

*State Land Bank Authority*

# BUILDING MICHIGAN COMMUNITIES

Biennial Report 2019-20

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# WELCOME EXECUTIVE DIRECTOR

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**The State Land Bank Authority announced Emily Doerr as the Executive Director of the organization.**

"I am honored to have been hired as the State Land Bank's new Executive Director in October 2020. Through collaborating with local communities, county land banks, and other state agencies, the State Land Bank team strives to serve as a pro-active, problem-solving partner to catalyze development across the state," said Doerr.

Doerr has worked alongside many key community development and economic entities throughout the state and brings a wealth of experience in the industry.

In her previous role, Doerr was the Vice President of Housing Development for Metro Community Development where she was responsible for the leadership and implementation of the organization's new real estate department's vision and strategy, asset management of the existing real estate portfolio and procurement and contract management for new development projects.

She also served as the Community and Economic Development Program Manager for the City of Flint where she oversaw the creation and implementation of a housing investment strategy for the city to ensure future housing developments will benefit residents, stakeholders, and the city as a whole.

Doerr's previous positions also include Real Estate Project Manager for Consumers Energy, Business Attraction Manager for the Michigan Economic Development Corporation (MEDC), Director of Community and Economic Development for the City of Oak Park, and Manager of Small Business and Urban Initiatives for the Detroit Regional Chamber.

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**Through collaborating with local communities, county land banks, and other state agencies, the State Land Bank team strives to serve as a pro-active, problem-solving partner to catalyze development across the state!**

# RETURNING PROPERTY TO PRODUCTIVE USE

## The disposition of property helps revitalize communities across Michigan

Returning property back to productive use is an important role in community and economic development. The disposition of property helps revitalize communities across Michigan by selling vacant, abandoned, foreclosed, blighted or otherwise unproductive property to an owner who wants to recycle it into productive use.

The State Land Bank inventory consists of a variety of property types - residential, commercial, industrial and agricultural.

Our streamlined property application for individuals interested in purchasing State Land Bank property is now available. The streamlined application and updated website come as a result of an increased focus on improving the user experience for State Land Bank customers.

Visit [Michigan.gov/LandBank](http://Michigan.gov/LandBank) to view available property.

### What can Land Bank property be used for?



Neighborhood  
Garden



Renewable  
Energy Site



Business Growth



Redevelopment



Home or Yard  
Expansion



Recreation  
Property



selling property to  
private or public applicants



transferring property to a  
unit of government or land bank

The Land Bank can  
dispose of property by:

## INVENTORY SNAPSHOT

The State Land Bank works to create a positive economic impact in Michigan communities by recycling land to productive use.

We work with communities – of all sizes – to make their property goals a reality. This is a collaborative effort to create a better quality of life for residents and put property back on the tax-roll.

## Land Bank by the numbers

2,686

properties currently  
managed by the  
State Land Bank.

2,421

properties returned  
to productive use  
since 2010.

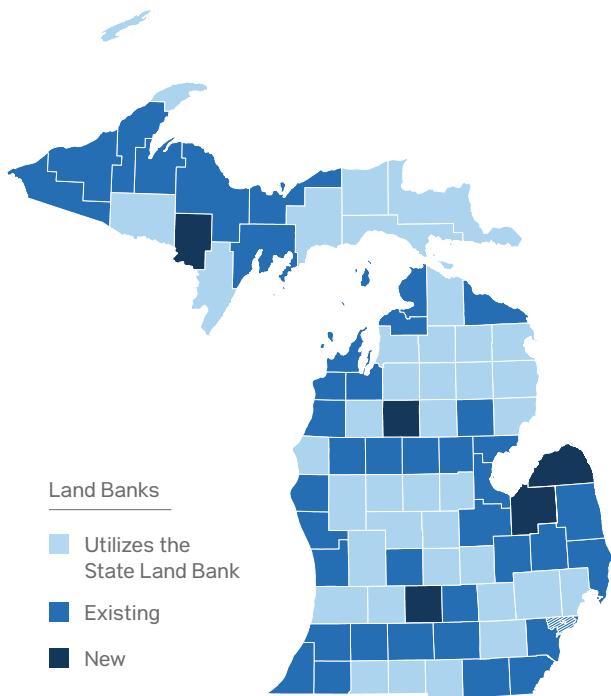
**3,380**

blighted structures  
demolished  
since 2010.

**\$85M**

administered in blight  
elimination to secure  
neighborhoods,  
strengthen communities  
and transform our state.

## **Local land banks are valuable economic and community drivers**



The State Land Bank announced the creation of five new county land banks – Dickinson, Eaton, Huron, Missaukee and Tuscola Counties – bringing Michigan to 46 local land banks statewide.

The State Land Bank has seen an increase in the number of local land banks that have been created within the past three years. This uptick is a positive sign that more counties are interested in exploring the benefits of land banking and are taking a serious look at the development needs of their community.

Since 2010, a total of 17 county land banks have been created.



Bates St SE  
Grand Rapids, MI

## 2019 HIGHLIGHT

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### Attainable housing options for Michigan

The State Land Bank introduced the Housing Development Loan program to help local units of government and other public organizations develop property in their inventory for housing. In total, 14 families have settled into homes built through this program.

"We absolutely love our new home. We are so proud to be a part of the growth in this community with a newly built house on this block," new homeowner Nathaniel Edmond said.

The State Land Bank and government officials from across the state also traveled to Topeka, IN, to tour a modular manufacturing plant to further explore modular housing as an affordable housing solution for Michigan's urban and rural communities.

"We are particularly interested in modular housing as a potential solution for communities needing to fill the quality housing gap for workers with lower to mid-income jobs," Michigan Habitat for Humanity President and CEO Sandra Pearson said.

# PROGRAM ACCOMPLISHMENTS

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We bought our home in May 2020. We loved that our home was new with an open concept and it basically was a blank canvas for us to add our personal touch. The major deciding factor was possibility of community revitalization! We both grew up in the inner city (Chicago and Grand Rapids) and we believe we were called to help implement change!

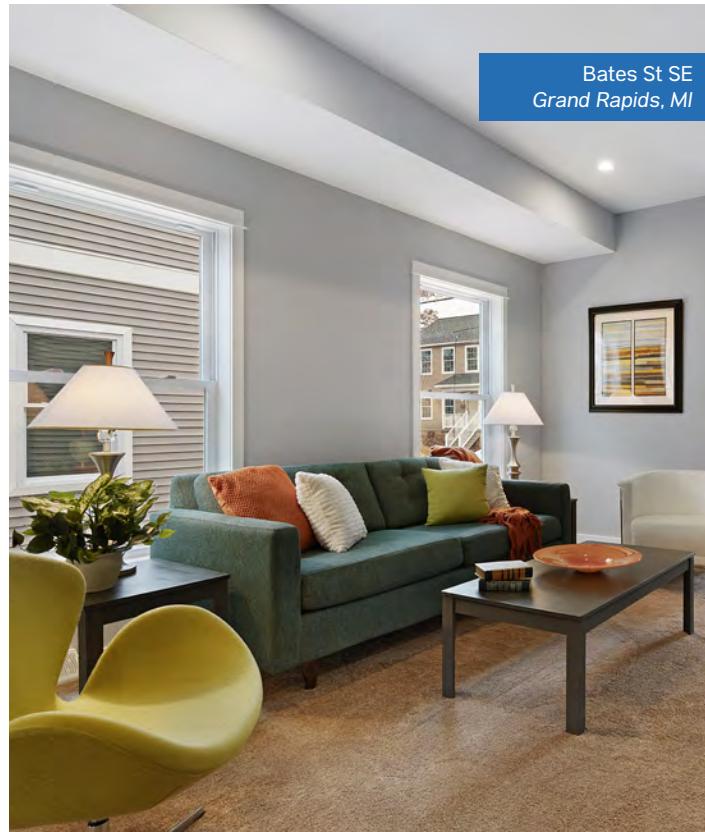
- Happy Homeowner

**218**

disposed residential and commercial properties.

**14**

new homes completed and sold to moderate-income households through the Housing Development Loan Program.



Bates St SE  
Grand Rapids, MI

The State Land Bank provided key leadership while working with the Kent County Treasurer through the dissolution of the Kent County Land Bank, and in setting up an Intergovernmental Agreement between the State Land Bank and the City of Grand Rapids with a focus on 60+ parcels being held for eventual sale to local, neighborhood-based nonprofit developers of affordable housing.

The State Land Bank completed demolitions in Lennon (large industrial building on multiple parcels) and Muskegon Heights (urban former school buildings) to prepare for future developments.



## 2020 HIGHLIGHTS

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**Working with the State Land Bank staff was fantastic. Their speedy responsiveness, willingness to help, and professional acumen to help us close the deal were superb and I look forward to working with them again on future business development projects.**

- Satisfied Site Selector

The State Land Bank entered into a land banking agreement with North River Hills LLC (NRH) with support from the City of Newaygo for the development of 16 new single-family homes for moderate-income households also known as "workforce housing."

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Upper Peninsula demolitions of 5 houses in Iron County.

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The State Land Bank sold the former Camp Pugsley Correctional Facility to Grand Traverse Economic Development (wholly-owned by the Grand Traverse Band of Ottawa and Chippewa Indians) for the continued development of their business and innovation park, which will house future manufacturers and businesses, creating an economic engine for the region.

# CLOSING REMARKS

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**This past year has been a time of growth and change, all to the betterment of our state.**

**Everything we accomplished in 2019–2020 would not have been possible without our dedicated and talented team. This team is constantly working to ensure we are improving our services to help the people of Michigan.**

We launched a new website, improving the user experience and increasing ease of access to important information. The layout and property search tools create a one-stop shop for developers, residents, vendors and local governments. In addition, we created a streamlined application for residents and developers interested in purchasing State Land Bank property.

Thanks to our board members, dedicated team and local partners we've successfully worked with to revive abandoned and vacant properties, while also providing resources to revitalize communities statewide.

Our team looks forward to engaging more with local partners to continue this momentum. Together, we can build on our efforts to create vibrant communities and new opportunities across Michigan.

**Thank you for your support and partnership.**

Jeff Huntington, Operations Director  
Former Interim Director (April 2019 – Oct. 2020)  
State Land Bank Authority



**Carolyn  
Latin-Smith**

**September 3, 1953 –  
November 24, 2019**

## **DEDICATION**

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We dedicate this biennial report to Carolyn Latin-Smith, our Executive Secretary who passed away unexpectedly in November 2019. We will strive to uphold her commitment and strong alignment to our mission as we progress in the coming years.



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## State Land Bank Staff

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Emily Doerr  
*Executive Director*

Jeff Huntington  
*Operations Director*

Jim Tischler  
*Development Director*

Patrick Ennis  
*General Counsel*

Ryan McNeil  
*GIS/Data Analyst*

Linda Horak  
*Property Analyst*

Jennifer Quinlivan  
*Property Analyst*

Brian Woodin  
*Property Analyst*

Adam Robach  
*Property Analyst*

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## Thank you to our Board of Directors

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Susan Corbin  
*Acting Director, Michigan Department of Labor and Economic Opportunity*

Quentin L. Messer, Jr.  
*President, Michigan Strategic Fund*  
Designee: Michele Wildman

Gary Heidel  
*Acting Executive Director, Michigan State Housing Development Authority*

Helen J. Lehman  
*Executive Director, New Development Corporation*

Kyleeuna Mitchell Wells  
*Executive Director, Ballmer Group*

Krysta Pate  
*Program Director, Community Reinvestment Fund*

Lisa Webb Sharpe, Ed.D.  
*Chief Operating Officer, Peckham, Inc.*