



AGENDA 11e

DATE 7-2-19

Internal Memo

June 26, 2019

Council Meeting of July 2, 2019

Subject: Sale of City-Owned Property at
1423 Yarmouth Avenue

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

Staff has received an offer from Gary Smith, 116 Lakeshore Blvd., to purchase the City-owned lot at 1423 Yarmouth Avenue in the amount of \$3,000. Mr. Smith has submitted the proper forms and a \$500 good faith deposit.

Selling this property will place it back on the tax roll and provide future revenue. The sale of this property will also eliminate the maintenance costs associated with City ownership. Further, Mr. Smith is a licensed builder and he intends to construct a single-family home on the property.

Attached for the City Council's consideration is a resolution accepting the offer and authorizing the Mayor and City Clerk to execute a purchase agreement acceptable to the City Attorney.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Mark C. Meyers". The signature is stylized and includes a horizontal line at the end.

Mark C. Meyers
City Administrator

ADC/
Attachment

RESOLUTION

WHEREAS, an offer has been received for the sale of City-owned parcel #61-27-690-000-0024-00 located at 1423 Yarmouth Avenue;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norton Shores hereby accepts the offer from Gary Smith, 116 Lakeshore Blvd, in the amount of \$3,000 for the purchase of 1423 Yarmouth Avenue and the Mayor and City Clerk are hereby authorized to execute a purchase agreement acceptable to the City Attorney.

At a regular meeting of the City Council of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 2nd day of July 2019, the foregoing resolution was moved for adoption by Council Member _____. The motion was supported by Council Member _____.

Ayes:

Nays:

Shelly Stibitz, City Clerk



Internal Memo

June 26, 2019

TO: Mark C. Meyers, City Administrator

FROM: Anthony Chandler, Director of Administrative Services *AC*

SUBJECT: Sale of City owned property – 1423 Yarmouth Avenue

The City currently owns several properties that are zoned residential. The City acquired most of these properties via foreclosure due to delinquent tax payments. The properties have been marketed for sale on a continual basis in an effort to get them privately owned and back on the tax roll.

Gary Smith, 116 Lakeshore Blvd. has submitted an offer to purchase the property located at 1423 Yarmouth Avenue in the amount of \$3,000. Ms. Smith has completed the necessary paperwork and has provided the \$500 good faith payment. It should be noted that Mr. Smith is a licensed builder and plans to construct a single-family dwelling on the property (please see attached).

Staff recommends that the City Council accept the offer from Gary Smith to purchase the property at 1423 Yarmouth Avenue in the amount of \$3,000. I am able to discuss this with you if you have any questions or concerns with the offer.

OFFER TO PURCHASE CITY-OWNED PROPERTY

CITY OF NORTON SHORES

Property Address: 1423 YARMOUTH NORTON SHORES

OFFER

\$ 3,000⁰⁰

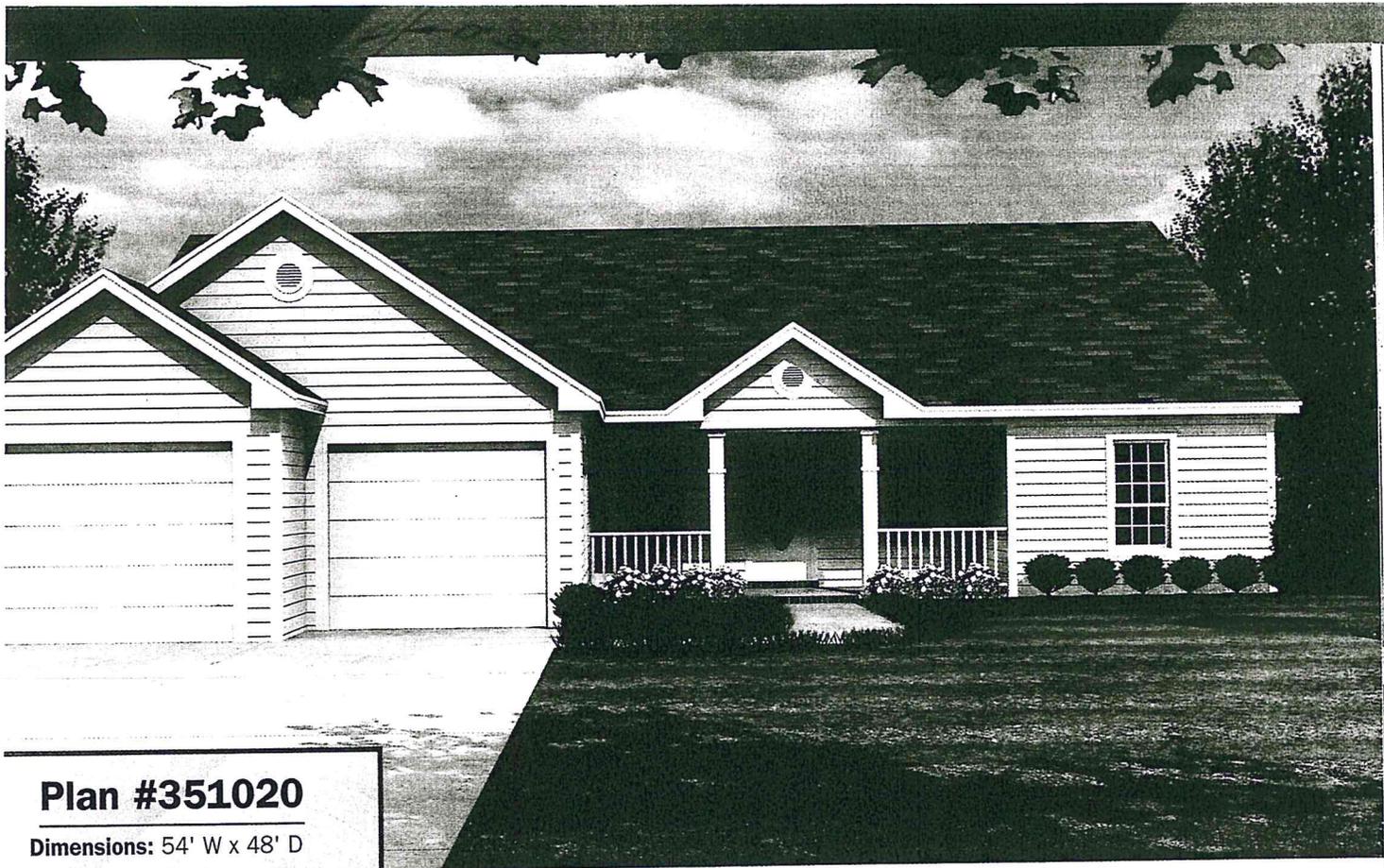
Name GARY D. SMITH
(print name)

Signature 

Address 116 LAKE SHORE BLVD.
NORTON SHORES

Telephone: 231-730-0956

ENCLOSED \$500⁰⁰ Cash
Earnest Money



Plan #351020

Dimensions: 54' W x 48' D

Levels: 1

Square Footage: 1,488

Bedrooms: 3

Bathrooms: 2

Foundation: Basement

Materials List Available: Yes

Price Category: D



Images provided by designer/architect.

is a lot of house for its size and is an excellent example of the popular split room layout.

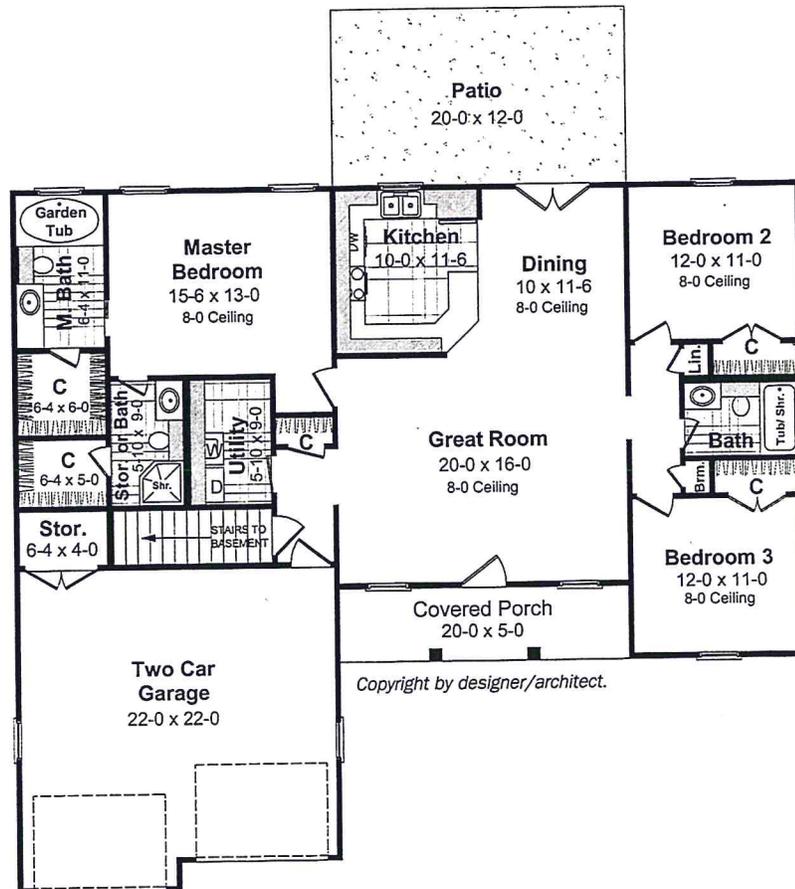
Features:

Eat Room: This large room is open to the dining room.

Kitchen: This fully equipped kitchen has a peninsula counter and is open into the dining room.

Master Suite: This private area, located on the rear side of the home from the secondary bedrooms, features large walk-in closets and bath areas.

Bedrooms: The two secondary bedrooms have large closets and share a hall bathroom.



Copyright by designer/architect.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Status															
COUNTY OF MUSKEGON	CITY OF NORTON SHORES	0	12/02/2009	QC	OTHER	3831/190	DOC	COMPLETE															
GONZALEZ RUBEN	COUNTY OF MUSKEGON	0	02/09/2009	OT	OTHER	3808/539	DOC	COMPLETE															
COUNTY OF MUSKEGON TREASUR	GONZALEZ RUBEN	0	08/07/2007	OT	OTHER	3751/573	DOC	COMPLETE															
GONZALEZ RUBEN	COUNTY OF MUSKEGON TREASUR	0	04/02/2007	OT	SHERIFF'S DEED	3742/996	DOC	COMPLETE															
Property Address		Class: 703 EXEMPT COUNTY Zoning: R-1 Building Permit(s)																					
1423 YARMOUPTH AVE		School: MUSKEGON SCHOOLS																					
Owner's Name/Address		P.R.E. 0%																					
CITY OF NORTON SHORES		MAP #: 27-16-04-277-002																					
4814 HENRY ST		2019 Est TCV 0																					
MUSKEGON MI 49441		Land Value Estimates for Land Table R5.R005.05 SEC 4 NE COR SEC 8																					
Tax Description		Improved	X	Vacant																			
CITY OF NORTON SHORES		Public Improvements																					
OAKDALE		Dirt Road																					
LOT 24 & W 1/2 OF LOT 25		Gravel Road																					
Comments/Influences		Paved Road																					
		Storm Sewer																					
		Sidewalk																					
		Water																					
		Sewer																					
		Electric																					
		Gas																					
		Curb																					
		Street Lights																					
		Standard Utilities																					
		Underground Utilis.																					
		Topography of Site																					
		Level																					
		Rolling																					
		Low																					
		High																					
		Landscaped																					
		Swamp																					
		Wooded																					
		Pond																					
		Waterfront																					
		Ravine																					
		Wetland																					
		Flood Plain																					
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		MM		11/14/2008		INSPECTED		2019		EXEMPT		EXEMPT		EXEMPT		EXEMPT				EXEMPT		EXEMPT	
		END		12/07/2001		DATA ENTER		2018		EXEMPT		EXEMPT		EXEMPT		EXEMPT				EXEMPT		EXEMPT	
				05/16/1991		INSPECTED		2017		0		0		0		0				0		0	
								2016		0		0		0		0				0		0	

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Norton Shores, County of Muskegon, Michigan

*** Information herein deemed reliable but not guaranteed***

Yarmouth Ave

67.00'	33.50'
LOT 24	W 1/2 LOT 25
13400.00 S.F.	6700.00 S.F.
200.00'	200.00'



Sketch by Rex Hobbs

*** Information herein deemed reliable but not guaranteed***