



Michigan Land Bank Fast Track Authority

GROWING MICHIGAN COMMUNITIES

Annual Report 2018





FROM OUR DIRECTOR



This past year, the Land Bank saw many positive changes. I am honored to serve our state as Michigan Land Bank Fast Track Authority director and lead our team through those improvements.

I came to the agency in 2017 eager to listen and learn from stakeholders how the Land Bank could be a stronger partner in the revitalization and continued growth of Michigan communities. That process started by meeting with all of our state's local land banks and many community stakeholders.

It's about the people, and we wanted to better understand their needs and find the strengths and opportunities that exist around the state to build a better framework for providing services that extend beyond just putting properties back on a community's tax roll.

Over the last year, we've increased the efficiency of our disposition process and significantly updated our property database. These priorities create a better customer service experience for prospective buyers and allow us to proactively return properties to productive use. This process was imperative and now the Land Bank is better prepared to work with communities, developers, businesses and residents.

In addition, we're focusing on collaboration with state partners to bring six State Surplus properties back into productive use. These properties consist of 650 acres of land across the state that have been unproductive and closed for more than 25 years combined. These surplus facilities cost the State of Michigan maintenance expenses and do not provide any value to the local community. Redeveloping these facilities will eliminate State of Michigan expenditures and recreate productive value for the local community.

Moving forward, we will continue to find efficiencies in our operations that continue to move communities, and all of Michigan, forward.

This past year was a time of meaningful change and growth, and none of it would have been possible without our board of directors, our dedicated and talented team and the collaborative spirit of our partners - all of whom are committed to ensuring our communities can grow stronger, safer and more vibrant, with less vacant and blighted property.

“We breathe new life into unproductive and vacant property. It's our job to transform once-vacant properties to economic and community development drivers.”

Looking ahead, I am excited for the future of the Land Bank. We will proactively and strategically engage in more projects while building new relationships and cultivating existing partnerships. We look forward to working with communities all over Michigan. Together, we will continue to play a major role in our state's economic growth.

Thank you for your support and partnership.

Josh Burgett, Director
Michigan Land Bank Fast Track Authority

INVENTORY SNAPSHOT

The Michigan Land Bank's mission is to create a positive economic impact to Michigan communities by recycling land to productive use.

The agency works in a coordinated manner to foster the development of property, and to promote and support land bank operations at the county and local levels.



42 Mark Pontiac Community Garden

Land Bank by the numbers

2,986

properties managed by the Michigan Land Bank

3,362

blighted structures demolished since 2010

1,991

current properties returned to productive use since 2010

19,951

combined years these disposed properties went unproductive

\$84M

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

2018 BY THE NUMBERS

Michigan Land Bank has demolished 3,362 blighted structures and brought nearly 2,000 properties back to productive use since 2010.



142

Properties
aquired

964

Properties
disposed



783

Properties
transferred

181

Properties
sold



RETURNING PROPERTY TO PRODUCTIVE USE

The Michigan Land Bank serves an important role in community and economic development by returning property to productive use. This disposition of property helps revitalize communities across Michigan by strategically selling vacant, abandoned, foreclosed, blighted or otherwise unproductive property to an owner who has the desire to repurpose it and bring value to the community - creating safer and stronger cities and towns in the process.

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

The Land Bank can dispose of property by



selling property to private or public applicants



transferring property to a unit of government or land bank

What can Land Bank property be used for?



Neighborhood Garden



Renewable Energy Site



Business Growth



Recreation Property



Redevelopment



Home or Yard Expansion

Michigan Land Bank property is available to any qualified applicant.

Questions? Contact Jennifer Quinlivan at 517-241-6754 or QuinlivanJ@Michigan.gov.

- Visit Michigan.gov/LandBank to view available property
- Complete the application providing the required information and documentation
- The Michigan Land Bank team will contact you regarding your application

SPREAD THE WEALTH



Highland Park's Avalon Village is a revitalization project spearheaded by Shamayim "Mama Shu" Harris. Mama Shu is actively working to rebuild and revitalize her neighborhood. The Michigan Land Bank has worked with her on 11 properties since 2016.

Small communities get helping hand to eliminate blight

The Michigan Land Bank is offering \$350,000 in Michigan Rural Community Demolition Grants to eliminate blight in counties with 50,000 or less residents, allowing small communities looking to grow and thrive a chance to eliminate blight without breaking the budget.

Funds, available to Michigan county land banks and local units of government in counties with populations under 50,000, are designed to help communities remove vacant and abandoned structures from their neighborhoods and prepare for future developments that spark business investment and provide good jobs for residents.

"This is about making sure Michigan's smaller communities have the resources and opportunity to play a key role in the state's comeback," Burgett said. "Michigan communities, small and large, are still rebuilding from the downturn in the economy. This new funding will serve as a catalyst for positive change for our smaller communities, giving them an opportunity to play a key part in the revitalization happening across the state."

Small developer workshops offer economic, career growth for Michiganders

To create new economic opportunities for Michiganders, the Michigan Land Bank Fast Track Authority is offering workshops and training seminars to help increase the number of local land developers. The Incremental Development Alliance will work to recruit additional local real estate developers to produce small-scale projects.

Michigan is currently facing a shortage of small-scale project developers. These seminars are a great opportunity for residents to get involved in their communities, help create more economic opportunities for the region and take a crack at redeveloping properties available through local land banks as some of their first redevelopment projects.

These workshops will recruit locals with all levels of experience to learn the fundamentals of formulating a small real estate project.

CLEARING THE WAY FOR GROWTH

While the Michigan Land Bank has demolished 3,362 blighted structures since 2010, it's important to note their work with communities - of all sizes - to make their property goals a reality.

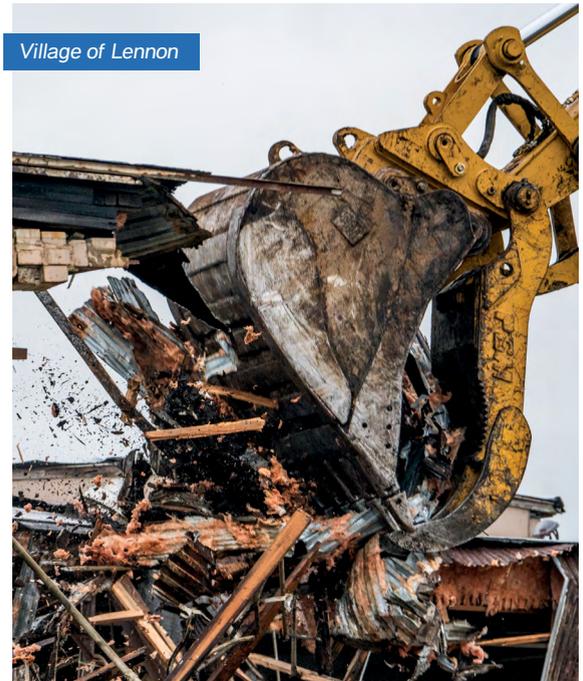
In December 2018, the Michigan Land Bank joined local officials in the Village of Lennon to demolish the long-blighted former window factory, clearing the way for tremendous value and growth to the property and community.

“This is about making sure Michigan's smaller communities have the resources and opportunity to play a key role in the state's comeback.”

The old saying, “It takes a village,” rang true in this project as local leaders and volunteers teamed up to bring value back to this property and community. Before demo could begin, there was one parcel of the property not owned by the Michigan Land Bank that needed to be acquired. Local volunteers hosted several fundraising events to raise enough money to purchase the final parcel in which they then turned over to the Michigan Land Bank to make their long-awaited demo dreams a reality.

“The planning commission and council worked closely with the Michigan Land Bank, which did a phenomenal job of taking the steps needed to ensure the future of this project coincides with the expectations of Lennon residents,” Village Treasurer Larry Widigan said.

Ongoing partnership with village leaders continues as they discuss redevelopment and how the Michigan Land Bank can help their vision become reality.



Demolition of a blighted window factory in Lennon, Mich., took place December 2018. This project was a collaborative effort between the village and the Michigan Land Bank and was the first step in transforming this property for future redevelopment.



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[Michigan.gov/LandBank](https://www.michigan.gov/LandBank)