



# The Genesee County Urban Land Reform Initiative

Daniel T. Kildee, Genesee County Treasurer



## What is a Land Bank?

A land bank is a public authority created to efficiently acquire, hold, manage and develop tax-foreclosed property, as well as other vacant and abandoned properties.



## ● ● ● | PA 123 of 1999

- 1-2 year process
- Clear title judgement
- Property titled to county
- Tax liens eliminated
- Hardship postponements
- Intervention



## ● ● ● | Michigan's Land Bank Law

- Created Michigan Land Bank Fast Track Authority
- Allows counties that foreclose to create Land Banks through
- Intergovernmental agreement with state Authority
- Allows the City of Detroit to create a Land Bank
- Defines all Land Bank properties as "Brownfields"
- Land Bank properties are tax-exempt
- Provides 90-day expedited quiet title action
- Can sell at less than fair market value
- Can lease, sell, demolish, maintain, rehab, improve
- 5yr/50% tax capture



## The Genesee County Land Bank

- Foreclosure Prevention
- Housing Renovation
- Side Lot Transfer
- Property Maintenance
- Planning
- Rental Management
- Clean & Green
- Demolition
- New Development





## The Genesee County Land Bank

*Progress since 2003...*

- 7,431 foreclosures (12% of Flint)
- 2,200 foreclosure prevention cases
- 800 demolitions
- 893 properties in “Clean and Green” program
- 40 + single family rehabs
- 80 + infill single family homes
- \$4.2 million mixed-use redevelopment of 30,000 sq. ft downtown building – The Land Bank Center
- 700 tons of debris removed since summer 2004



## Land Bank Development Tools

- Clear Title
- Low Acquisition Costs
- Brownfield Eligible / Cross Collateral TIF
- Land Assembly Vehicle
- Equity Partnerships





# BEFORE



# AFTER





# BEFORE



## 421 Garland - Berridge Hotel

### EXTERIOR RENOVATIONS

A thorough exterior cleaning will restore the public facades to a condition of serious architectural quality. New windows would enhance the appearance of the elevations, provide energy efficiency and benefit the clarity of views for the residents. A ground floor retail and lobby space with a newly renovated lower level completely transforms the overall character of the project. This transition behooves security, visibility, and public activity.



Elevation on Garland





## Additional Resources

Genesee County Land Bank

[www.thelandbank.org](http://www.thelandbank.org)

National Vacant Properties Campaign

[www.vacantproperties.org](http://www.vacantproperties.org)

LISC Online Resource Library

[www.lisc.org/resources](http://www.lisc.org/resources)

Smart Growth America

[www.smartgrowthamerica.org](http://www.smartgrowthamerica.org)



**Dan Kildee**

Genesee County Treasurer

Genesee Land Bank  
The Genesee Institute

[dkildee@sbcglobal.net](mailto:dkildee@sbcglobal.net)

[www.thelandbank.org](http://www.thelandbank.org)