	8.367210269	0.669376822	A	CAP / He was in favor IF it was for a ONE year term
24-138-000-0104-00	297 W CLAY AVE 104	JANSKI LLC		PO BOX 1225	MUSKEGON	MI	49443	1261.26	100.90	0.035598096	0.002847848	A	
24-204-000-0000-00	333 W WESTERN AVE	NEW TREND INVESTMENTS LLC	8868	WATER ST	MONTAGUE	MI	49437	9280.54	742.44	0.261936126	0.020954890	A	
24-205-174-0004-00	750 PINE ST	BOLEN DAVID L		PO BOX 113	ROTHBURY	MI	49452-0113	19140.00	1531.20	0.540211824	0.043216946	A	
24-205-174-0008-00	772 PINE ST	WITT LEE A TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	4224.00	337.92	0.119219161	0.009537533	A	
24-205-174-0009-00	28 E CLAY AVE	WITT LEE A TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	49222.80	0.00	1.389275788	0.111142063	A	2018 New / Contiguous parcel, cap met on other
24-205-175-0001-00	111 W WESTERN AVE	J E REAL ESTATE CO LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	27142.00	2171.36	0.766062139	0.061284971	A	
24-205-175-0006-00	121 W WESTERN AVE	FIRST GENERAL CREDIT UNION	589	E ELLIS RD	MUSKEGON	MI	49441	16005.00	1280.40	0.451728853	0.036138308	A	
24-205-175-0010-00	790 TERRACE ST	DISSELKOEN JACK	3315	REAL STREET	HOUSTON	TX	77087	13719.00	1097.52	0.387208256	0.030976660	A	
24-205-175-0015-00	806 TERRACE ST	RIEGLER PROPERTIES LLC	808	TERRACE ST	MUSKEGON	MI	49440-1123	3780.00	302.40	0.106687602	0.008535008	A	
24-205-175-0016-00	820 TERRACE ST	CZM PROPERTIES LLC	700	TERRACE POINT RD #400	MUSKEGON	MI	49440	11616.00	929.28	0.327852693	0.026228215	A	
24-205-175-0018-00	118 W CLAY AVE	VERIZON INC	401	MERRITT 7	NORWALK	CT	6851	17424.00	1393.92	0.491779040	0.039342323	A	
24-205-175-0020-00	98 W CLAY AVE	SEARER JAMES M	907	N SANDALWOOD CIR	MUSKEGON	MI	49441	1881.00	150.48	0.053089783	0.004247183	A	
24-205-175-0021-00	777 PINE ST	ELENBAAS HOLDINGS LLC	777	PINE ST	MUSKEGON	MI	49442	15576.00	1246.08	0.439620657	0.035169653	A	
24-205-176-0001-00	860 TERRACE ST	FRONTIER COMMUNICATIONS	407	MERRITT 7	NORWALK	CT	6851	82148.22	4000.00	2.318570522	0.185485642	A	CAP
24-205-176-0003-00	103 W CLAY AVE	NOORDYK WILLIAM TRUST	2700	KENOWA NW	GRAND RAPIDS	MI	49544	5874.00	469.92	0.165789146	0.013263132	A	
24-205-176-0005-00	121 W CLAY AVE	JILLIAN & JORDAN LLC	675	RICHMOND NW	GRAND RAPIDS	MI	49504	4884.00	390.72	0.137847155	0.011027772	A	
24-205-177-0005-00	794 PINE ST	COREPARK INVESTMENTS LLC	1985	E LAKETON AVE	MUSKEGON	MI	49442	22235.00	1778.80	0.627565826	0.050205266	A	
24-205-186-0006-00	830 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	1452.00	116.16	0.040981587	0.003278527	A	
24-205-186-0007-00	840 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	2904.00	232.32	0.081963173	0.006557054	A	
24-205-187-0001-00	833 PINE ST	JERVISS-FETHKE INSURANCE AGENCY INC	71	W WEBSTER AVE	MUSKEGON	MI	49440	3960.00	316.80	0.111767964	0.008941437	A	

24-205-187-0003-00	839 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	3960.00	316.80	0.111767964	0.008941437	A	
24-205-187-0005-00	845 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	3168.00	253.44	0.089414371	0.007153150	A	
24-205-187-0006-00	849 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	2436.00	194.88	0.068754232	0.005500339	A	
24-205-187-0007-00	71 W WEBSTER AVE	FETHKE KAREN J TRUST	1201	MILLS AVE	MUSKEGON	MI	49445	14700.00	1176.00	0.414896229	0.033191698	A	
24-205-187-0016-00	908 TERRACE ST	AUTHORITY BASE VALUE	888	TERRACE ST	MUSKEGON	MI	49440	1320.00	105.60	0.037255988	0.002980479	A	
24-205-188-0004-00	928 TERRACE ST	BK MUSKEGON PROPERTIES LLC	4220	EDISON LAKES PKWY	MISHAWAKA	IN	46545	46264.00	3701.12	1.305765927	0.104461274	A	
24-205-188-0011-00	944 TERRACE ST	1ST ASSURED PROPERTIES INC	2081	LETART AVE	MUSKEGON	MI	49441	4620.00	369.60	0.130395958	0.010431677	A	
24-205-188-0012-00	952 TERRACE ST	SWIATEK TRUST	4778	RUSSELL RD	MUSKEGON	MI	49445	13860.00	1108.80	0.391187873	0.031295030	A	
24-205-188-0013-00	8 W WALTON AVE	8 W WALTON LLC	8	W WALTON AVE	MUSKEGON	MI	49440	9240.00	739.20	0.260791915	0.020863353	A	ORIGINAL LIST-INCORRECT PARCEL #
24-205-189-0010-00	896 PINE ST	WILSON EUDORA B JR	8812	62ND AVE	COLLEGE PARK	MD	20740	3480.00	278.40	0.098220332	0.007857627	A	
24-205-313-0005-00	435/441 W WESTERN	PH HOLDING LLC		PO BOX 388	MUSKEGON	MI	49443	12904.00	1032.32	0.364205506	0.029136440	A	PARCEL # CHGD F/ ORIGINAL LIST
24-205-313-0006-00	451 W WESTERN AVE	COREPARK INVESTMENTS LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9240.00	739.20	0.260791915	0.020863353	A	
24-205-314-0001-10	477 W WESTERN AVE	475 W WESTERN AVE LLC	1887	HOLTON RD STE D-279	MUSKEGON	MI	49445	1500.00	120.00	0.042336350	0.003386908	A	
24-205-315-0001-00	521 W WESTERN AVE	BABBITT E C/P R TRUST	4473	CHERRYWOOD CT	MUSKEGON	MI	49441	13860.00	1108.80	0.391187873	0.031295030	A	
24-205-315-0003-00	545 W WESTERN AVE	HERITAGE MEMORIAL GARDEN	4473	CHERRYWOOD COURT	MUSKEGON	MI	49441	13860.00	1108.80	0.391187873	0.031295030	A	
24-205-315-0004-00	555 W WESTERN AVE	INGALLS REAL ESTATE ACQ. LLC	555	W WESTERN AVE	MUSKEGON	MI	49440	11823.00	945.84	0.333695110	0.026695609	A	
24-205-315-0005-00	561 W WESTERN AVE	MUSKEGON HERITAGE ASSOC	561	W WESTERN AVE	MUSKEGON	MI	49440	5487.00	438.96	0.154866368	0.012389309	A	
24-205-315-0005-10	557 W WESTERN AVE	CBT ENTERPRISES LLC	1003	W MAIN ST	FREMONT	MI	49412	1185.00	94.80	0.033445716	0.002675657	A	
24-205-315-0006-00	563 W WESTERN AVE	3M INVESTMENTS LLC	565	W WESTERN AVE STE B	MUSKEGON	MI	49440	9235.00	738.80	0.260650794	0.020852064	A	
24-205-316-0001-00	587 W WESTERN AVE	EBEE PROPERTIES LLC	1685	68TH ST SE	CALEDONIA	MI	49316	12320.00	985.60	0.347722554	0.027817804	A	
24-205-316-0004-00	591 W WESTERN AVE	NORTH EAST BUSINESS ASSOC LLC	5691	17 MILE RD	CEDAR SPRINGS	MI	49319	3360.00	268.80	0.094833424	0.007586674	A	
24-205-316-0005-00	593 W WESTERN AVE	MUSKEGON LAKEVIEW CONDOS LLC	15877	LAKE AVE	GRAND HAVEN	MI	49417	10920.00	873.60	0.308208627	0.024656690	A	
24-205-316-0007-00	605 W WESTERN AVE	WESTERN AVE LLC	605	W WESTERN AVE	MUSKEGON	MI	49440	3354.00	268.32	0.094664078	0.007573126	A	
24-205-316-0008-00	607 W WESTERN AVE	WESTERN AVE LLC	605	W WESTERN AVE	MUSKEGON	MI	49440	4486.00	358.88	0.126613910	0.010129113	A	
24-205-316-0009-10	609 W WESTERN AVE	EMP LLC	16149	BAIRD CT	SPRING LAKE	MI	49456	2744.00	219.52	0.077447296	0.006195784	A	
24-205-317-0007-00	1208 8TH ST	JACOBSEN MICHAEL H TRUST	35	RESEARCH DR STE 300	ANN ARBOR	MI	48103	24222.00	1937.76	0.683647378	0.054691790	A	
24-205-317-0009-10	600 W CLAY AVE	MILL STREET GROUP LLC	35	RESEARCH DR STE 300	ANN ARBOR	MI	48103	2464.00	197.12	0.069544511	0.005563561	A	
24-205-318-0001-10	683 W WESTERN AVE	GRAND TRUNK LLC	1007	MOORINGS CT	N MUSKEGON	MI	49445	2254.00	180.32	0.063617422	0.005089394	A	
24-205-318-0003-00	1250 9TH ST	STRONG LEIGH JR/LINDA	2084	MARYLAND	MUSKEGON	MI	49441	21120.00	1689.60	0.596095806	0.047687664	A	
24-205-321-0007-00	1288 9TH ST	RELIABLE TOWING INC	1288	9TH ST	MUSKEGON	MI	49441	41758.00	3340.64	1.178587532	0.094287003	A	
24-205-322-0003-00	623 W CLAY AVE	REAL EQUITIES LLC	203	CUTLER ST	SPRING LAKE	MI	49456	18388.00	1471.04	0.518987201	0.041518976	A	
24-205-322-0005-00	639 W CLAY AVE	REAL EQUITIES LLC	203	CUTLER ST	SPRING LAKE	MI	49456	17424.00	1393.92	0.491779040	0.039342323	A	
24-205-323-0006-00	585 W CLAY AVE	J & J CORNER PROPERTIES LLC	585	W CLAY AVE	MUSKEGON	MI	49440	5247.00	419.76	0.148092552	0.011847404	A	
24-205-329-0001-00	885 JEFFERSON ST	HENNESSY HOLDING LLC	1074	JEFFERSON ST	MUSKEGON	MI	49440	17325.60	1386.05	0.489001776	0.039120142	A	
24-205-330-0001-00	835 TERRACE ST	CIHAK CHARLES W/LINDA B	835	TERRACE ST	MUSKEGON	MI	49440	8392.00	671.36	0.236857765	0.018948621	A	
24-205-330-0002-00	165 W CLAY AVE	165 CLAY LLC		PO BOX 809	MUSKEGON	MI	49443	4997.00	399.76	0.141036494	0.011282919	A	
24-205-330-0004-00	173 W CLAY AVE	DOOM INVESTMENTS LLC	2034	LAKESHORE DR	MUSKEGON	MI	49441	6864.00	549.12	0.193731137	0.015498491	A	
24-205-330-0008-00	896 JEFFERSON ST	896 JEFFERSON LLC		PO BOX 809	MUSKEGON	MI	49443	8976.00	718.08	0.253340718	0.020267257	A	
24-205-330-0010-00	136 W WEBSTER AVE	136 WEBSTER LLC	648	MONROE AVE NW STE 101	GRAND RAPIDS	MI	49503	17424.00	1393.92	0.491779040	0.039342323	A	
24-205-331-0001-00	122 W MUSKEGON AVE	SQUARE TWO DEVELOPMENT LLC	950	28TH ST SE B-200	GRAND RAPIDS	MI	49508	42125.00	3370.00	1.188945826	0.095115666	A	
24-205-331-0001-10	877 TERRACE ST	FIFTH THIRD BANK	38	FOUNTAIN SQ PLAZA MD 10ATA1	CINCINNATI	OH	45263	58695.00	4000.00	1.656621370	0.132529710	A	CAP
24-205-333-0001-00	221 W WEBSTER AVE	HUNTINGTON BANK		P O BOX 182334	COLUMBUS	OH	43218-2334	92696.00	4000.00	2.616273525	0.209301882	A	CAP
24-205-351-0005-00	275 W MUSKEGON AVE	SPIRIT SPE PORTFOLIO CA C-STORES	1410	COMMONWEALTH DR STE 202	WILMINGTON	NC	28403	17424.00	1393.92	0.491779040	0.039342323	A	
24-205-351-0007-00	1100 3RD ST	VENTURE ONE MANAGEMENT LLC	1100	3RD ST	MUSKEGON	MI	49441	8712.00	696.96	0.245889520	0.019671162	A	
24-205-365-0001-00	1144 3RD ST	MARTELL MANAGEMENT LLC	210	HODENPYL RD SE	GRAND RAPIDS	MI	49506	117612.00	4000.00	3.319508521	0.265560682	A	CAP
24-205-367-0001-00	1115 3RD ST	PIONEER RESOURCES INC	601	TERRACE ST #100	MUSKEGON	MI	49440	4356.00	348.48	0.122944760	0.009835581	A	
24-205-367-0011-00	1141 3RD ST	AGUILAR LUIS	8726	S HUSTON	CHICAGO	IL	60617	2352.00	188.16	0.066383397	0.005310672	A	

24-205-367-0011-10	1147 3RD ST	1145 3RD STREET LLC		PO BOX 809	MUSKEGON	MI	49443	6228.00	498.24	0.175780525	0.014062442	A	
24-205-367-0012-00	1137 3RD ST	LEMKE DELORES J/LEMKE KIM A	1137	3RD ST	MUSKEGON	MI	49441	4536.00	362.88	0.128025122	0.010242010	A	
24-205-367-0013-00	1133 3RD ST	NAP DEVELOPMENT LLC	950	28TH ST SE B200	GRAND RAPIDS	MI	49508	4176.00	334.08	0.117864398	0.009429152	A	
24-205-367-0014-00	1129 3RD ST	MJ PLACE LLC	3497	MACARTHUR RD	MUSKEGON	MI	49442	1386.00	110.88	0.039118787	0.003129503	A	
24-205-367-0015-00	1125 3RD ST	LINK BRAD D	1125	3RD ST	MUSKEGON	MI	49441	5805.00	464.40	0.163841674	0.013107334	A	
24-205-367-0016-00	1121 3RD ST	SQUARE TWO DEVELOPMENT	950	28TH ST SE B200	GRAND RAPIDS	MI	49508	1584.00	126.72	0.044707185	0.003576575	A	
24-205-379-0001-00	1157 3RD ST	S & R KADO LLC	2513	VISTA POINT CT NW	GRAND RAPIDS	MI	49534	17424.00	1393.92	0.491779040	0.039342323	A	
24-205-379-0011-00	1185 3RD ST	INTNATL. AUTO GROUP LLC	1185	3RD ST	MUSKEGON	MI	49441	17820.00	1425.60	0.502955836	0.040236467	A	LETTER RET'D BY P.O- NOT DELIV AS ADDRESSED
24-205-562-0001-00	715 TERRACE ST	MOKA CORPORATION	715	TERRACE ST	MUSKEGON	MI	49440	93218.40	4000.00	2.631017864	0.210481429	A	CAP
24-205-563-0006-00	902 3RD ST	HUME PROPERTIES LLC	900	3RD ST STE 302	MUSKEGON	MI	49440	56437.31	4000.00	1.592899801	0.127431984	A	CAP
24-205-563-0008-10	372 MORRIS AVE	MORRIS ST LLC	425	W WESTERN AVE SUITE 200	MUSKEGON	MI	49440	313632.00	4000.00	8.852022722	0.708161818	A	CAP
24-205-563-0008-11	340 MORRIS AVE	MUSKEGON GSA LLC	6641	WEST BROAD ST STE 101	RICHMOND	VA	23230	47579.91	3806.39	1.342906478	0.107432518	A	
24-205-566-0009-00	428 W WESTERN AVE	PARKLAND HUDSONVILLE LLC	75	W WALTON AVE #A	MUSKEGON	MI	49440	11648.00	0.00	0.328755869	0.026300470	A	contiguous parcel w/939 & 955 3rd St
24-205-566-0013-00	442 W WESTERN AVE	G & Z PROPERTIES LLC	442	W WESTERN AVE	MUSKEGON	MI	49440	2741.20	219.30	0.077368268	0.006189461	A	
24-205-566-0014-00	446 W WESTERN AVE	446 W WESTERN AVE LLC	446	W WESTERN AVE	MUSKEGON	MI	49440	4168.60	333.49	0.117655539	0.009412443	A	
24-205-567-0001-10	450 W WESTERN AVE	450 W WESTERN LLC	4880	RAMBLING CREEK DR	MUSKEGON	MI	49441	7858.22	628.66	0.221792234	0.017743379	A	
24-205-567-0001-20	490 W WESTERN AVE	PORT CITY CIO BLDG	490	W WESTERN AVE	MUSKEGON	MI	49440	7195.14	575.61	0.203077310	0.016246185	A	
24-205-567-0001-40	500 W WESTERN AVE	500 WEST WESTERN AVE LLC		PO BOX 1051	MATTHEWS	NC	28106	9448.16	755.85	0.266667072	0.021333366	A	
24-205-567-0001-50	955 3RD ST	PARKLAND ACQUISITION LLC	75	W WALTON AVE STE 1	MUSKEGON	MI	49440	69696.00	0.00	1.967116160	0.157369293	A	contiguous parcel w/939 3rd
24-233-000-0001-00	387 MORRIS AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	24572.00	1965.76	0.693525859	0.055482069	A	
24-233-000-0002-00	401 MORRIS AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	24571.79	1965.74	0.693519932	0.055481595	A	
24-233-000-0004-00	360 W WESTERN AVE	RUSSELL BLOCK DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	7805.11	624.41	0.220293245	0.017623460	A	
24-233-000-0005-00	356 W WESTERN AVE	CENTURY CLUB DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	5581.67	446.53	0.157538356	0.012603068	A	
24-233-000-0006-00	350 W WESTERN AVE	BLIND PIG PROPERTIES LLC	800	FIRST ST #357	MUSKEGON	MI	49443	4889.49	391.16	0.138002106	0.011040168	A	
24-233-000-0007-00	351 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	21714.00	1737.12	0.612861001	0.049028880	A	
24-233-000-0008-00	379 W WESTERN AVE	SIDOCK PROPERTIES LLC	42650	GRAND RIVER AVE	NOVI	MI	48374	22542.00	1803.36	0.636230666	0.050898453	A	LETTER RET'D BY POST OFFICE - NO SUCH NUMBER
24-233-000-0012-00	325 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	7945.21	635.62	0.224247460	0.017939797	A	
24-233-000-0013-00	307 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	16477.87	1318.23	0.465075246	0.037206020	A	
24-233-000-0014-00	299 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	8223.06	657.84	0.232089563	0.018567165	A	
24-233-000-0015-00	295 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	8213.94	657.12	0.231832158	0.018546573	A	
24-233-000-0024-00	292 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	42503.25	3400.26	1.199621642	0.095969731	A	
24-233-000-0025-00	376 W WESTERN AVE	RUSSELL BLOCK DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	3172.95	253.84	0.089554081	0.007164326	A	
24-432-000-0001-00	380 W WESTERN AVE	MUSKEGON CHAMBER BLDG LLC	300	WASHINGTON AVE STE 200	GRAND HAVEN	MI	49417	15289.80	1223.18	0.431542881	0.034523431	A	
24-485-000-0000-00	878 JEFFERSON ST	JEFFERSON PROF CONDOMINIUM	878	JEFFERSON ST	MUSKEGON	MI	49440	36432.00	2914.56	1.028265266	0.082261221	A	
24-605-000-0001-00	939 3RD ST	PARKLAND ACQ. LLC (2/3 INT)	75	W WALTON	MUSKEGON	MI	49440	67884.00	4000.00	1.915973850	0.153277908	A	CAP / contiguous w/955 3rd St
24-792-000-0001-00	316 MORRIS AVE	HINMAN LAKE LLC	750	TRADE CENTRE WAY STE 100	PORTAGE	MI	49002	239828.00	4000.00	6.768961411	0.541516913	A	CAP
24-205-174-0002-00	67 W WESTERN AVE	WITT LEE A CREDIT TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	50529.60	4000.00	1.426159216	0.114092737	A	CAP / 2018 New
24-205-189-0005-00	11 E MUSKEGON AVE	ADMIRAL REAL ESTATE LLC	785	W RANDALL ST	COOPERSVILLE	MI	49404	21344.40	1707.55	0.602429324	0.048194346	A	2018 New
24-205-189-0001-00	45 E MUSKEGON AVE	LAKETON PROPERTIES LLC	45	E MUSKEGON AVE	MUSKEGON	MI	49440	34412.40	2752.99	0.971263604	0.077701088	A	2018 New
24-205-354-0007-00	120 W APPLE AVE	REP IPSA		PO Box 599	MUSKEGON	MI	49443	19602.00	1568.16	0.553251420	0.044260114	A	2018 New
24-205-354-0002-00	165 W MUSKEGON AVE	SUNRISE PROPERTIES LLC	18505	92ND AVE	COOPERSVILLE	MI	49404	16988.40	1359.07	0.479484564	0.038358765	A	2018 New
24-205-316-0018-00	546 W CLAY AVE	3M INVESTMENTS	565	W WESTERN AVE, STE B	MUSKEGON	MI	49440	7840.80	627.26	0.221300568	0.017704045	A	2018 New
24-205-177-0001-00	4 W WEBSTER AVE	COREPARK INVESTMENTS LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	47916.00	3833.28	1.352392360	0.054095694	A	
24-205-177-0003-00	39 W CLAY AVE	COTAL SULEYMAN	390	W MUSKEGON AVE	MUSKEGON	MI	49440	4356.00	348.48	0.122944760	0.004917790	A	
24-205-186-0005-00	51 W WEBSTER AVE	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442	2739.00	219.12	0.077306175	0.003092247	A	
24-205-314-0001-00	471 W WESTERN AVE	LAKESHORE MUSEUM CENTER	430	W CLAY AVE	MUSKEGON	MI	49440	2024.00	161.92	0.057125848	0.002285034	A	
24-205-314-0002-00	479 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	10420.00	833.60	0.294096510	0.011763860	A	

24-205-314-0003-00	479 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	22176.00	1774.08	0.625900596	0.025036024	A	
24-205-314-0005-00	495 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9504.00	760.32	0.268243113	0.010729725	A	
24-205-314-0006-00	495 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9504.00	760.32	0.268243113	0.010729725	A	
24-205-330-0003-00	163 W CLAY AVE	165 CLAY LLC	1042	TERRACE ST	MUSKEGON	MI	49442	5109.00	408.72	0.144197608	0.005767904	A	
24-234-000-0001-00	285 W WESTERN AVE	PARKLAND MUSKEGON INC	75	W WALTON AVE	MUSKEGON	MI	49440	11053.91	884.31	0.311988134	0.012479525	A	
24-234-000-0002-00	255 W WESTERN AVE	CITY OF MUSKEGON						16080.98	1286.48	0.453873330	0.018154933	A	
24-234-000-0003-00	255 W WESTERN AVE	CITY OF MUSKEGON						13264.14	1061.13	0.374370181	0.014974807	A	
24-792-000-0001-00	316 MORRIS AVE	HINMAN LAKE LLC	750	TRADE CENTRE WAY STE 100	PORTAGE	MI	49002	239828.00	4000.00	6.768961411	0.270758456	A	CAP
24-233-000-0016-00	296 W CLAY AVE	HSD II LLC	272	W CLAY AVE	MUSKEGON	MI	49440	7564.06	605.12	0.213489794	0.008539592	A	
24-205-318-0001-00	664 W CLAY AVE	MJ DOWNTOWN PROPERTIES LLC	5142	EVANSTON AVE	MUSKEGON	MI	49442	77614.00	2000.00	2.190595639	0.087623826	B	CAP
24-205-318-0008-00	650 W CLAY AVE	MJ DOWNTOWN PROPERTIES LLC	5142	EVANSTON AVE	MUSKEGON	MI	49442-4852	4800.00	192.00	0.135476320	0.005419053	B	
24-205-322-0007-00	1236 8TH ST	CMN ENTERPRISES LLC	18193	YUMA CT	SPRING LAKE	MI	49456	17424.00	696.96	0.491779040	0.019671162	B	
24-205-316-0013-00	1150 7TH ST	1150 7TH ST LLC	280	NORTHLAND DR NE	ROCKFORD	MI	49341	14000.00	560.00	0.395139265	0.015805571	B	
										100.000000000	4.000000000		
					Square footage assessed:			3543054.62	\$176,636.20				
									Total of assessments per year				
			Assessment amount					2-year total BID amt:		\$353,272.39			
			Class	Amt per s/f	Max cap			3-year total BID amt:		\$529,908.59			
			A	0.08	\$ 4,000.00								
			B	0.04	\$ 2,000.00								

BOARD OF ASSESSORS													
Donna B. VanderVries													
Debra Warren													
Dan Rinsema-Sybenga													

Removed 10/18/17 per Mike/Frank

24-205-324-0012-00	446 W WEBSTER AVE	LORING DAVID/LORI	446	W WEBSTER AVE	MUSKEGON	MI	49440	10018.80	801.50	0.282772948	0.022621836	A	2018 New / rec'd opposition via e-mail & letter
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Two Year List

Properties highlighted in gray below were opposed to the BID

PARCEL NO.	PROPERTY ADDRESS	OWNER	NUMBER	STREET	CITY	STATE	ZIP	LOT SQ FEET	TOTAL ASSMT AMT FOR 2 YEARS	%_of_Assessed_ Properties	ass'mt based on sq ftage	CLASS	NOTES
24-205-186-0009-00	860 PINE ST	E J E PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	16045.00	2567.20	0.452857822	0.036228626	A	rec'd opposition via e-mail
24-205-186-0001-00	9 E WEBSTER AVE	EJE PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	44866.80	7178.69	1.266331028	0.101306482	A	2018 New-Billboard / rec'd opposition via email
24-205-186-0025-00	805 SPRING ST	EJE PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	6098.40	975.74	0.172122664	0.013769813	A	2018 New / rec'd opposition via e-mail
24-205-332-0008-00	935 JEFFERSON ST	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	4183.00	669.28	0.118061968	0.009444957	A	rec'd letter stating opposition
24-205-332-0007-00	156 W MUSKEGON AVE	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	3484.80	557.57	0.098355808	0.007868465	A	2018 New / Rec'd letter stating opposition
24-205-332-0006-00	164 W MUSKEGON AVE	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	8276.40	1324.22	0.233595044	0.018687604	A	2018 New / Rec'd letter stating opposition
24-205-176-0015-00	813 PINE ST	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	4554.00	728.64	0.128533158	0.005141326	A	2018 New / Rec'd letter stating opposition
24-205-177-0007-00	820 PINE ST	NW MILL REAL ESTATE LLC	820	PINE ST	MUSKEGON	MI	49442	26136.00	4181.76	0.737668560	0.029506742	A	2018 New / Rec'd letter stating opposition
24-205-176-0013-00	821 PINE ST	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	1386.00	221.76	0.039118787	0.001564751	A	2018 New / Rec'd letter stating opposition
24-205-177-0004-00	43 W CLAY AVE	NW MILL REAL ESTATE LLC	820	PINE ST	MUSKEGON	MI	49442	8712.00	696.96	0.245889520	0.009835581	B	2018 New / Rec'd letter stating opposition
24-205-176-0012-00	66 W WEBSTER AVE	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	5676.00	908.16	0.160200748	0.006408030	A	2018 New / Rec'd letter stating opposition
24-205-186-0019-00	12 E MUSKEGON AVE	PIGEON CREEK FURNITURE LLC	6460	MIDDLE LAKE RD	TWIN LAKE	MI	49457	8712.00	1393.92	0.245889520	0.019671162	A	2018 New / rec'd opposition via e-mail
24-205-332-0005-00	976 1st ST	GREEN BACS LLC	4121	OKEMOS RD STE 12	OKEMOS	MI	48864	9147.60	1463.62	0.258183996	0.020654720	A	2018 New / rec'd opposition via e-mail
24-205-555-0001-00	100 W WESTERN AVE	THEBO JOYCE M REV LIVING TRUST	45995	MEADOW CIRCLE E	MACOMB	MI	48044	16103.00	2576.48	0.454494828	0.036359586	A	2018 New / rec'd opposition via e-mail
24-205-321-0012-00	1237 8TH ST	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49440	13400.00	1072.00	0.378204726	0.030256378	B	rec'd opposition via e-mail
24-205-321-0001-00	665 W CLAY AVE	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49440	27720.00	4435.20	0.782375746	0.062590060	A	contig w/699 W Clay & 1237 8th but cap not met
24-205-321-0004-00	699 W CLAY AVE	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49441	27580.00	2206.40	0.778424353	0.062273948	B	rec'd opposition via e-mail
24-205-322-0002-00	611 W CLAY AVE	MOORE BRENDA M	611	W CLAY AVE	MUSKEGON	MI	49440	9147.60	1463.62	0.258183996	0.020654720	A	opposed per phone call to M. Franzak
24-205-186-0015-00	866 PINE ST	SMITH ROGER W ET UX	948	WENDOVER BLVD	MUSKEGON	MI	49441	7440.00	1190.40	0.209988295	0.008399532	A	rec'd opposition via e-mail
24-205-186-0018-00	870 PINE ST	SMITH ROGER W ET UX	948	WENDOVER BLVD	MUSKEGON	MI	49441	2480.00	396.80	0.069996098	0.002799844	A	rec'd opposition via e-mail
24-205-354-0001-00	151 W MUSKEGON AVE	BURIS ROSE M TRUST	151	W MUSKEGON AVE	MUSKEGON	MI	49440	15246.00	2439.36	0.430306660	0.034424533	A	2018 New / Opposed at Commission meeting
24-205-556-0001-00	149 SHORELINE DR	HOT ROD HARLEY DAVIDSON	149	SHORELINE DR	MUSKEGON	MI	49440	296454.83	8000.00	8.367210269	0.669376822	A	CAP / He was in favor IF it was for a ONE year term
24-138-000-0104-00	297 W CLAY AVE 104	JANSKI LLC		PO BOX 1225	MUSKEGON	MI	49443	1261.26	201.80	0.035598096	0.002847848	A	
24-204-000-0000-00	333 W WESTERN AVE	NEW TREND INVESTMENTS LLC	8868	WATER ST	MONTAGUE	MI	49437	9280.54	1484.89	0.261936126	0.020954890	A	
24-205-174-0004-00	750 PINE ST	BOLEN DAVID L		PO BOX 113	ROTHBURY	MI	49452-0113	19140.00	3062.40	0.540211824	0.043216946	A	
24-205-174-0008-00	772 PINE ST	WITT LEE A TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	4224.00	675.84	0.119219161	0.009537533	A	
24-205-174-0009-00	28 E CLAY AVE	WITT LEE A TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	49222.80	0.00	1.389275788	0.111142063	A	2018 New / Contiguous parcel, cap met on 67 W Western
24-205-174-0002-00	67 W WESTERN AVE	WITT LEE A CREDIT TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	50529.60	8000.00	1.426159216	0.114092737	A	2018 New / Contiguous parcel w/28 E Clay Ave
24-205-175-0001-00	111 W WESTERN AVE	J E REAL ESTATE CO LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	27142.00	4342.72	0.766062139	0.061284971	A	
24-205-175-0006-00	121 W WESTERN AVE	FIRST GENERAL CREDIT UNION	589	E ELLIS RD	MUSKEGON	MI	49441	16005.00	2560.80	0.451728853	0.036138308	A	
24-205-175-0010-00	790 TERRACE ST	DISSELKOEN JACK	3315	REAL STREET	HOUSTON	TX	77087	13719.00	2195.04	0.387208256	0.030976660	A	
24-205-175-0015-00	806 TERRACE ST	RIEGLER PROPERTIES LLC	808	TERRACE ST	MUSKEGON	MI	49440-1123	3780.00	604.80	0.106687602	0.008535008	A	
24-205-175-0016-00	820 TERRACE ST	CZM PROPERTIES LLC	700	TERRACE POINT RD #400	MUSKEGON	MI	49440	11616.00	1858.56	0.327852693	0.026228215	A	
24-205-175-0018-00	118 W CLAY AVE	VERIZON INC	401	MERRITT 7	NORWALK	CT	6851	17424.00	2787.84	0.491779040	0.039342323	A	
24-205-175-0020-00	98 W CLAY AVE	SEARER JAMES M	907	N SANDALWOOD CIR	MUSKEGON	MI	49441	1881.00	300.96	0.053089783	0.004247183	A	
24-205-175-0021-00	777 PINE ST	ELENBAAS HOLDINGS LLC	777	PINE ST	MUSKEGON	MI	49442	15576.00	2492.16	0.439620657	0.035169653	A	
24-205-176-0001-00	860 TERRACE ST	FRONTIER COMMUNICATIONS	407	MERRITT 7	NORWALK	CT	6851	82148.22	8000.00	2.318570522	0.185485642	A	CAP
24-205-176-0003-00	103 W CLAY AVE	NOORDYK WILLIAM TRUST	2700	KENOWA NW	GRAND RAPIDS	MI	49544	5874.00	939.84	0.165789146	0.013263132	A	
24-205-176-0005-00	121 W CLAY AVE	JILLIAN & JORDAN LLC	675	RICHMOND NW	GRAND RAPIDS	MI	49504	4884.00	781.44	0.137847155	0.011027772	A	
24-205-177-0005-00	794 PINE ST	COREPARK INVESTMENTS LLC	1985	E LAKETON AVE	MUSKEGON	MI	49442	22235.00	3557.60	0.627565826	0.050205266	A	
24-205-186-0006-00	830 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	1452.00	232.32	0.040981587	0.003278527	A	
24-205-186-0007-00	840 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	2904.00	464.64	0.081963173	0.006557054	A	
24-205-187-0001-00	833 PINE ST	JERVISS-FETHKE INSURANCE AGENCY INC	71	W WEBSTER AVE	MUSKEGON	MI	49440	3960.00	633.60	0.111767964	0.008941437	A	
24-205-187-0003-00	839 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	3960.00	633.60	0.111767964	0.008941437	A	
24-205-187-0005-00	845 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	3168.00	506.88	0.089414371	0.007153150	A	
24-205-187-0006-00	849 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	2436.00	389.76	0.068754232	0.005500339	A	

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24-205-187-0007-00	71 W WEBSTER AVE	FETHKE KAREN J TRUST	1201	MILLS AVE	MUSKEGON	MI	49445	14700.00	2352.00	0.414896229	0.033191698	A	
24-205-187-0016-00	908 TERRACE ST	AUTHORITY BASE VALUE	888	TERRACE ST	MUSKEGON	MI	49440	1320.00	211.20	0.037255988	0.002980479	A	
24-205-188-0004-00	928 TERRACE ST	BK MUSKEGON PROPERTIES LLC	4220	EDISON LAKES PKWY	MISHAWAKA	IN	46545	46264.00	7402.24	1.305765927	0.104461274	A	
24-205-188-0011-00	944 TERRACE ST	1ST ASSURED PROPERTIES INC	2081	LETART AVE	MUSKEGON	MI	49441	4620.00	739.20	0.130395958	0.010431677	A	
24-205-188-0012-00	952 TERRACE ST	SWIATEK TRUST	4778	RUSSELL RD	MUSKEGON	MI	49445	13860.00	2217.60	0.391187873	0.031295030	A	
24-205-188-0013-00	8 W WALTON AVE	8 W WALTON LLC	8	W WALTON AVE	MUSKEGON	MI	49440	9240.00	1478.40	0.260791915	0.020863353	A	ORIGINAL LIST-INCORRECT PARCEL #
24-205-189-0010-00	896 PINE ST	WILSON EUDORA B JR	8812	62ND AVE	COLLEGE PARK	MD	20740	3480.00	556.80	0.098220332	0.007857627	A	
24-205-313-0005-00	435/441 W WESTERN	PH HOLDING LLC		PO BOX 388	MUSKEGON	MI	49443	12904.00	2064.64	0.364205506	0.029136440	A	PARCEL # CHGD F/ ORIGINAL LIST
24-205-313-0006-00	451 W WESTERN AVE	COREPARK INVESTMENTS LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9240.00	1478.40	0.260791915	0.020863353	A	
24-205-314-0001-10	477 W WESTERN AVE	475 W WESTERN AVE LLC	1887	HOLTON RD STE D-279	MUSKEGON	MI	49445	1500.00	240.00	0.042336350	0.003386908	A	
24-205-315-0001-00	521 W WESTERN AVE	BABBITT E C/P R TRUST	4473	CHERRYWOOD CT	MUSKEGON	MI	49441	13860.00	2217.60	0.391187873	0.031295030	A	
24-205-315-0003-00	545 W WESTERN AVE	HERITAGE MEMORIAL GARDEN	4473	CHERRYWOOD COURT	MUSKEGON	MI	49441	13860.00	2217.60	0.391187873	0.031295030	A	
24-205-315-0004-00	555 W WESTERN AVE	INGALLS REAL ESTATE ACQ. LLC	555	W WESTERN AVE	MUSKEGON	MI	49440	11823.00	1891.68	0.333695110	0.026695609	A	
24-205-315-0005-00	561 W WESTERN AVE	MUSKEGON HERITAGE ASSOC	561	W WESTERN AVE	MUSKEGON	MI	49440	5487.00	877.92	0.154866368	0.012389309	A	
24-205-315-0005-10	557 W WESTERN AVE	CBT ENTERPRISES LLC	1003	W MAIN ST	FREMONT	MI	49412	1185.00	189.60	0.033445716	0.002675657	A	
24-205-315-0006-00	563 W WESTERN AVE	3M INVESTMENTS LLC	565	W WESTERN AVE STE B	MUSKEGON	MI	49440	9235.00	1477.60	0.260650794	0.020852064	A	
24-205-316-0001-00	587 W WESTERN AVE	EBEE PROPERTIES LLC	1685	68TH ST SE	CALEDONIA	MI	49316	12320.00	1971.20	0.347722554	0.027817804	A	
24-205-316-0004-00	591 W WESTERN AVE	NORTH EAST BUSINESS ASSOC LLC	5691	17 MILE RD	CEDAR SPRINGS	MI	49319	3360.00	537.60	0.094833424	0.007586674	A	
24-205-316-0005-00	593 W WESTERN AVE	MUSKEGON LAKEVIEW CONDOS LLC	15877	LAKE AVE	GRAND HAVEN	MI	49417	10920.00	1747.20	0.308208627	0.024656690	A	
24-205-316-0007-00	605 W WESTERN AVE	WESTERN AVE LLC	605	W WESTERN AVE	MUSKEGON	MI	49440	3354.00	536.64	0.094664078	0.007573126	A	
24-205-316-0008-00	607 W WESTERN AVE	WESTERN AVE LLC	605	W WESTERN AVE	MUSKEGON	MI	49440	4486.00	717.76	0.126613910	0.010129113	A	
24-205-316-0009-10	609 W WESTERN AVE	EMP LLC	16149	BAIRD CT	SPRING LAKE	MI	49456	2744.00	439.04	0.077447296	0.006195784	A	
24-205-317-0007-00	1208 8TH ST	JACOBSEN MICHAEL H TRUST	35	RESEARCH DR STE 300	ANN ARBOR	MI	48103	24222.00	3875.52	0.683647378	0.054691790	A	
24-205-317-0009-10	600 W CLAY AVE	MILL STREET GROUP LLC	35	RESEARCH DR STE 300	ANN ARBOR	MI	48103	2464.00	394.24	0.069544511	0.005563561	A	
24-205-318-0001-10	683 W WESTERN AVE	GRAND TRUNK LLC	1007	MOORINGS CT	N MUSKEGON	MI	49445	2254.00	360.64	0.063617422	0.005089394	A	
24-205-318-0003-00	1250 9TH ST	STRONG LEIGH JR/LINDA	2084	MARYLAND	MUSKEGON	MI	49441	21120.00	3379.20	0.596095806	0.047687664	A	
24-205-321-0007-00	1288 9TH ST	RELIABLE TOWING INC	1288	9TH ST	MUSKEGON	MI	49441	41758.00	6681.28	1.178587532	0.094287003	A	
24-205-322-0003-00	623 W CLAY AVE	REAL EQUITIES LLC	203	CUTLER ST	SPRING LAKE	MI	49456	18388.00	2942.08	0.518987201	0.041518976	A	
24-205-322-0005-00	639 W CLAY AVE	REAL EQUITIES LLC	203	CUTLER ST	SPRING LAKE	MI	49456	17424.00	2787.84	0.491779040	0.039342323	A	
24-205-323-0006-00	585 W CLAY AVE	J & J CORNER PROPERTIES LLC	585	W CLAY AVE	MUSKEGON	MI	49440	5247.00	839.52	0.148092552	0.011847404	A	
24-205-329-0001-00	885 JEFFERSON ST	HENNESSY HOLDING LLC	1074	JEFFERSON ST	MUSKEGON	MI	49440	17325.60	2772.10	0.489001776	0.039120142	A	
24-205-330-0001-00	835 TERRACE ST	CIHAK CHARLES W/LINDA B	835	TERRACE ST	MUSKEGON	MI	49440	8392.00	1342.72	0.236857765	0.018948621	A	
24-205-330-0002-00	165 W CLAY AVE	165 CLAY LLC		PO BOX 809	MUSKEGON	MI	49443	4997.00	799.52	0.141036494	0.011282919	A	
24-205-330-0004-00	173 W CLAY AVE	DOOM INVESTMENTS LLC	2034	LAKESHORE DR	MUSKEGON	MI	49441	6864.00	1098.24	0.193731137	0.015498491	A	
24-205-330-0008-00	896 JEFFERSON ST	896 JEFFERSON LLC		PO BOX 809	MUSKEGON	MI	49443	8976.00	1436.16	0.253340718	0.020267257	A	
24-205-330-0010-00	136 W WEBSTER AVE	136 WEBSTER LLC	648	MONROE AVE NW STE 101	GRAND RAPIDS	MI	49503	17424.00	2787.84	0.491779040	0.039342323	A	
24-205-331-0001-00	122 W MUSKEGON AVE	SQUARE TWO DEVELOPMENT LLC	950	28TH ST SE B-200	GRAND RAPIDS	MI	49508	42125.00	6740.00	1.188945826	0.095115666	A	
24-205-331-0001-10	877 TERRACE ST	FIFTH THIRD BANK	38	FOUNTAIN SQ PLAZA MD 10ATA1	CINCINNATI	OH	45263	58695.00	8000.00	1.656621370	0.132529710	A	CAP
24-205-333-0001-00	221 W WEBSTER AVE	HUNTINGTON BANK		P O BOX 182334	COLUMBUS	OH	43218-2334	92696.00	8000.00	2.616273525	0.209301882	A	CAP
24-205-351-0005-00	275 W MUSKEGON AVE	SPIRIT SPE PORTFOLIO CA C-STORES	1410	COMMONWEALTH DR STE 202	WILMINGTON	NC	28403	17424.00	2787.84	0.491779040	0.039342323	A	
24-205-351-0007-00	1100 3RD ST	VENTURE ONE MANAGEMENT LLC	1100	3RD ST	MUSKEGON	MI	49441	8712.00	1393.92	0.245889520	0.019671162	A	
24-205-365-0001-00	1144 3RD ST	MARTELL MANAGEMENT LLC	210	HODENPYL RD SE	GRAND RAPIDS	MI	49506	117612.00	8000.00	3.319508521	0.265560682	A	CAP
24-205-367-0001-00	1115 3RD ST	PIONEER RESOURCES INC	601	TERRACE ST #100	MUSKEGON	MI	49440	4356.00	696.96	0.122944760	0.009835581	A	
24-205-367-0011-00	1141 3RD ST	AGUILAR LUIS	8726	S HUSTON	CHICAGO	IL	60617	2352.00	376.32	0.066383397	0.005310672	A	
24-205-367-0011-10	1147 3RD ST	1145 3RD STREET LLC		PO BOX 809	MUSKEGON	MI	49443	6228.00	996.48	0.175780525	0.014062442	A	
24-205-367-0012-00	1137 3RD ST	LEMKE DELORES J/LEMKE KIM A	1137	3RD ST	MUSKEGON	MI	49441	4536.00	725.76	0.128025122	0.010242010	A	
24-205-367-0013-00	1133 3RD ST	NAP DEVELOPMENT LLC	950	28TH ST SE B200	GRAND RAPIDS	MI	49508	4176.00	668.16	0.117864398	0.009429152	A	
24-205-367-0014-00	1129 3RD ST	MJ PLACE LLC	3497	MACARTHUR RD	MUSKEGON	MI	49442	1386.00	221.76	0.039118787	0.003129503	A	
24-205-367-0015-00	1125 3RD ST	LINK BRAD D	1125	3RD ST	MUSKEGON	MI	49441	5805.00	928.80	0.163841674	0.013107334	A	

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24-205-367-0016-00	1121 3RD ST	SQUARE TWO DEVELOPMENT	950	28TH ST SE B200	GRAND RAPIDS	MI	49508	1584.00	253.44	0.044707185	0.003576575	A	
24-205-379-0001-00	1157 3RD ST	S & R KADO LLC	2513	VISTA POINT CT NW	GRAND RAPIDS	MI	49534	17424.00	2787.84	0.491779040	0.039342323	A	
24-205-379-0011-00	1185 3RD ST	INTNATL. AUTO GROUP LLC	1185	3RD ST	MUSKEGON	MI	49441	17820.00	2851.20	0.502955836	0.040236467	A	
24-205-562-0001-00	715 TERRACE ST	MOKA CORPORATION	715	TERRACE ST	MUSKEGON	MI	49440	93218.40	8000.00	2.631017864	0.210481429	A	CAP
24-205-563-0006-00	902 3RD ST	HUME PROPERTIES LLC	900	3RD ST STE 302	MUSKEGON	MI	49440	56437.31	8000.00	1.592899801	0.127431984	A	CAP
24-205-563-0008-10	372 MORRIS AVE	MORRIS ST LLC	425	W WESTERN AVE SUITE 200	MUSKEGON	MI	49440	313632.00	8000.00	8.852022722	0.708161818	A	CAP
24-205-563-0008-11	340 MORRIS AVE	MUSKEGON GSA LLC	6641	WEST BROAD ST STE 101	RICHMOND	VA	23230	47579.91	7612.79	1.342906478	0.107432518	A	
24-205-566-0013-00	442 W WESTERN AVE	G & Z PROPERTIES LLC	442	W WESTERN AVE	MUSKEGON	MI	49440	2741.20	438.59	0.077368268	0.006189461	A	
24-205-566-0014-00	446 W WESTERN AVE	446 W WESTERN AVE LLC	446	W WESTERN AVE	MUSKEGON	MI	49440	4168.60	666.98	0.117655539	0.009412443	A	
24-205-567-0001-10	450 W WESTERN AVE	450 W WESTERN LLC	4880	RAMBLING CREEK DR	MUSKEGON	MI	49441	7858.22	1257.32	0.221792234	0.017743379	A	
24-205-567-0001-20	490 W WESTERN AVE	PORT CITY CIO BLDG	490	W WESTERN AVE	MUSKEGON	MI	49440	7195.14	1151.22	0.203077310	0.016246185	A	
24-205-567-0001-40	500 W WESTERN AVE	500 WEST WESTERN AVE LLC		PO BOX 1051	MATTHEWS	NC	28106	9448.16	1511.71	0.266667072	0.021333366	A	
24-233-000-0001-00	387 MORRIS AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	24572.00	3931.52	0.693525859	0.055482069	A	
24-233-000-0002-00	401 MORRIS AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	24571.79	3931.49	0.693519932	0.055481595	A	
24-233-000-0004-00	360 W WESTERN AVE	RUSSELL BLOCK DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	7805.11	1248.82	0.220293245	0.017623460	A	
24-233-000-0005-00	356 W WESTERN AVE	CENTURY CLUB DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	5581.67	893.07	0.157538356	0.012603068	A	
24-233-000-0006-00	350 W WESTERN AVE	BLIND PIG PROPERTIES LLC	800	FIRST ST #357	MUSKEGON	MI	49443	4889.49	782.32	0.138002106	0.011040168	A	
24-233-000-0007-00	351 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	21714.00	3474.24	0.612861001	0.049028880	A	
24-233-000-0008-00	379 W WESTERN AVE	SIDOCK PROPERTIES LLC	42650	GRAND RIVER AVE	NOVI	MI	48374	22542.00	3606.72	0.636230666	0.050898453	A	
24-233-000-0012-00	325 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	7945.21	1271.23	0.224247460	0.017939797	A	
24-233-000-0013-00	307 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	16477.87	2636.46	0.465075246	0.037206020	A	
24-233-000-0014-00	299 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	8223.06	1315.69	0.232089563	0.018567165	A	
24-233-000-0015-00	295 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	8213.94	1314.23	0.231832158	0.018546573	A	
24-233-000-0024-00	292 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	42503.25	6800.52	1.199621642	0.095969731	A	
24-233-000-0025-00	376 W WESTERN AVE	RUSSELL BLOCK DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	3172.95	507.67	0.089554081	0.007164326	A	
24-432-000-0001-00	380 W WESTERN AVE	MUSKEGON CHAMBER BLDG LLC	300	WASHINGTON AVE STE 200	GRAND HAVEN	MI	49417	15289.80	2446.37	0.431542881	0.034523431	A	
24-485-000-0000-00	878 JEFFERSON ST	JEFFERSON PROF CONDOMINIUM	878	JEFFERSON ST	MUSKEGON	MI	49440	36432.00	5829.12	1.028265266	0.082261221	A	
24-605-000-0001-00	939 3RD ST	PARKLAND ACQ. LLC (2/3 INT)	75	W WALTON	MUSKEGON	MI	49440	67884.00	8000.00	1.915973850	0.153277908	A	CAP / contiguous w/955 3rd St & 428 W Western
24-205-567-0001-50	955 3RD ST	PARKLAND ACQUISITION LLC	75	W WALTON AVE STE 1	MUSKEGON	MI	49440	69696.00	0.00	1.967116160	0.157369293	A	contiguous parcel w/939 3rd & 428 W Western
24-205-566-0009-00	428 W WESTERN AVE	PARKLAND HUDSONVILLE LLC	75	W WALTON AVE #A	MUSKEGON	MI	49440	11648.00	0.00	0.328755869	0.026300470	A	contiguous parcel w/939 & 955 3rd St
24-792-000-0001-00	316 MORRIS AVE	HINMAN LAKE LLC	750	TRADE CENTRE WAY STE 100	PORTAGE	MI	49002	239828.00	8000.00	6.768961411	0.541516913	A	CAP
24-205-189-0005-00	11 E MUSKEGON AVE	ADMIRAL REAL ESTATE LLC	785	W RANDALL ST	COOPERSVILLE	MI	49404	21344.40	3415.10	0.602429324	0.048194346	A	2018 New
24-205-189-0001-00	45 E MUSKEGON AVE	LAKETON PROPERTIES LLC	45	E MUSKEGON AVE	MUSKEGON	MI	49440	34412.40	5505.98	0.971263604	0.077701088	A	2018 New
24-205-354-0007-00	120 W APPLE AVE	REP IPSA		PO Box 599	MUSKEGON	MI	49443	19602.00	3136.32	0.553251420	0.044260114	A	2018 New
24-205-354-0002-00	165 W MUSKEGON AVE	SUNRISE PROPERTIES LLC	18505	92ND AVE	COOPERSVILLE	MI	49404	16988.40	2718.14	0.479484564	0.038358765	A	2018 New
24-205-316-0018-00	546 W CLAY AVE	3M INVESTMENTS	565	W WESTERN AVE, STE B	MUSKEGON	MI	49440	7840.80	1254.53	0.221300568	0.017704045	A	2018 New
24-205-177-0001-00	4 W WEBSTER AVE	COREPARK INVESTMENTS LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	47916.00	7666.56	1.352392360	0.054095694	A	
24-205-177-0003-00	39 W CLAY AVE	COTAL SULEYMAN	390	W MUSKEGON AVE	MUSKEGON	MI	49440	4356.00	696.96	0.122944760	0.004917790	A	
24-205-186-0005-00	51 W WEBSTER AVE	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442	2739.00	438.24	0.077306175	0.003092247	A	
24-205-314-0001-00	471 W WESTERN AVE	LAKESHORE MUSEUM CENTER	430	W CLAY AVE	MUSKEGON	MI	49440	2024.00	323.84	0.057125848	0.002285034	A	
24-205-314-0002-00	479 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	10420.00	1667.20	0.294096510	0.011763860	A	
24-205-314-0003-00	479 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	22176.00	3548.16	0.625900596	0.025036024	A	
24-205-314-0005-00	495 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9504.00	1520.64	0.268243113	0.010729725	A	
24-205-314-0006-00	495 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9504.00	1520.64	0.268243113	0.010729725	A	
24-205-330-0003-00	163 W CLAY AVE	165 CLAY LLC	1042	TERRACE ST	MUSKEGON	MI	49442	5109.00	817.44	0.144197608	0.005767904	A	
24-234-000-0001-00	285 W WESTERN AVE	PARKLAND MUSKEGON INC	75	W WALTON AVE	MUSKEGON	MI	49440	11053.91	1768.63	0.311988134	0.012479525	A	
24-234-000-0002-00	255 W WESTERN AVE	CITY OF MUSKEGON						16080.98	2572.96	0.453873330	0.018154933	A	
24-234-000-0003-00	255 W WESTERN AVE	CITY OF MUSKEGON						13264.14	2122.26	0.374370181	0.014974807	A	
24-792-000-0001-00	316 MORRIS AVE	HINMAN LAKE LLC	750	TRADE CENTRE WAY STE 100	PORTAGE	MI	49002	239828.00	8000.00	6.768961411	0.270758456	A	CAP

Two Year List

24-233-000-0016-00	296 W CLAY AVE	HSD II LLC	272	W CLAY AVE	MUSKEGON	MI	49440	7564.06	1210.25	0.213489794	0.008539592	A	
24-205-318-0001-00	664 W CLAY AVE	MJ DOWNTOWN PROPERTIES LLC	5142	EVANSTON AVE	MUSKEGON	MI	49442	77614.00	4000.00	2.190595639	0.087623826	B	CAP
24-205-318-0008-00	650 W CLAY AVE	MJ DOWNTOWN PROPERTIES LLC	5142	EVANSTON AVE	MUSKEGON	MI	49442-4852	4800.00	384.00	0.135476320	0.005419053	B	
24-205-322-0007-00	1236 8TH ST	CMN ENTERPRISES LLC	18193	YUMA CT	SPRING LAKE	MI	49456	17424.00	1393.92	0.491779040	0.019671162	B	
24-205-316-0013-00	1150 7TH ST	1150 7TH ST LLC	280	NORTHLAND DR NE	ROCKFORD	MI	49341	14000.00	1120.00	<u>0.395139265</u>	0.015805571	B	
										100.000000000	4.000000000		
					Square footage assessed:			3543054.62	\$353,272.39				
									TOTAL 2-YEAR ASSESSMENT AMOUNT				
			Assessment amount										
			Class	Amt per s/f	Max cap x2								
			A	0.08	\$ 8,000.00								
			B	0.04	\$ 4,000.00								

BOARD OF ASSESSORS
Donna B. VanderVries
Debra Warren
Dan Rinsema-Sybenga

Three Year List

Properties highlighted in gray below were opposed to the BID

PARCEL NO.	PROPERTY ADDRESS	OWNER	NUMBER	STREET	CITY	STATE	ZIP	LOT SQ FEET	TOTAL ASSMT AMT FOR 3 YEARS	%_of_Assessed_ Properties	ass'mt based on sq ftage	CLASS	NOTES
24-205-186-0009-00	860 PINE ST	E J E PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	16045.00	3850.80	0.452857822	0.036228626	A	rec'd opposition via e-mail
24-205-186-0001-00	9 E WEBSTER AVE	EJE PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	44866.80	10768.03	1.266331028	0.101306482	A	2018 New-Billboard / rec'd opposition via email
24-205-186-0025-00	805 SPRING ST	EJE PROPERTIES LLC	14126	GREEN ST	GRAND HAVEN	MI	49417	6098.40	1463.62	0.172122664	0.013769813	A	2018 New / rec'd opposition via e-mail
24-205-332-0008-00	935 JEFFERSON ST	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	4183.00	1003.92	0.118061968	0.009444957	A	rec'd letter stating opposition
24-205-332-0007-00	156 W MUSKEGON AVE	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	3484.80	836.35	0.098355808	0.007868465	A	2018 New / Rec'd letter stating opposition
24-205-332-0006-00	164 W MUSKEGON AVE	HAIRITAGE PROPERTIES LLC	1768	BAYVIEW DR	MUSKEGON	MI	49441	8276.40	1986.34	0.233595044	0.018687604	A	2018 New / Rec'd letter stating opposition
24-205-176-0015-00	813 PINE ST	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	4554.00	1092.96	0.128533158	0.005141326	A	2018 New / Rec'd letter stating opposition
24-205-177-0007-00	820 PINE ST	NW MILL REAL ESTATE LLC	820	PINE ST	MUSKEGON	MI	49442	26136.00	6272.64	0.737668560	0.029506742	A	2018 New / Rec'd letter stating opposition
24-205-176-0013-00	821 PINE ST	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	1386.00	332.64	0.039118787	0.001564751	A	2018 New / Rec'd letter stating opposition
24-205-177-0004-00	43 W CLAY AVE	NW MILL REAL ESTATE LLC	820	PINE ST	MUSKEGON	MI	49442	8712.00	1045.44	0.245889520	0.009835581	B	2018 New / Rec'd letter stating opposition
24-205-176-0012-00	66 W WEBSTER AVE	NW AMERICA REAL ESTATE LLC	2648	E WHITE LAKE DR	TWIN LAKE	MI	49457	5676.00	1362.24	0.160200748	0.006408030	A	2018 New / Rec'd letter stating opposition
24-205-186-0019-00	12 E MUSKEGON AVE	PIGEON CREEK FURNITURE LLC	6460	MIDDLE LAKE RD	TWIN LAKE	MI	49457	8712.00	2090.88	0.245889520	0.019671162	A	2018 New / rec'd opposition via e-mail
24-205-332-0005-00	976 1st ST	GREEN BACS LLC	4121	OKEMOS RD STE 12	OKEMOS	MI	48864	9147.60	2195.42	0.258183996	0.020654720	A	2018 New / rec'd opposition via e-mail
24-205-555-0001-00	100 W WESTERN AVE	THEBO JOYCE M REV LIVING TRUST	45995	MEADOW CIRCLE E	MACOMB	MI	48044	16103.00	3864.72	0.454494828	0.036359586	A	2018 New / rec'd opposition via e-mail
24-205-321-0012-00	1237 8TH ST	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49440	13400.00	1608.00	0.378204726	0.030256378	B	rec'd opposition via e-mail
24-205-321-0001-00	665 W CLAY AVE	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49440	27720.00	6652.80	0.782375746	0.062590060	A	contig w/699 W Clay & 1237 8th but cap not met
24-205-321-0004-00	699 W CLAY AVE	WWG HOLDINGS LLC	665	W CLAY AVE	MUSKEGON	MI	49441	27580.00	3309.60	0.778424353	0.062273948	B	rec'd opposition via e-mail
24-205-322-0002-00	611 W CLAY AVE	MOORE BRENDA M	611	W CLAY AVE	MUSKEGON	MI	49440	9147.60	2195.42	0.258183996	0.020654720	A	opposed per phone call to M. Franzak
24-205-186-0015-00	866 PINE ST	SMITH ROGER W ET UX	948	WENDOVER BLVD	MUSKEGON	MI	49441	7440.00	1785.60	0.209988295	0.008399532	A	rec'd opposition via e-mail
24-205-186-0018-00	870 PINE ST	SMITH ROGER W ET UX	948	WENDOVER BLVD	MUSKEGON	MI	49441	2480.00	595.20	0.069996098	0.002799844	A	rec'd opposition via e-mail
24-205-354-0001-00	151 W MUSKEGON AVE	BURIS ROSE M TRUST	151	W MUSKEGON AVE	MUSKEGON	MI	49440	15246.00	3659.04	0.430306660	0.034424533	A	2018 New / Opposed at Commission meeting
24-205-556-0001-00	149 SHORELINE DR	HOT ROD HARLEY DAVIDSON	149	SHORELINE DR	MUSKEGON	MI	49440	296454.83	12000.00	8.367210269	0.669376822	A	CAP / He was in favor IF it was for a ONE year term
24-138-000-0104-00	297 W CLAY AVE 104	JANSKI LLC		PO BOX 1225	MUSKEGON	MI	49443	1261.26	302.70	0.035598096	0.002847848	A	
24-204-000-0000-00	333 W WESTERN AVE	NEW TREND INVESTMENTS LLC	8868	WATER ST	MONTAGUE	MI	49437	9280.54	2227.33	0.261936126	0.020954890	A	
24-205-174-0004-00	750 PINE ST	BOLEN DAVID L		PO BOX 113	ROTHBURY	MI	49452-0113	19140.00	4593.60	0.540211824	0.043216946	A	
24-205-174-0008-00	772 PINE ST	WITT LEE A TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	4224.00	1013.76	0.119219161	0.009537533	A	
24-205-174-0009-00	28 E CLAY AVE	WITT LEE A TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	49222.80	0.00	1.389275788	0.111142063	A	2018 New / Contiguous parcel, cap met on 67 W Western
24-205-174-0002-00	67 W WESTERN AVE	WITT LEE A CREDIT TRUST	1501	RUDDIMAN DR	MUSKEGON	MI	49445	50529.60	12000.00	1.426159216	0.114092737	A	2018 New / Contiguous parcel w/28 E Clay Ave
24-205-175-0001-00	111 W WESTERN AVE	J E REAL ESTATE CO LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	27142.00	6514.08	0.766062139	0.061284971	A	
24-205-175-0006-00	121 W WESTERN AVE	FIRST GENERAL CREDIT UNION	589	E ELLIS RD	MUSKEGON	MI	49441	16005.00	3841.20	0.451728853	0.036138308	A	
24-205-175-0010-00	790 TERRACE ST	DISSELKOEN JACK	3315	REAL STREET	HOUSTON	TX	77087	13719.00	3292.56	0.387208256	0.030976660	A	
24-205-175-0015-00	806 TERRACE ST	RIEGLER PROPERTIES LLC	808	TERRACE ST	MUSKEGON	MI	49440-1123	3780.00	907.20	0.106687602	0.008535008	A	
24-205-175-0016-00	820 TERRACE ST	CZM PROPERTIES LLC	700	TERRACE POINT RD #400	MUSKEGON	MI	49440	11616.00	2787.84	0.327852693	0.026228215	A	
24-205-175-0018-00	118 W CLAY AVE	VERIZON INC	401	MERRITT 7	NORWALK	CT	6851	17424.00	4181.76	0.491779040	0.039342323	A	
24-205-175-0020-00	98 W CLAY AVE	SEARER JAMES M	907	N SANDALWOOD CIR	MUSKEGON	MI	49441	1881.00	451.44	0.053089783	0.004247183	A	
24-205-175-0021-00	777 PINE ST	ELENBAAS HOLDINGS LLC	777	PINE ST	MUSKEGON	MI	49442	15576.00	3738.24	0.439620657	0.035169653	A	
24-205-176-0001-00	860 TERRACE ST	FRONTIER COMMUNICATIONS	407	MERRITT 7	NORWALK	CT	6851	82148.22	12000.00	2.318570522	0.185485642	A	CAP
24-205-176-0003-00	103 W CLAY AVE	NOORDYK WILLIAM TRUST	2700	KENOWA NW	GRAND RAPIDS	MI	49544	5874.00	1409.76	0.165789146	0.013263132	A	
24-205-176-0005-00	121 W CLAY AVE	JILLIAN & JORDAN LLC	675	RICHMOND NW	GRAND RAPIDS	MI	49504	4884.00	1172.16	0.137847155	0.011027772	A	
24-205-177-0005-00	794 PINE ST	COREPARK INVESTMENTS LLC	1985	E LAKETON AVE	MUSKEGON	MI	49442	22235.00	5336.40	0.627565826	0.050205266	A	
24-205-186-0006-00	830 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	1452.00	348.48	0.040981587	0.003278527	A	
24-205-186-0007-00	840 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	2904.00	696.96	0.081963173	0.006557054	A	
24-205-187-0001-00	833 PINE ST	JERVISS-FETHKE INSURANCE AGENCY INC	71	W WEBSTER AVE	MUSKEGON	MI	49440	3960.00	950.40	0.111767964	0.008941437	A	
24-205-187-0003-00	839 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	3960.00	950.40	0.111767964	0.008941437	A	
24-205-187-0005-00	845 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	3168.00	760.32	0.089414371	0.007153150	A	
24-205-187-0006-00	849 PINE ST	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442-3553	2436.00	584.64	0.068754232	0.005500339	A	

Three Year List

24-205-187-0007-00	71 W WEBSTER AVE	FETHKE KAREN J TRUST	1201	MILLS AVE	MUSKEGON	MI	49445	14700.00	3528.00	0.414896229	0.033191698	A	
24-205-187-0016-00	908 TERRACE ST	AUTHORITY BASE VALUE	888	TERRACE ST	MUSKEGON	MI	49440	1320.00	316.80	0.037255988	0.002980479	A	
24-205-188-0004-00	928 TERRACE ST	BK MUSKEGON PROPERTIES LLC	4220	EDISON LAKES PKWY	MISHAWAKA	IN	46545	46264.00	11103.36	1.305765927	0.104461274	A	
24-205-188-0011-00	944 TERRACE ST	1ST ASSURED PROPERTIES INC	2081	LETART AVE	MUSKEGON	MI	49441	4620.00	1108.80	0.130395958	0.010431677	A	
24-205-188-0012-00	952 TERRACE ST	SWIATEK TRUST	4778	RUSSELL RD	MUSKEGON	MI	49445	13860.00	3326.40	0.391187873	0.031295030	A	
24-205-188-0013-00	8 W WALTON AVE	8 W WALTON LLC	8	W WALTON AVE	MUSKEGON	MI	49440	9240.00	2217.60	0.260791915	0.020863353	A	ORIGINAL LIST-INCORRECT PARCEL #
24-205-189-0010-00	896 PINE ST	WILSON EUDORA B JR	8812	62ND AVE	COLLEGE PARK	MD	20740	3480.00	835.20	0.098220332	0.007857627	A	
24-205-313-0005-00	435/441 W WESTERN	PH HOLDING LLC		PO BOX 388	MUSKEGON	MI	49443	12904.00	3096.96	0.364205506	0.029136440	A	PARCEL # CHGD F/ ORIGINAL LIST
24-205-313-0006-00	451 W WESTERN AVE	COREPARK INVESTMENTS LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9240.00	2217.60	0.260791915	0.020863353	A	
24-205-314-0001-10	477 W WESTERN AVE	475 W WESTERN AVE LLC	1887	HOLTON RD STE D-279	MUSKEGON	MI	49445	1500.00	360.00	0.042336350	0.003386908	A	
24-205-315-0001-00	521 W WESTERN AVE	BABBITT E C/P R TRUST	4473	CHERRYWOOD CT	MUSKEGON	MI	49441	13860.00	3326.40	0.391187873	0.031295030	A	
24-205-315-0003-00	545 W WESTERN AVE	HERITAGE MEMORIAL GARDEN	4473	CHERRYWOOD COURT	MUSKEGON	MI	49441	13860.00	3326.40	0.391187873	0.031295030	A	
24-205-315-0004-00	555 W WESTERN AVE	INGALLS REAL ESTATE ACQ. LLC	555	W WESTERN AVE	MUSKEGON	MI	49440	11823.00	2837.52	0.333695110	0.026695609	A	
24-205-315-0005-00	561 W WESTERN AVE	MUSKEGON HERITAGE ASSOC	561	W WESTERN AVE	MUSKEGON	MI	49440	5487.00	1316.88	0.154866368	0.012389309	A	
24-205-315-0005-10	557 W WESTERN AVE	CBT ENTERPRISES LLC	1003	W MAIN ST	FREMONT	MI	49412	1185.00	284.40	0.033445716	0.002675657	A	
24-205-315-0006-00	563 W WESTERN AVE	3M INVESTMENTS LLC	565	W WESTERN AVE STE B	MUSKEGON	MI	49440	9235.00	2216.40	0.260650794	0.020852064	A	
24-205-316-0001-00	587 W WESTERN AVE	EBEE PROPERTIES LLC	1685	68TH ST SE	CALEDONIA	MI	49316	12320.00	2956.80	0.347722554	0.027817804	A	
24-205-316-0004-00	591 W WESTERN AVE	NORTH EAST BUSINESS ASSOC LLC	5691	17 MILE RD	CEDAR SPRINGS	MI	49319	3360.00	806.40	0.094833424	0.007586674	A	
24-205-316-0005-00	593 W WESTERN AVE	MUSKEGON LAKEVIEW CONDOS LLC	15877	LAKE AVE	GRAND HAVEN	MI	49417	10920.00	2620.80	0.308208627	0.024656690	A	
24-205-316-0007-00	605 W WESTERN AVE	WESTERN AVE LLC	605	W WESTERN AVE	MUSKEGON	MI	49440	3354.00	804.96	0.094664078	0.007573126	A	
24-205-316-0008-00	607 W WESTERN AVE	WESTERN AVE LLC	605	W WESTERN AVE	MUSKEGON	MI	49440	4486.00	1076.64	0.126613910	0.010129113	A	
24-205-316-0009-10	609 W WESTERN AVE	EMP LLC	16149	BAIRD CT	SPRING LAKE	MI	49456	2744.00	658.56	0.077447296	0.006195784	A	
24-205-317-0007-00	1208 8TH ST	JACOBSEN MICHAEL H TRUST	35	RESEARCH DR STE 300	ANN ARBOR	MI	48103	24222.00	5813.28	0.683647378	0.054691790	A	
24-205-317-0009-10	600 W CLAY AVE	MILL STREET GROUP LLC	35	RESEARCH DR STE 300	ANN ARBOR	MI	48103	2464.00	591.36	0.069544511	0.005563561	A	
24-205-318-0001-10	683 W WESTERN AVE	GRAND TRUNK LLC	1007	MOORINGS CT	N MUSKEGON	MI	49445	2254.00	540.96	0.063617422	0.005089394	A	
24-205-318-0003-00	1250 9TH ST	STRONG LEIGH JR/LINDA	2084	MARYLAND	MUSKEGON	MI	49441	21120.00	5068.80	0.596095806	0.047687664	A	
24-205-321-0007-00	1288 9TH ST	RELIABLE TOWING INC	1288	9TH ST	MUSKEGON	MI	49441	41758.00	10021.92	1.178587532	0.094287003	A	
24-205-322-0003-00	623 W CLAY AVE	REAL EQUITIES LLC	203	CUTLER ST	SPRING LAKE	MI	49456	18388.00	4413.12	0.518987201	0.041518976	A	
24-205-322-0005-00	639 W CLAY AVE	REAL EQUITIES LLC	203	CUTLER ST	SPRING LAKE	MI	49456	17424.00	4181.76	0.491779040	0.039342323	A	
24-205-323-0006-00	585 W CLAY AVE	J & J CORNER PROPERTIES LLC	585	W CLAY AVE	MUSKEGON	MI	49440	5247.00	1259.28	0.148092552	0.011847404	A	
24-205-329-0001-00	885 JEFFERSON ST	HENNESSY HOLDING LLC	1074	JEFFERSON ST	MUSKEGON	MI	49440	17325.60	4158.14	0.489001776	0.039120142	A	
24-205-330-0001-00	835 TERRACE ST	CIHAK CHARLES W/LINDA B	835	TERRACE ST	MUSKEGON	MI	49440	8392.00	2014.08	0.236857765	0.018948621	A	
24-205-330-0002-00	165 W CLAY AVE	165 CLAY LLC		PO BOX 809	MUSKEGON	MI	49443	4997.00	1199.28	0.141036494	0.011282919	A	
24-205-330-0004-00	173 W CLAY AVE	DOOM INVESTMENTS LLC	2034	LAKESHORE DR	MUSKEGON	MI	49441	6864.00	1647.36	0.193731137	0.015498491	A	
24-205-330-0008-00	896 JEFFERSON ST	896 JEFFERSON LLC		PO BOX 809	MUSKEGON	MI	49443	8976.00	2154.24	0.253340718	0.020267257	A	
24-205-330-0010-00	136 W WEBSTER AVE	136 WEBSTER LLC	648	MONROE AVE NW STE 101	GRAND RAPIDS	MI	49503	17424.00	4181.76	0.491779040	0.039342323	A	
24-205-331-0001-00	122 W MUSKEGON AVE	SQUARE TWO DEVELOPMENT LLC	950	28TH ST SE B-200	GRAND RAPIDS	MI	49508	42125.00	10110.00	1.188945826	0.095115666	A	
24-205-331-0001-10	877 TERRACE ST	FIFTH THIRD BANK	38	FOUNTAIN SQ PLAZA MD 10ATA1	CINCINNATI	OH	45263	58695.00	12000.00	1.656621370	0.132529710	A	CAP
24-205-333-0001-00	221 W WEBSTER AVE	HUNTINGTON BANK		P O BOX 182334	COLUMBUS	OH	43218-2334	92696.00	12000.00	2.616273525	0.209301882	A	CAP
24-205-351-0005-00	275 W MUSKEGON AVE	SPIRIT SPE PORTFOLIO CA C-STORES	1410	COMMONWEALTH DR STE 202	WILMINGTON	NC	28403	17424.00	4181.76	0.491779040	0.039342323	A	
24-205-351-0007-00	1100 3RD ST	VENTURE ONE MANAGEMENT LLC	1100	3RD ST	MUSKEGON	MI	49441	8712.00	2090.88	0.245889520	0.019671162	A	
24-205-365-0001-00	1144 3RD ST	MARTELL MANAGEMENT LLC	210	HODENPYL RD SE	GRAND RAPIDS	MI	49506	117612.00	12000.00	3.319508521	0.265560682	A	CAP
24-205-367-0001-00	1115 3RD ST	PIONEER RESOURCES INC	601	TERRACE ST #100	MUSKEGON	MI	49440	4356.00	1045.44	0.122944760	0.009835581	A	
24-205-367-0011-00	1141 3RD ST	AGUILAR LUIS	8726	S HUSTON	CHICAGO	IL	60617	2352.00	564.48	0.066383397	0.005310672	A	
24-205-367-0011-10	1147 3RD ST	1145 3RD STREET LLC		PO BOX 809	MUSKEGON	MI	49443	6228.00	1494.72	0.175780525	0.014062442	A	
24-205-367-0012-00	1137 3RD ST	LEMKE DELORES J/LEMKE KIM A	1137	3RD ST	MUSKEGON	MI	49441	4536.00	1088.64	0.128025122	0.010242010	A	
24-205-367-0013-00	1133 3RD ST	NAP DEVELOPMENT LLC	950	28TH ST SE B200	GRAND RAPIDS	MI	49508	4176.00	1002.24	0.117864398	0.009429152	A	
24-205-367-0014-00	1129 3RD ST	MJ PLACE LLC	3497	MACARTHUR RD	MUSKEGON	MI	49442	1386.00	332.64	0.039118787	0.003129503	A	
24-205-367-0015-00	1125 3RD ST	LINK BRAD D	1125	3RD ST	MUSKEGON	MI	49441	5805.00	1393.20	0.163841674	0.013107334	A	

Three Year List

24-205-367-0016-00	1121 3RD ST	SQUARE TWO DEVELOPMENT	950	28TH ST SE B200	GRAND RAPIDS	MI	49508	1584.00	380.16	0.044707185	0.003576575	A	
24-205-379-0001-00	1157 3RD ST	S & R KADO LLC	2513	VISTA POINT CT NW	GRAND RAPIDS	MI	49534	17424.00	4181.76	0.491779040	0.039342323	A	
24-205-379-0011-00	1185 3RD ST	INTNATL. AUTO GROUP LLC	1185	3RD ST	MUSKEGON	MI	49441	17820.00	4276.80	0.502955836	0.040236467	A	
24-205-562-0001-00	715 TERRACE ST	MOKA CORPORATION	715	TERRACE ST	MUSKEGON	MI	49440	93218.40	12000.00	2.631017864	0.210481429	A	CAP
24-205-563-0006-00	902 3RD ST	HUME PROPERTIES LLC	900	3RD ST STE 302	MUSKEGON	MI	49440	56437.31	12000.00	1.592899801	0.127431984	A	CAP
24-205-563-0008-10	372 MORRIS AVE	MORRIS ST LLC	425	W WESTERN AVE SUITE 200	MUSKEGON	MI	49440	313632.00	12000.00	8.852022722	0.708161818	A	CAP
24-205-563-0008-11	340 MORRIS AVE	MUSKEGON GSA LLC	6641	WEST BROAD ST STE 101	RICHMOND	VA	23230	47579.91	11419.18	1.342906478	0.107432518	A	
24-205-566-0013-00	442 W WESTERN AVE	G & Z PROPERTIES LLC	442	W WESTERN AVE	MUSKEGON	MI	49440	2741.20	657.89	0.077368268	0.006189461	A	
24-205-566-0014-00	446 W WESTERN AVE	446 W WESTERN AVE LLC	446	W WESTERN AVE	MUSKEGON	MI	49440	4168.60	1000.46	0.117655539	0.009412443	A	
24-205-567-0001-10	450 W WESTERN AVE	450 W WESTERN LLC	4880	RAMBLING CREEK DR	MUSKEGON	MI	49441	7858.22	1885.97	0.221792234	0.017743379	A	
24-205-567-0001-20	490 W WESTERN AVE	PORT CITY CIO BLDG	490	W WESTERN AVE	MUSKEGON	MI	49440	7195.14	1726.83	0.203077310	0.016246185	A	
24-205-567-0001-40	500 W WESTERN AVE	500 WEST WESTERN AVE LLC		PO BOX 1051	MATTHEWS	NC	28106	9448.16	2267.56	0.266667072	0.021333366	A	
24-233-000-0001-00	387 MORRIS AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	24572.00	5897.28	0.693525859	0.055482069	A	
24-233-000-0002-00	401 MORRIS AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	24571.79	5897.23	0.693519932	0.055481595	A	
24-233-000-0004-00	360 W WESTERN AVE	RUSSELL BLOCK DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	7805.11	1873.23	0.220293245	0.017623460	A	
24-233-000-0005-00	356 W WESTERN AVE	CENTURY CLUB DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	5581.67	1339.60	0.157538356	0.012603068	A	
24-233-000-0006-00	350 W WESTERN AVE	BLIND PIG PROPERTIES LLC	800	FIRST ST #357	MUSKEGON	MI	49443	4889.49	1173.48	0.138002106	0.011040168	A	
24-233-000-0007-00	351 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	21714.00	5211.36	0.612861001	0.049028880	A	
24-233-000-0008-00	379 W WESTERN AVE	SIDOCK PROPERTIES LLC	42650	GRAND RIVER AVE	NOVI	MI	48374	22542.00	5410.08	0.636230666	0.050898453	A	
24-233-000-0012-00	325 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	7945.21	1906.85	0.224247460	0.017939797	A	
24-233-000-0013-00	307 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	16477.87	3954.69	0.465075246	0.037206020	A	
24-233-000-0014-00	299 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	8223.06	1973.53	0.232089563	0.018567165	A	
24-233-000-0015-00	295 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	8213.94	1971.35	0.231832158	0.018546573	A	
24-233-000-0024-00	292 W WESTERN AVE	DOWNTOWN MUSKEGON DEV CO	425	W WESTERN AVE STE 200	MUSKEGON	MI	49440	42503.25	10200.78	1.199621642	0.095969731	A	
24-233-000-0025-00	376 W WESTERN AVE	RUSSELL BLOCK DEV LLC		PO BOX 732	MUSKEGON	MI	49443-0732	3172.95	761.51	0.089554081	0.007164326	A	
24-432-000-0001-00	380 W WESTERN AVE	MUSKEGON CHAMBER BLDG LLC	300	WASHINGTON AVE STE 200	GRAND HAVEN	MI	49417	15289.80	3669.55	0.431542881	0.034523431	A	
24-485-000-0000-00	878 JEFFERSON ST	JEFFERSON PROF CONDOMINIUM	878	JEFFERSON ST	MUSKEGON	MI	49440	36432.00	8743.68	1.028265266	0.082261221	A	
24-605-000-0001-00	939 3RD ST	PARKLAND ACQ. LLC (2/3 INT)	75	W WALTON	MUSKEGON	MI	49440	67884.00	12000.00	1.915973850	0.153277908	A	CAP / contiguous w/955 3rd St & 428 W Western
24-205-567-0001-50	955 3RD ST	PARKLAND ACQUISITION LLC	75	W WALTON AVE STE 1	MUSKEGON	MI	49440	69696.00	0.00	1.967116160	0.157369293	A	contiguous parcel w/939 3rd & 428 W Western
24-205-566-0009-00	428 W WESTERN AVE	PARKLAND HUDSONVILLE LLC	75	W WALTON AVE #A	MUSKEGON	MI	49440	11648.00	0.00	0.328755869	0.026300470	A	contiguous parcel w/939 & 955 3rd St
24-792-000-0001-00	316 MORRIS AVE	HINMAN LAKE LLC	750	TRADE CENTRE WAY STE 100	PORTAGE	MI	49002	239828.00	12000.00	6.768961411	0.541516913	A	CAP
24-205-189-0005-00	11 E MUSKEGON AVE	ADMIRAL REAL ESTATE LLC	785	W RANDALL ST	COOPERSVILLE	MI	49404	21344.40	5122.66	0.602429324	0.048194346	A	2018 New
24-205-189-0001-00	45 E MUSKEGON AVE	LAKETON PROPERTIES LLC	45	E MUSKEGON AVE	MUSKEGON	MI	49440	34412.40	8258.98	0.971263604	0.077701088	A	2018 New
24-205-354-0007-00	120 W APPLE AVE	REP IPSA		PO Box 599	MUSKEGON	MI	49443	19602.00	4704.48	0.553251420	0.044260114	A	2018 New
24-205-354-0002-00	165 W MUSKEGON AVE	SUNRISE PROPERTIES LLC	18505	92ND AVE	COOPERSVILLE	MI	49404	16988.40	4077.22	0.479484564	0.038358765	A	2018 New
24-205-316-0018-00	546 W CLAY AVE	3M INVESTMENTS	565	W WESTERN AVE, STE B	MUSKEGON	MI	49440	7840.80	1881.79	0.221300568	0.017704045	A	2018 New
24-205-177-0001-00	4 W WEBSTER AVE	COREPARK INVESTMENTS LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	47916.00	11499.84	1.352392360	0.054095694	A	
24-205-177-0003-00	39 W CLAY AVE	COTAL SULEYMAN	390	W MUSKEGON AVE	MUSKEGON	MI	49440	4356.00	1045.44	0.122944760	0.004917790	A	
24-205-186-0005-00	51 W WEBSTER AVE	GILL EASTER JONES	1215	SPRING ST	MUSKEGON	MI	49442	2739.00	657.36	0.077306175	0.003092247	A	
24-205-314-0001-00	471 W WESTERN AVE	LAKESHORE MUSEUM CENTER	430	W CLAY AVE	MUSKEGON	MI	49440	2024.00	485.76	0.057125848	0.002285034	A	
24-205-314-0002-00	479 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	10420.00	2500.80	0.294096510	0.011763860	A	
24-205-314-0003-00	479 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	22176.00	5322.24	0.625900596	0.025036024	A	
24-205-314-0005-00	495 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9504.00	2280.96	0.268243113	0.010729725	A	
24-205-314-0006-00	495 W WESTERN AVE	CITIPARC LLC	111	W WESTERN AVE	MUSKEGON	MI	49442	9504.00	2280.96	0.268243113	0.010729725	A	
24-205-330-0003-00	163 W CLAY AVE	165 CLAY LLC	1042	TERRACE ST	MUSKEGON	MI	49442	5109.00	1226.16	0.144197608	0.005767904	A	
24-234-000-0001-00	285 W WESTERN AVE	PARKLAND MUSKEGON INC	75	W WALTON AVE	MUSKEGON	MI	49440	11053.91	2652.94	0.311988134	0.012479525	A	
24-234-000-0002-00	255 W WESTERN AVE	CITY OF MUSKEGON						16080.98	3859.44	0.453873330	0.018154933	A	
24-234-000-0003-00	255 W WESTERN AVE	CITY OF MUSKEGON						13264.14	3183.39	0.374370181	0.014974807	A	
24-792-000-0001-00	316 MORRIS AVE	HINMAN LAKE LLC	750	TRADE CENTRE WAY STE 100	PORTAGE	MI	49002	239828.00	12000.00	6.768961411	0.270758456	A	CAP

Three Year List

24-233-000-0016-00	296 W CLAY AVE	HSD II LLC	272	W CLAY AVE	MUSKEGON	MI	49440	7564.06	1815.37	0.213489794	0.008539592	A	
24-205-318-0001-00	664 W CLAY AVE	MJ DOWNTOWN PROPERTIES LLC	5142	EVANSTON AVE	MUSKEGON	MI	49442	77614.00	6000.00	2.190595639	0.087623826	B	CAP
24-205-318-0008-00	650 W CLAY AVE	MJ DOWNTOWN PROPERTIES LLC	5142	EVANSTON AVE	MUSKEGON	MI	49442-4852	4800.00	576.00	0.135476320	0.005419053	B	
24-205-322-0007-00	1236 8TH ST	CMN ENTERPRISES LLC	18193	YUMA CT	SPRING LAKE	MI	49456	17424.00	2090.88	0.491779040	0.019671162	B	
24-205-316-0013-00	1150 7TH ST	1150 7TH ST LLC	280	NORTHLAND DR NE	ROCKFORD	MI	49341	14000.00	1680.00	<u>0.395139265</u>	0.015805571	B	
										100.000000000	4.000000000		
					Square footage assessed:			3543054.62	\$ 529,908.59				
									TOTAL 3-YEAR ASSESSMENT AMOUNT				
			Assessment amount										
			Class	Amt per s/f	Max cap x3								
			A	0.08	\$ 12,000.00								
			B	0.04	\$ 6,000.00								

BOARD OF ASSESSORS
Donna B. VanderVries
Debra Warren
Dan Rinsema-Sybenga

COMMISSION MEETING DATE: October 24, 2017

TO: Honorable Mayor and Commissioners

FROM: Jeffrey Lewis, Director of Public Safety

RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish.
Dangerous Building Case #: EN1714839 – 1386 Ransom St

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 **1386 Ransom St** 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 or staff may issue infraction tickets to the owner, agent or responsible party if they do not demolish the structure.

Location and ownership: This structure is located on Ransom Street between McLaughlin Ave and Irwin Ave in the McLaughlin Neighborhood. The structure is owned by Harbour Portfolio VII LP, 8214 Winchester STE 635, Dallas TX 75225.

Staff Correspondence: The “notice & order to repair” was sent on 09/01/2017. A “10 day notice” was sent on 09/22/2017 for the October 5, 2017 HBA hearing. On October 5, 2017 the HBA declared the structure substandard and dangerous.

Financial Impact: General Funds

Budget action required: None

State Equalized value: \$12,700

Estimated cost to repair: \$23,900

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish all structures on the property

Owner Contact: We received no contact or correspondence from the owner

Permits obtained: None

DANGEROUS BUILDING INSPECTION

Enforcement # EN1714839

Property Address: 1386 RANSOM ST

Parcel # 24-205-266-0001-00

Date completed: September 1, 2017

DEFICIENCIES:

1. Many entry doors are damaged, missing and boarded
2. Siding is rotted, missing, has holes, and needs to be stained or painted
3. Roofing has deteriorated, shingles are missing and there are holes visible in the roof
4. Foundation under bay window has collapsed
5. Foundation has holes, uncovered openings and peeling paint
6. Many windows are rotted, have peeling paint, missing glazing, are cracked or missing and boarded
7. Dryer vents are missing

Note: This is a two unit rental dwelling and both units are currently vacant.

This depicts an “exterior only” inspection

Based upon my recent inspection of the above property I determined that the structure meets the definition of a Dangerous Building and/or Substandard Building as set forth in Section 10-61 of the Muskegon City Code.

If you disagree with the decision of the City Commission, you have the right to file a petition for superintending control in the Circuit Court for the County of Muskegon within 21 days after the City Commission concurs.

PHOTOS OF 1386 Ransom Street





COMMISSION MEETING DATE: October 24, 2017

TO: Honorable Mayor and Commissioners

FROM: Jeffrey Lewis, Director of Public Safety

RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: EN1714243 – 312 Jackson 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 **312 Jackson Ave** 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 or staff may issue infraction tickets to the owner, agent or responsible party if they do not demolish the structure.

Location and ownership: This structure is located on Jackson Ave between Yuba Street and Erickson Street in the Jackson Hill Neighborhood. The property is owned by Henry Burt, 3009 Mona St, Muskegon Hts, MI 49444

Staff Correspondence: A “notice to repair” was sent on 08/04/2017. A “final notice to repair” was sent on 08/18/2017. The “Notice & Order to repair” was sent on 09/01/2017. A “10 day notice” was sent on 09/22/2017 for the October 5, 2017 HBA hearing. On October 5, 2017 the HBA declared the structure substandard and dangerous.

Financial Impact: General Funds

Budget action required: None

State Equalized value: \$23,600

Estimated cost to repair: \$17,900

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish all structures on the property

Owner Contact: On 08/23/2017, the owner contacted the inspections department and said he wanted to convert the home into a single family home from a three unit rental dwelling. The owner was given direction to provide a written plan and time table to complete the necessary repairs. No further contact from the owner.

Permits obtained: An electrical permit was issued on 10/03/2016 to re-wire the home. The permit was never cleared or closed.

DANGEROUS BUILDING INSPECTION

Enforcement # EN1714243

Property Address: 312 JACKSON AVE

Parcel # 24-205-141-0009-00

Date completed: September 1, 2018

DEFICENCIES:

NOTE: Structure was damaged by fire in September of 2016.

- 1. Windows: Many windows are broken, cracked, missing, missing glazing, peeling paint, and boarded.**
- 2. Siding: Vinyl siding is missing or not complete and fire damaged on the west side of home.**
- 3. Foundation: Several areas of the foundation having missing blocks, cracks, holes and peeling paint.**
- 4. Side entry door has been damaged from the fire and must be replaced**
- 5. Front entry steps: Handrail required on both sides of the steps**
- 6. Front Deck: Railings are not complete. Opening cannot exceed 4"**
- 7. Side Entry Steps: Steps are missing, hand railings are not complete & loose, fire damaged steps & railings must be replaced**
- 8. Electrical service has been disconnected and meter is missing**
- 9. Fireplace chimney in yard must be repaired or removed**

NOTE: This depicts an exterior only inspection

Based upon my recent inspection of the above property I determined that the structure meets the definition of a Dangerous Building and/or Substandard Building as set forth in Section 10-61 of the Muskegon City Code.

If you disagree with the decision of the City Commission, you have the right to file a petition for superintending control in the Circuit Court for the County of Muskegon within 21 days after the City Commission concurs.

PHOTOS of 312 Jackson Ave







COMMISSION MEETING DATE: October 24, 2017

TO: Honorable Mayor and Commissioners

FROM: Jeffrey Lewis, Director of Public Safety

RE: Concurrence with the Housing Board of Appeals Notice and Order to Demolish. Dangerous Building Case #: EN1714663 – 1772 5th Street

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 1772 5th St 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 or staff may issue infraction tickets to the owner, agent or responsible party if they do not demolish the structure.

Location and ownership: This structure is located on 5th Street between West Laketon Ave and West Larch Ave in the Nelson Neighborhood. The structure is owned by Santiago & Marisol Godoy, 2445 Maffett St, Muskegon Hts, MI 49444.

Staff Correspondence: The “notice & order to repair” was sent on 09/05/2017. A “10 day notice” was sent on 09/25/2017 for the October 5, 2017 HBA hearing. On October 5, 2017 the HBA declared the structure substandard and dangerous.

Financial Impact: General Funds

Budget action required: None

State Equalized value: \$18,300

Estimated cost to repair: \$14,300

Staff Recommendation: To concur with the Housing Board of Appeals decision to demolish all structures on the property

Owner Contact: No contact with the owner.

Permits obtained: None

DANGEROUS BUILDING INSPECTION

Enforcement # EN1714663

Property Address: 1772 5TH ST

Parcel # 24-205-463-0003-00

Date completed: August 18, 2017

DEFICIENCIES:

- 1) Roof has holes, rotted and collapsed and must be repaired/replaced***
 - 2) Rear porch has collapsed***
 - 3) Many windows are boarded and must be repaired or replaced***
 - 4) Front Porch handrails are rotted and must be replaced***
 - 5) Garage roof is rotted and must be replaced***
 - 6) Foundation blocks are missing and must be replaced. Foundation cracks must be filled***
 - 7) Door(s) are rotted, missing or boarded. Repair or replace doors***
 - 8) Fascia & soffits are rotted or missing***
- NOTE: Violations depict an exterior only inspection***

Based upon my recent inspection of the above property I determined that the structure meets the definition of a Dangerous Building and/or Substandard Building as set forth in Section 10-61 of the Muskegon City Code.

If you disagree with the decision of the City Commission, you have the right to file a petition for superintending control in the Circuit Court for the County of Muskegon within 21 days after the City Commission concurs.

PHOTOS of 1772 5th St







Date: October 18, 2017
To: Honorable Mayor and City Commissioners
From: Ann Marie Meisch, City Clerk
**RE: Local Officers Compensation Commission
Recommendation**

SUMMARY OF REQUEST: The City of Muskegon's Local Officers Compensation Commission met on October 9, 2017 and are recommending salary increases and travel budget increases for the Mayor and City Commissioners.

FINANCIAL IMPACT: None.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: No action is required unless City Commission rejects the Committee Recommendation.

COMMITTEE RECOMMENDATION: The Local Officer's Compensation Commission recommends increasing the Mayor's salary by \$300 to \$8,100 and the City Commission's salary by \$200 to \$6,500 in addition to increasing the Mayor's Training, Education and Travel budget by \$500\4 and the City Commission's Training, Education and Travel budget by \$250.

AGENDA ITEM NO. _____
CITY COMMISSION MEETING _____

TO: Honorable Mayor and City Commissioners

FROM: Frank Peterson, City Manager

DATE: October 19, 2017

RE: Cooling Towers – LC Walker Arena

SUMMARY OF REQUEST:

The cooling towers at the LC Walker Arena. Have required significant repairs over the past three hockey seasons. Additional significant repairs are again required to address a large coolant leak. Staff would rather replace the system, which is more than 20 years old. Three bids were received, with the lowest coming from Refrigeration Concepts, Inc. of Comstock Park. RCI is the low bidder and has serviced these units regularly.

FINANCIAL IMPACT:

\$49,260 expense to the Public Improvement Fund

BUDGET ACTION REQUIRED:

None at this time.

STAFF RECOMMENDATION:

Authorize City Manager to accept the bid from Refrigeration Concepts, Inc. in the amount of \$49,260 to replace the cooling towers at the LC Walker Arena.

COMMITTEE RECOMMENDATION:



October 19, 2017

LC WALKER ARENA
ATTN: Mr. Neil Hawryliw
470 W. Western Ave.
Muskegon, MI, 49441
Phone: 231-724-5225
Email: nhawryliw@walkerarena.com

Re: Cooling Tower Replacement – Proposal#101917-IJP

Dear Neil:

We offer the following proposal for your consideration:

Included:

- Provide and install two new Marley cooling towers with equal capacity.
- Removal of old Marley cooling towers.
- Reconnect piping to new cooling towers.
- New electrical including disconnects from existing disconnect box to electrical connection to the tower.
- Repair cooling tower pipe support that is broke and will need to be repaired before removal.
- Crane.
- Start up.
- Work is to be done during our normal working hours.

Not Included:

- Any chemical treatment.
- Temperature control work.
- Replacement of any valves.
- Roof work of any kind.
- Steel work.
- Certified drawings.
- Overtime.

Your Investment: \$73,251.13

Note: If an item is not specifically mentioned in our scope of work listed above, it is not included. This proposal is valid for 30 days. We require 50% down payment prior to ordering materials. Progress payments are due within 30 days of invoice. A finance charge of 1.5% per month will be added to all late invoices.

375 Bayou Ave Muskegon, MI 49442
Phone 231-725-2777 Fax 231-725-8377 www.lasckoservices.com

PROPOSAL



October 18, 2017

Sent via email
nhawryliw@walkerarea.com

Neil Hawryliw
Arena General Manager
L.C. Walker Arena
Muskegon, MI 49440

Re: Cooling Tower Replacement
Ref: Monarch Quotation: 217-250

Dear Mr. Hawryliw,

We thank you for this inquiry and are pleased to submit our quotation for cooling tower repairs. We propose to furnish the necessary labor; tools, and equipment to replace (2) cooling towers.

Lump Sum Price.....\$54,763.00

Work Clarifications:

- Provide and install (2) cooling towers; lead time from order of 6-7 weeks (may be able to get them sooner once a P.O. is issued)
- Replace any 8" on the outlet side of the tower that is no longer good material
- Cooling towers will be replaced (1) at a time. 2 day replacement per tower
- Electrical will replace (2) disconnects and the conduit feeding them
- All rigging for installation
- Monarch to provide consumables
- Project was bid for straight time; no premium time included
- Any additional work will be performed with Monarch standard T&M rates

Proposal Clarifications

- This Proposal is valid for 30 days.
- Payment terms net 30, a 2% finance charge per month is added to late payments.
- This proposal replaces any previous revisions to the same proposal.
- Does not include lead paint abatement, asbestos abatement or hazardous material testing/handling.
- Does not include electrical work, this is to be performed by plant electricians or third party agency with the proper certifications.
- Does not take into consideration lost production days due to hazardous weather
- Does not include an allowance for delays caused by operations

www.monarchwelding.com



Refrigeration Concepts Inc.

5959 Comstock Park Rd.
Comstock Park, MI 49321
Office (616)785-7335
Fax (616)785-7269
www.rcicold.com

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10/18/2017

Mr. Neil Hawryliw
L.C. Walker Arena
470 West Western Ave.
Muskegon, MI 49440

Rink Tower Replacement 2017

Neil,

In accordance with your recent request we would like to offer this quote to install two new cooling towers to serve the ice rink condenser needs.

Scope:

RCI will provide parts and labor to accomplish the following tasks;

- Remove the existing cooling towers and piping.
 - Piping will be removed to the tee on the lower connections and to the main on the top.
 - Old equipment will be taken to recycling.
- Two new towers will be set in place of the removed equipment.
 - (2) BAC Model FXT-130 cooling towers
 - Steel will be added to the existing framework as required to fit the new towers.
 - Capacity 440 USGPM of water from 95 F to 85 F at 76 F entering wet bulb.
 - One (1) 7.5 HP fan motor(s): Totally Enclosed, Fan Cooled (TEFC), 1 Speed/1 Winding
 - Premium Efficiency (Inverter Duty), suitable for 460 volt, 3 phase, 60 hertz electrical service and Space Heater. Drives are based on 0 inches ESP.
- Piping will be re-connected;
 - Four butterfly valves will be replaced.
 - Supply piping will be replaced to include a new 8" tee, and full 8" pipe from the feed to each tower.
- Electrical will be re-connected to the new towers.
 - Note: existing disconnects will be used, only flexible conduit and wiring connecting motor and disconnect will be replaced.
- Units will be started and operationally checked.

Total \$49,260.00

This work is quoted as standard weekday rates.

Excluded: 1. Tax

Terms

This price is good for 30 days. RCI standard terms and conditions apply. In the event that any of the workmanship or materials provided by Refrigeration Concepts, Inc. under the terms of this contract shall be defective for reasons caused solely by Refrigeration Concepts Inc., and not by improper or inadequate design by others, normal wear and tear, Routine maintenance or lack of maintenance, misuse or abuse, or for other reasons not solely caused by Refrigeration Concepts, Inc. Refrigeration Concepts, Inc. shall, for a period of (90) ninety days following the last installation of materials claimed as defective or providing of workmanship claimed as defective, at the sole discretion of Refrigeration Concepts, Inc., repair or replace said materials. Notwithstanding any other language to the contrary, this is the sole, exclusive and limited warranty under the terms of this contract.

We appreciate the opportunity to bid this work.

William Little

Refrigeration Concepts Inc.
Office Direct (616)988-0632
Mobile (616)813-3696
bill@rcicold.com



Industrial Process Refrigeration • Consulting • Installation • Service • Complete Custom Packaged Manufacturing
Specializing in the Food & Beverage Industry