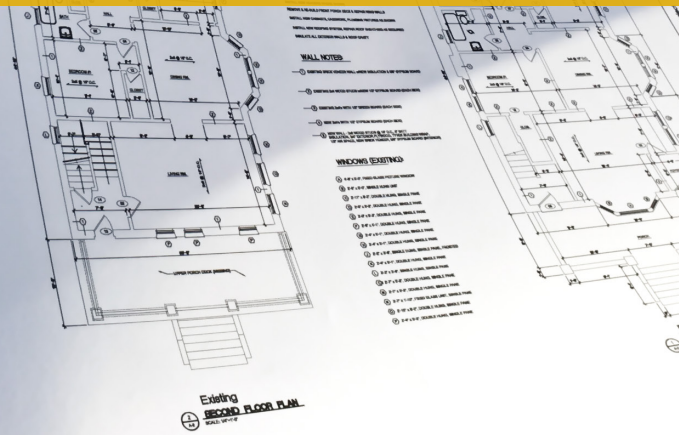




# MICHIGAN LAND BANK FAST TRACK AUTHORITY 2017 ANNUAL REPORT



# About the Land Bank



**Josh Burgett**  
Director

## Michigan Land Bank Staff

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Lead Counsel

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Property Analyst

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Property Manager

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Project Assistant

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Executive Secretary

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Jennifer Quinlivan  
Property Analyst

TiAnna Taylor  
Project Assistant

Jim Tischler  
Development Director

Brian Woodin  
Property Analyst

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

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 many of our state's local land banks and 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.

We will continue to find efficiencies in our operations that 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 property.

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

## THANK YOU TO OUR BOARD OF DIRECTORS

Roger Curtis, Director  
Michigan Department of Talent and Economic Development  
Designee: Jeremy Hedges, Chief Deputy Director

David L. DeVries, Director and State CIO  
Michigan Department of Technology, Management and Budget  
Designee: Michael Turnquist, Director of the State Facilities Administration

C. Heidi Grether, Director  
Michigan Department of Environmental Quality  
Designee: Ronald Smedley, Brownfield Redevelopment Coordinator

Nick A. Khouri, State Treasurer  
Michigan Department of Treasury  
Designee: Eric Scorsone, Deputy State Treasurer

Kirk T. Stuedle, Director  
Michigan Department of Transportation  
Designee: Laura J. Mester, CAO

**Michigan Land Bank Fast Track Authority**  
300 North Washington Square, Lansing, MI 48913  
[www.michigan.gov/landbank](http://www.michigan.gov/landbank) | 517-335-8212

# 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 TWO WAYS:



Selling property to private or public applicants



Transferring property to a unit of government or land bank

## WHAT CAN MICHIGAN LAND BANK PROPERTY BE USED FOR?



REDEVELOPMENT



RECREATION PROPERTY



RENEWABLE ENERGY SITE



NEIGHBORHOOD GARDEN



BUSINESS GROWTH



HOME OR YARD EXPANSION

## MICHIGAN LAND BANK PROPERTY IS AVAILABLE TO ANY QUALIFIED APPLICANT.

1. Visit [www.michigan.gov/landbank](http://www.michigan.gov/landbank) to view available property.
2. Complete the application providing the required information and documentation.
3. The Michigan Land Bank team will contact you regarding your application.

Questions about Michigan Land Bank property? Contact Jennifer Quinlivan at 517-241-6754 or [quinlivanj@michigan.gov](mailto:quinlivanj@michigan.gov).

# Neighborhood revitalization



## AVALON VILLAGE CONTINUES TO GROW IN HIGHLAND PARK AFTER PURCHASE OF SEVEN ADDITIONAL MICHIGAN LAND BANK PROPERTIES

When Shamayim Harris, known by many as Mama Shu, lost her two-year-old son, Jakobi, she turned to revitalizing her community to help heal. She started 10 years ago by cleaning up her yard and surrounding vacant lots. Slowly, she began acquiring property as part of her vision. And today, Avalon Village owns 30 properties – 11 of which are former Michigan Land Bank properties – on Avalon Street. Each day she hears the encouragement of her son, and that keeps her going.

In 2017, the Michigan Land Bank supported Harris' work by selling seven properties along the stretch of Avalon Street where she is transforming blight to beauty. Her revitalization efforts continue today, and the Michigan Land Bank looks forward to continuing to support her vision.

"We are happy to continue working with Mama Shu and Avalon Village as she proactively rebuilds and revitalizes her neighborhood in Highland Park," Michigan Land Bank Director Josh Burgett said.

"We are building a sense of pride for the people who live here and are working hard to make this a better, safer place; one property at a time," Harris said.



"Partners like the Michigan Land Bank help us continue to strengthen our community. These seven properties will help us build up Avalon Village faster and more efficiently than we would have been able to do on our own."

-Mama Shu

# Hardest Hit Fund collaboration

## MICHIGAN LAND BANK PARTNERS WITH COMMUNITIES, PROVIDES TECHNICAL ASSISTANCE AND ADMINISTRATION OF HARDEST HIT FUNDS

The Michigan Land Bank partnered with four cities to assist and serve as fund administrator for Hardest Hit Funds designated by the U.S. Department of Treasury to overcome challenges of vacancy, abandonment and foreclosure.

Hamtramck, Highland Park, Inkster and Pontiac were awarded nearly \$12 million to demolish more than 600 structures. As part of the funding, each city was required to utilize a land bank partner. Land banks can utilize certain legal and economic development tools to return properties to productive use in a shorter period.

Each city identified targeted properties and worked to get them into ownership under the Michigan Land Bank. The Land Bank worked through the demolition process and maintained all financial and regulatory documentation. The agency, with the assistance of a project supervisor from the Michigan Department of Technology, Management and Budget, conducted site reviews of demolition and greening activities and closely monitored contractor performance. At the end of 2017, demolition was complete. Now, the Land Bank team is working to finalize contracts and paperwork for auditing.

The Michigan Land Bank is working with each community to develop and implement plans to identify areas for redevelopment that shift each community's tax base toward long-term sustainability aligning with the community's vision.

### City of Hamtramck



24 blighted residential structures demolished



6 properties sold

The balance of the allocated funds has been returned to the Michigan Homeowner Assistance Nonprofit Housing Corporation.

### City of Highland Park



230 blighted residential structures demolished



12 properties sold

### City of Inkster



121 blighted residential structures demolished



6 properties sold

### City of Pontiac



230 blighted residential structures demolished



67 properties sold

# Clearing the way for economic development



"The Michigan Land Bank has been a great partner to work with. The Land Bank team has worked hard to make sure things were done the right way and this important piece of property would fit into Plymouth Township's vision and would help us grow."

- Kurt Heise, Plymouth Township Supervisor

## MICHIGAN LAND BANK ANNOUNCES REQUEST FOR PROPOSALS FOR PURCHASE AND DEVELOPMENT OF FORMER DETROIT HOUSE OF CORRECTIONS SITE

The Michigan Land Bank acquired the Detroit House of Corrections property in 2015 after more than 10 years of vacancy. On it sat crumbling buildings that painted a stark contrast between an unwelcoming past and where the community was headed with an expanding technology-focused business corridor.

After removing the buildings from the property, the Land Bank in August announced a request for proposals to sell and develop 120 acres of the site.

The announcement was held on the property where Land Bank Director Josh Burgett and local leaders spoke about the importance of the property and the work involved to get the site ready for purchase.

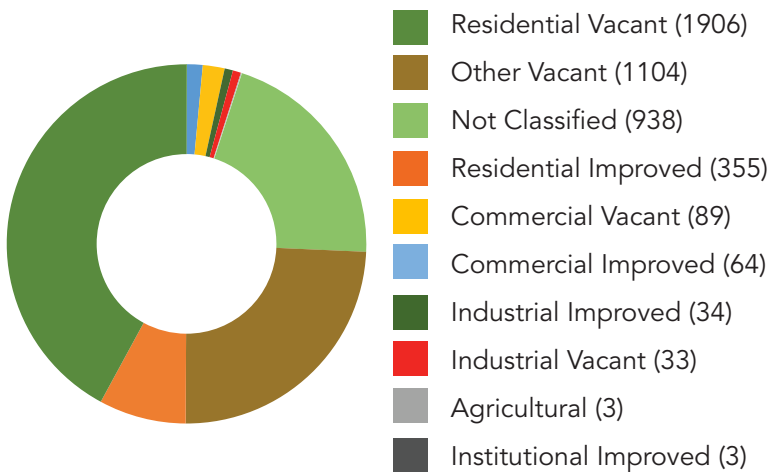

"We're turning this old eyesore into a regional engine for jobs and economic growth," Plymouth Township Supervisor Kurt Heise said at the announcement. "We're bringing development and jobs to Plymouth Township improving the quality of life for our residents."



# Inventory snapshot

The Michigan Land Bank's mission is to promote economic growth through the acquisition, assembly and disposal of public property, including tax-reverted property. 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. In 2017, the Land Bank was successful in returning 116 properties to productive use after a combined 1,085 years of inactivity.

## YEAR-END INVENTORY BY PROPERTY CLASS

**116**

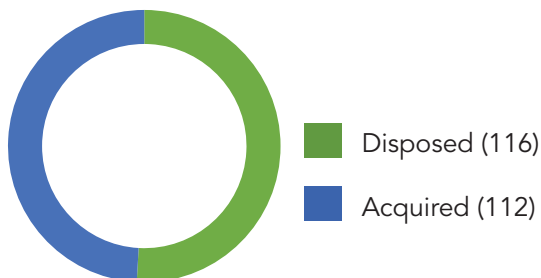
properties returned to productive use in 2017.



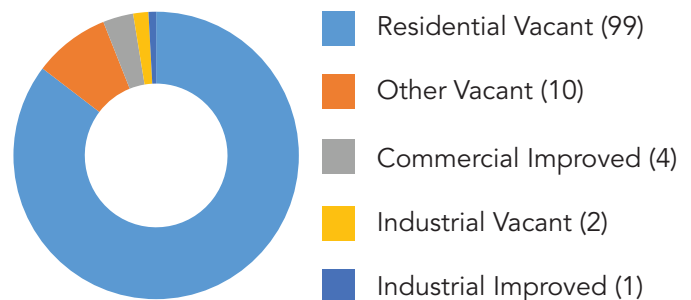
**1,085**

combined years disposed property went unproductive.

## 2017 ACQUISITIONS AND DISPOSALS



## 2017 DISPOSITION BY PROPERTY CLASS





The Michigan Land Bank has more than 4,500 properties in its inventory, spanning 68 counties.  
If you would like to apply for a property, visit [www.michigan.gov/landbank](http://www.michigan.gov/landbank).

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