

# ANSWERS TO QUESTIONS FOR

## MICHIGAN RURAL COMMUNITY DEMOLITION GRANT

March 9, 2020

I was unclear as I read the grant information if the properties are privately owned there would be a lien put on the property. Can you explain that as I thought grant funds would be used for the clean up to avoid that scenario. {Lee Twp, Allegan County}

*Allegan County is not an eligible county as the population exceeds 50,000; however, to answer the question...*

*Privately owned property which meets the blight criteria would be an eligible project. We are, however, requiring the jurisdiction place a lien on the property. This eliminates undue enrichment to the owner. We saw scenarios presented last year where the private property owner was planning to have a structure demolished (sometimes getting paid to do it themselves) and turn around and sell it - thus creating an undue enrichment situation.*

*The projects that received higher scoring last year certainly were those that had a follow up development for the property after demolition. Development was loosely defined – for some, it was creating safe public access to one of the Great Lakes, for another it was making a trailhead entrance blight-free. Others had adjacent vacant property that they planned to jointly market for development or already had an interested party in developing the site.*

I am requesting more information as to the DEFINITION OF ABANDONED.

We have a property or two that may fall into the Blight category, however the taxes are paid up and they have responded to letters of clean up as far as trash in yard, mowing and general clean up....however the house itself is not safe, has been condemned and nobody has lived in it for many years now. {Matteson Township, Branch County}

*I think that the structure itself is considered abandoned (uninhabitable and not being demolished with insurance/private funds) and therefore is eligible. However, you need to think over all the scoring areas. What is the next step for this property? Higher priority is being given to properties that have a redevelopment plan of some type. That can be residential, commercial, etc. It can take the shape of removing blight to a corridor experiencing development or enhancing public space and driving increased tourism. Simply leaving it as an empty lot privately owned and no development in sight will not score high in this category. Our goal is to really provide a springboard for communities to enhance and develop a property that was dragging the community down, thus providing increase tax base in the future.*

Under the detailed project description section of the application format the Applicant is required to identify if the property in an historic district or is listed in the National Register of Historic Places and if so attach appropriate approvals for demolition. Is the State Land Bank using federal funds as the funding mechanism for this grant round? {City of Hart}

*We are not using Federal dollars but are always cognizant of historical properties.*