






“Service Above Self”

Muskegon Rotary in Motion

<http://www.muskegonrotary.org>



2014-2015 Distinguished Service Citation
Awarded to the Rotary Club of Muskegon
For their Consistently Outstanding Club Newsletter



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Muskegon Rotary Club

Club 16 (2809) – District 6290, Chartered May 1, 1916

Next Mtg—August 25, 2022, 12-1:30pm

The Lake House - Hybrid

ReWine Sat Club – Next mtg 9/1/22 5:15 pm

Location TBA



Jeff Lewis, Director
Marty Sytsema, Director
Asaline Scott, Director
David Ramos, Director
Marty Gerencer, Director
Jackie Farrar, RIM Reporter
Lori Weiler, RIM Editor



THE FOUR WAY TEST THAT ROTARIANS USE IN MAKING ETHICAL DECISIONS:

Is it the **truth**? Is it **fair** to all concerned? Will it build **goodwill** and better **friendships**? Will it be **beneficial** to all concerned?

Next Meeting (09/1/22) — District Governor Visit

This is it: the absolute edge of no return: to turn back now and make home or sail irrevocably on and either find land or plunge over the world's roaring rim" - William Faulkner

MEETER - GREETER

Myra Dutton

REFLECTOR

Eileen Stoffen Aug 18

Joanie Smith Aug 25

NEXT WEEK'S BIRTHDAYS

Ammy Seymour Aug 25

Rich Berry Aug 28

Gene Fethke Aug 28

[Caring Connections Fund](#)

PROGRAMS / EVENTS

8/18 – Infill Housing Update

8/25 – District Governor Visit

To watch the recorded 8/18/22 meeting, click the link [here](#).

We would like to encourage our members to consider giving an invocation/reflection. In that we represent many traditions we encourage presenters to include inclusive language.

If you would like to help make our lunches even more special, please volunteer. To sign up please email Alan Alpert at fivea@me.com or in person at our meetings.

VISITORS & GUESTS



Demetri Poland, guest of Susan Crain



Rob Taylor introduced us to his guest and brother-in-law, Doug Middleton

CORRECTION: The 8/11/22 edition of RIM reported In Memoriam the Rotarian who passed away was Bob Landman, not Lambert. We apologize for this oversight.

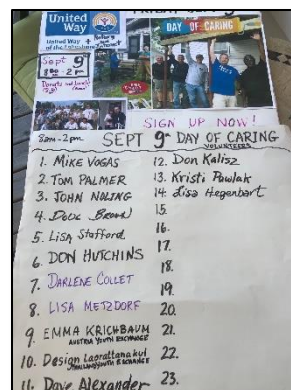


Mark Meyers welcomed North Muskegon City Manager Sam Janson

ANNOUNCEMENTS

Rotary/Interact needs a team of 40+ to work on needed local projects that serve

our community through United Way Day of Caring on **September 9**. See or email **John Noling** to add your talent to the team!



New Member Induction



Ammy Seymour introduced Kelly DeVos, Muskegon native and graduate of Fruitport High School. She started her banking career 26 years ago, with a few years working as an Escrow Officer for a title company. She started working at Shelby State Bank in 2006 and has worked in the loan department, as a teller, a deposit operations clerk, and now as a BSA/Compliance Assistant.

Family means everything to Kelly. Between step kids and in-laws, she has 10 children and 5 grandchildren. Though she doesn't like to use the step or in-law designation, as to her they are all her kids and grandkids. She became of member of the sandwich generation when she had to take over the caregiver role for her dad in 2014, while being a single mom raising her own children, as they progress through the journey of living with Alzheimer's disease.

Kelly believes that you can teach more by leading by example. From an early age, she has taught her kids that while you may not be able to donate monetarily, you can always donate your time. She is currently the Chairperson for Muskegon Silent Observer, a member of the Silent Observer Payout Committee, co-event chair for the Muskegon Walk to End Alzheimer's, along with being team captain for the Shelby State Bank walk team. She also volunteers at the Muskegon Rescue Mission to serve meals at both the Men's and Women's shelters, Taste of Muskegon, organizes Shelby State Bank's highway pick-up, delivers gifts and food for the White Lake Giving Tree, participates in the Muskegon Relay for

Life, and several other volunteer opportunities that Shelby State Bank participates in such as Feed America food distribution. She is currently raising money for the SSB Charger Over the Edge team to raise funds for the Muskegon Rescue Mission.

She attended a gathering where she was listening to an individual talking about Muskegon Heights and how the speaker wants to put the unity back into community. That statement really resonated with Kelly. She will never forget when she was a single mom with four kids and the year she came home to a box of toys on her porch for her kids at Christmas, or going grocery shopping in her parents' pantry when money was tight. She wants to give back to her community and lend a helping hand to others like she was given. She wants to put the unity back into the Muskegon community.

THIS WEEK'S PROGRAM: Infill Housing

Speaker: Jake Eckholm, City of Muskegon Director of Development Services

Reporter – Jackie Farrar



Muskegon Housing Innovations – Overview of strategies, barriers, process, and results of Scattered Site Brownfield, City Led Homes Renovations, and Public Private Partnership.

Scattered Site Brownfield: Availability of vacant lots, resulting from lack of investment and eventually blight, and each parcel once supported a home

Strategy

- Reinvigorate blighted neighborhoods
- Increase and improve housing options
- Provide market rate and affordable housing
- Increase economic activity
- Improve safety and quality of life
- Increase tax base – property and income tax



Barriers

- Zoning prohibits missing middle options in many neighborhoods
- Cost to build far exceeds appraised value
- Lack of developers interested in the undervalued Muskegon Market

Process

- City sells city owned vacant lots for \$1 each to developers
- Developer constructs on city owned vacant lots
- All costs are tracked for site prep, construction, profit for builder, and real estate transaction
- Tax capture begins once the home is sold
- Tax increments pays for Brownfield eligible expenses: gap between costs and sale price
- While the City forgoes property taxes until the gap is covered, income taxes are collected at a 1% resident rate

- All vacant lots within the city have been included in the Brownfield so that all development contributes and accelerates the pay back

Results

- Began with more than 400 buildable vacant lots in 2019
- 42 homes built to date
- 6 homes under construction with 19 more planned in the next phase
- Even with higher construction costs, the gap is narrower than projected
- New homes are providing good comparables so that appraisals better match the cost to build

City Led Home Renovations: Older Housing Stock and City accepted from Tax Foreclosure

Strategy

- Reinvigorate blighted neighborhoods
- Improve safety and quality of life
- Maintain integrity of neighborhoods
- Rehabilitating homes cost less than demolition and reconstruction

Barriers

- Lack of developers interested in the undervalued Muskegon Market
- Lack of investment in older housing stock

Process

- City accepts all property available from tax foreclosure
- City builder reviews houses to determine which can be salvaged
- Community and Neighborhood Services selects homes to be renovated with HUD funding
- City finances remaining home renovation projects with Public Improvement Funds
- Properties added to the scattered site brownfield to capture cost of sale gap
- Public Improvement fund replenished with the sale of each home

Results to Date



- 6 homes completed and sold at market rate since 2017
- 2 homes completed and rented at market rate
- 63 homes completed and sold to families under 80% AMI since 2000
- 4 homes in process, 1 market rate/3 HUD funded

Public Private Partnership: Availability of vacant lots, shortage of homes, and 50/50 cost share on New Builds

Strategy

- Increase housing stock
- Lessen upward pressure on home prices and rental rates
- Provide homes for purchase that meet ADA visit ability standards
- At least 50% of homes sold to families earning up to 125% of AMI
- Add a tool for revitalizing neighborhoods
- Using excess general fund revenue generated by ARPA standard revenue replacement dollars

Barriers

- Titles need to be cleared
- Zoning prohibits missing middle options
- Cost to build far exceeds appraised value
- Lack of developers interested in the undervalued Muskegon Market

Process

- City sells city owned vacant lots for \$1 each to developers
- Developer surveys, clears, and grades each lot

- City covers water and sewer connection fees
- Developer constructs homes meeting specific criteria for an agreed amount
- Homes must be complete within 150 days
- City and Developer agree to split construction cost
- City also provides down payment assistance to ensure purchase price covers builder costs
- If purchase price exceeds builder costs, developer and city split excess
- Developer has option to purchase homes from the city at 110% of city costs

Results to Date

- 2% developers will be participating
- \$5.275 million committed with \$5.275 million match from developers
- Selecting home designs for each lot
- Construction to begin this summer

Making A Difference

Featuring Henrietta Hadley, Program Manager of the Exit Program (Empowering Ex-offenders in Transition)



The Exit Program started in Muskegon County eight years ago serving individuals that are incarcerated in the Muskegon County Jail. The goal of the program is to provide tools, resources, and support to individuals as they are making the transition back into the community and with their families. The program participants and graduates receive intense job and life skill training, education, and work experience. The Exit Program partners with several agencies in our community. To see the entire interview, click the link [here](#).

Inbound Exchange Students

Contributed by John Noling

Muskegon Rotary Youth Exchange Counselor and former YE outbound to Japan sponsored by Muskegon Rotary, **Kristi Pawlak** (pictured below wearing her own Youth Exchange blazer from memorable and life-changing days gone by), has the pleasure and responsibility to serve our new inbounds.



(Pictured l to r), Design Laorattanakul from Thailand (Reeths Puffer HS), **Kristi Pawlak**, and Emma Krichbaum from Austria (N. Musk HS).

Our club welcomes you and looks forward to the best year of your lives working and learning and serving with us in Muskegon.



Chanda Cregg, Kristi Pawlak, and Lin Turnage serve on our Youth Exchange team making good things happen for the world.



President Jane greets Design and Emma at Kristi Pawlak's Welcome Party and presented them our Muskegon Rotary flags as a welcome gift.



Rotarians, Interactors, and host families heartily welcomed our two Youth Exchange students at a festive Welcome Party hosted by Kristi Pawlak.

Muskegon Rotary Board

Jane Clingman-Scott	Ginny Sprague
Tim Arter	Jason Piasecki
Kristi Nagengast	Don Hutchins
Marty Sytsema	Kim Boersema
Jeff Lewis	Asaline Scott
David Ramos	Marty Gerencer

Please email Club Board

Members through this [link](#):

RIM Reporting Team

Susan Besteman	Lori Weiler
Chip Chipman	Jackie Farrar
Susan Holkeboer	Bill Johanson
Kathy Moore	Roger Morgenstern
Meredith Smillie	

Life Leadership Conference Reports



Beymi Tapia Fernandez, Junior
West Michigan Christian HS

"I would like to begin by saying thank you for the opportunity to participate in the Life Leadership Conference of 2022 and to the people who made it possible. The conference had such an impact on me and it was an experience that I will always cherish. To be honest, before I was approached for the conference, I had no idea what Rotary was or what to expect. However, I can confidently say that I have learned so many new things that I for sure will use in the future.

It is surprising how spending 3 days in such an environment can provide us with so much knowledge. Each of the speakers did an excellent job and I took something from each one of them. Still, the one that stood out to me the most was Molly Kennedy's "Flip Your 20". It is easy to focus on the negative aspects of our life and allow small things to ruin our mood, but Molly taught us that there is so much more in life. We all go through rough times but that does not mean that there are no good things, we just have to look for those moments rather than the bad ones. Like Molly said, "where your focus goes, your energy flows".

Through the conference, I had the chance to meet so many new people, all of whom have amazing personalities and talents. The activities and the family time allowed me to meet new people every day and connect with them. I

enjoyed how the Dangerous Parallel activity allowed us to put to use our communication skills and teamwork with other people. It was also very exciting to learn about the Rotary projects around the world and to learn about the Rotary Youth Exchange program from the perspective of the students.

I hope that I can implement the skills I have learned in my community and have an impact on those around me. Rotary has given me the courage to act like a leader and to try new things. It is okay to be nervous about new things but that shouldn't stop us from doing it, like speaker and Assistant Director Anne Bonney said, we have to jump into the unknown. It is a privilege to say that I was able to attend LLC and learn so much from it. It is an experience that I highly encourage and would recommend to anyone. The Life Leadership Conference has such a great environment in which everyone is eager to learn and have fun. The speakers and leaders were so motivational and encouraging as well as the other conferees. Again, Thank You for such a wonderful opportunity and for helping each of us learn something new.

Tyler Rop
Junior, North Muskegon HS



Club Note: Tyler Rop is currently a Rotary Youth Exchange student hosted in Estonia.

"I wholeheartedly believe that the LLC has been more than worth participating in for me. I have noticed that on a day-to-day basis the LLC has helped me with public speaking, keeping a positive perspective, and overall confidence. It was structured in a way that throughout the conference it felt like not a second was wasted. The speakers were a perfect match for the conference's

goals, their messages were different, yet each speech complemented the next. With a great schedule and even better speakers, the LLC flowed nicely and conveyed the messages efficiently with the time they had.

During my time at the LLC I heard many inspirational speeches, but the one that was most valuable to me was Mr. Oesterling's. He spoke of a talented young boy that was dragged down by the people around him. His teacher noticed the student's grades and mental state continuing to get worse, but didn't know what to do. Later that same year, the student collapsed while getting off the bus, his heart had stopped because the boy thought that he wasn't worth anything and saw no reason to live anymore. After the boy passed, the teacher spent the rest of his career saving students from suffering the same fate as the boy. This story was impactful to me because it shows that no matter how small an action may feel, it is always better to take action than to sit by idly.

At the conference, I learned how to have a group work together towards a common goal, and I also learned how to connect with people that I am meeting for the first time. I can use these qualities in many aspects of my life, but I believe that these qualities will allow me to work on bettering the community around me. This conference has taught me how to get a group of determined people together to work towards a beneficial goal such as helping the community better itself both now and for years to come.

The LLC was one of many ways that the Rotary Club has helped me better myself. The only thing I wished was different would be how long the conference was. I loved every second of it, from learning helpful leadership qualities to making life-long connections. The LLC was an unforgettable experience, I am ever thankful that I got invited to this conference and I would recommend it to everyone able to go. Thank you for sponsoring me and allowing me to go to the LLC."
