

## \$12 Million for Demolition in Flint

The Genesee County Land Bank (GCLB) is receiving a total of \$12 million in additional Hardest Hit Fund (HHF) dollars for demolition in Flint. The Michigan State Housing Development Authority (MSHDA) allocated \$540,000 to the GCLB in HHF set aside funds in September to enable the Land Bank to keep demolitions going while the US Department of Treasury reviewed a request for additional funding. In October, Treasury approved the request for an additional \$11.445 million to demolish between 850 and 900 blighted houses in the City of Flint. This is part of a larger request from MSHDA to use \$32.7 million of a \$498-million Hardest Hit Fund award for demolition in Flint and Detroit. The HHF was established in 2010 with \$7.6 billion awarded to 18 states and Washington, D.C. to fund foreclosure relief programs after the housing crisis. **This new HHF funding will enable the GCLB to demolish about 930 blighted tax-foreclosed properties in Flint.** The GCLB demolished 1776 properties under its HHF grant of \$22.7



606 Crapo Street

million awarded to the GCLBA in the fall of 2013. **In all, Flint will receive a total of \$34.685 million in HHF grant dollars to demolish an estimated 2706 blighted houses in the Flint area.** A list of properties to be demolished with the new HHF funding along with a map and estimated schedule will be posted at [www.thelandbank.org](http://www.thelandbank.org) site by December 15, 2015. — *By Christina Kelly*

## \$1 million for Demolition in the Out-County

The Genesee County Board of Commissioners approved a request from the County Treasurer to provide \$1 million to demolish blighted tax-foreclosed properties in the out-county. "Demolishing these problem properties that were abandoned by former property owners will go a long way to help increase public safety, stabilize property values and enhance economic development opportunities," said County Treasurer, Deb Cherry.

Based on Genesee County Land Bank's (GCLB) initial property inspections at the time of foreclosure, more than 230 residential and commercial tax-foreclosed properties held by the Treasurer or the GCLB in out-county communities are blighted. Townships and cities in the out-county will have an opportunity to submit a request to demolish some of these properties. The Treasurer hopes that communities will match the funds provided to further blight elimination efforts. The number of properties to be demolished will depend upon the amount of funding leveraged and the type and size of properties selected for demolition. While the average cost to demolish a commercial structure is approximately \$60,000, the average cost of a residential demolition is \$11,600.

The GCLB will be responsible for managing the demolition process in compliance with all state, federal and local regulations. They will use a competitive bidding process to ensure that qualified contractors are selected to do the work at a reasonable cost. The GCLB will work closely with local communities to select the properties and seek additional demo funds. Demolishing high priority tax-foreclosed properties in the out-county will go a long way to help attract new investment and stabilize neighborhoods. — *By Christina Kelly*

### From The Board Chair

Deborah Cherry

**It's been a good year for the Land Bank!**

As the Land Bank wraps up its fiscal year for 2014-2015 it is a good time to comment on some of our accomplishments.

As you will see in this newsletter it has been a very busy year for the Land Bank. One of the most outstanding accomplishments has been completing the Hardest Hit Fund (HHF) grants for demolition, spending down nearly \$23 million dollars and removing 1,776 blighted residential structures. In addition to this the Land Bank was recently notified that it will receive another \$11.4 million in HHF funds to remove an additional 891 residential structures in Flint by the end of 2016.

Our Sales Department had a great year selling nearly 1,000 properties for over \$4 million dollars, all of which goes to support the Land Bank's core operations. Our property Management department removed blight and cut high grass and weeds at over 25,000 locations and in Flint cut 10,000 properties a second time during the season. The Clean and green program expanded and maintained some 3,200 properties, the most in its history.

In addition to this, the Land Bank produced a documentary film of its first ten years and worked with many partners to find the funds to demolish the blighted Ramada Inn in Mt. Morris Township.

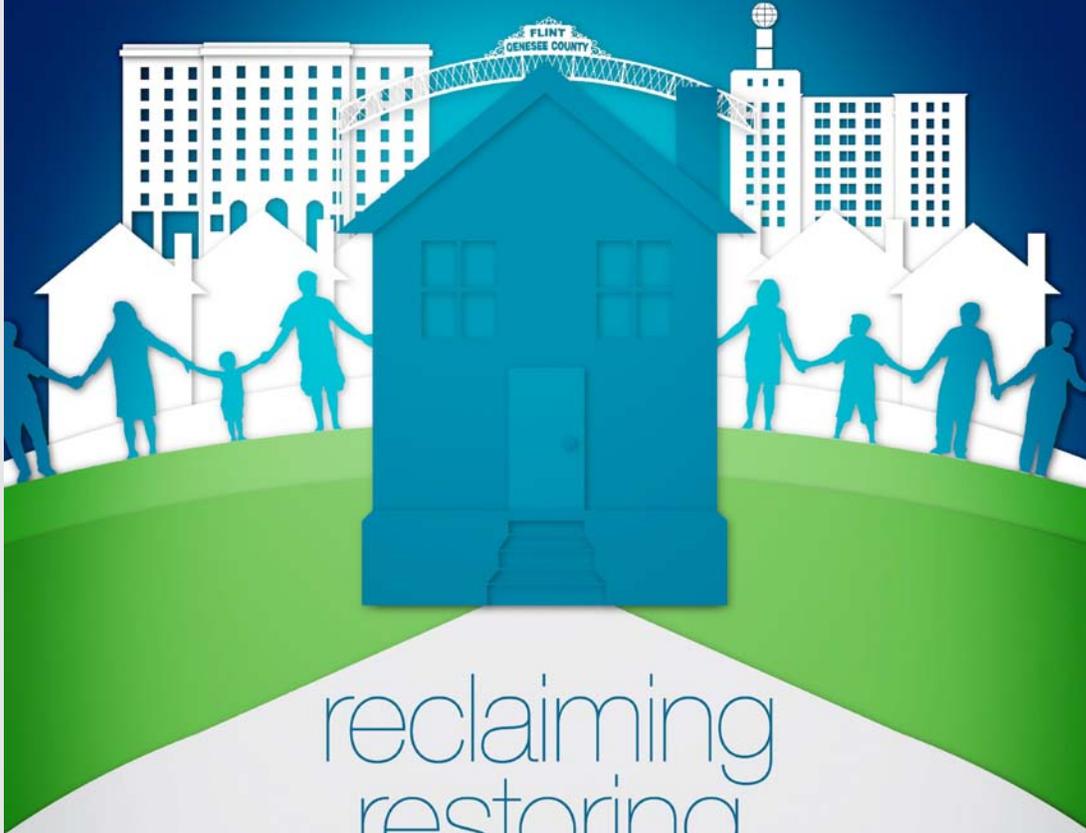
Please read our newsletter and learn more about what was done this year!

*Deborah Cherry*  
Genesee County Treasurer  
Genesee County Land Bank Authority,  
Chair



One building, one house, one empty lot at a time,  
the Land Bank has made a difference.

— Congressman Dan Kildee



# reclaiming restoring rebuilding

one property at a time

The Genesee County Land Bank's First Ten Years

MAYBERRY MEDIA PRESENTS "RECLAIMING, RESTORING, REBUILDING ONE PROPERTY AT A TIME"  
NARRATED BY RAYNETTA SPEED PRODUCTION BY INNERCITY PRODUCTIONS MUSIC PROVIDED BY THE MUSIC BED AUDIO JUNGLE  
EDITED BY KYLE SANCHEZ ANDREW AARON MAYBERRY NATALIE PRUETT PRODUCED BY MICHAEL TOMASEK  
SCREENPLAY BY NATALIE PRUETT DIRECTED BY AARON MAYBERRY NATALIE PRUETT

## WATCH THE MOVIE

Watch *Reclaiming, Restoring, Rebuilding One Property at a Time*, a documentary film highlighting the accomplishments of the Genesee County Land Bank during its first ten years by visiting [www.thelandbank.org](http://www.thelandbank.org).

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The Genesee County Land Bank formed ten years ago when local leaders decided to fix a broken tax-foreclosure system that had been contributing to the community's vacant property problem. These visionaries believed that a new Land Bank would reverse this trend and play a leading role in reclaiming and restoring vacant properties throughout the community. Watch *Reclaiming, Restoring, Rebuilding One Property at a Time*, a documentary film highlighting the accomplishments of the Genesee County Land Bank during its first ten years.

- By Natalie Pruett

## Land Bank Property Sales On the Rise



Revenue from the sale of tax-foreclosed properties is the primary source of funding for the operation of the Genesee County Land Bank (GCLB) and the maintenance of vacant properties. Fiscal year 2014/2015 has turned out to be the second best year for sales at the GCLB with 943 properties sold generating a total of \$4.2 million in gross revenue. Approximately half (425) of these sales were houses sold on land contracts, primarily to first time home owners. 269 of these properties were vacant lots sold to adjacent homeowners or businesses. The remainder were commercial and cash sales of structures.

The LBA currently has 1495 active land contracts with a balance of \$7,826,230.00. Payments on these land contracts generate a large amount of the cash flow for the land bank to carry out it's mission. In addition the properties the land bank sells go back on the tax role. During the 2014/2015 fiscal year, 186 land contracts were paid off and deeded to the purchasers.  
- By Phil Stair

## THANK YOU CLEAN & GREEN!

### Here's What You Did in 2015:

- **MAINTAINED** more than **3,400** vacant **PROPERTIES** every three weeks
- Completed more than **26,000** vacant property **"MOWINGS"**
- Engaged more than **250 YOUTH** in improving their neighborhoods, including more than **125** who were **PAID**
- *Decoratively* secured and boarded **100** vacant **HOUSES**
- **INVESTED** nearly **\$500,000** in **57 COMMUNITY GROUPS** that engaged more than **500 RESIDENTS** and **COMMUNITY MEMBERS** in improving neighborhoods in and around Flint
- Ultimately, contributed to eliminating blight in and around Flint valued at more than **\$1.7 MILLION**

- By Natalie Pruett



Photos by Creative Photo Productions

## 2015 Property Maintenance Report

2015 was a very productive year for the Genesee County Land Bank's Blight Elimination Team. **Our mowing crews cut over 31,000 vacant properties within the City of Flint.** This was achieved, in part, by the implementation of the City's mowing plan which calls for the use of mow strips on vacant properties not adjacent to occupied structures. **Our crews in the out-county areas cut an additional 4,000 plus vacant properties.**



Our garbage removal crew follow behind those cleaning and mowing lots. Using our garbage truck, these workers removed all of the refuse that our mowing crews placed on the curb. The Land Bank also provided dumpsters and labor for several organized neighborhood clean-ups. In all, **over 624 tons of garbage were removed from the City of Flint and surrounding areas.**

Our blight elimination team also includes tree cutting and wood chipping crews. These crews clear vacant property of fallen trees and overgrown brush and they cut down dangerous trees and limbs from Land Bank and Genesee County Treasurer owned properties. Several violent storms this spring and summer made the crew's work particularly demanding. **By years' end, the removal of tree limbs and brush produced more than 1,700 cubic yards of woodchips.**



The Land Bank also has a construction and building maintenance crew. **This crew renovated twelve residential properties, and boarded and secured more than 300 vacant structures** within Genesee County in 2015.

- By Duane Bickford

### GENESEE COUNTY LAND BANK BOARD MEMBERS:

Hon. Deborah Cherry – *Chair*  
Hon. Brenda Clack – *Vice Chair*  
Hon. Patricia Lockwood  
- *Secretary*  
Hon. Bryant Nolden – *Treasurer*  
Hon. Pegge Adams  
Hon. Jackie Poplar  
Hon. Mark Young

### GENESEE COUNTY LAND BANK CITIZENS' ADVISORY COUNCIL

Chris Del Morone – *Chair*  
Larry Petrella – *Vice Chair*  
William Alexander  
Clarence Campbell  
Harold Doll  
Christopher Gehringer  
Gerri Hall  
Rev. Jacob Hawkins  
Deborah Holmes  
Joe Karlischek  
Joe King  
Eric Loper  
Vince Lorriane  
Chris Poulos  
Harry Ryan  
Bobbie Walton  
Two (2) Vacancies

Douglas Weiland,  
*Executive Director*

To receive our e-newsletter please sign up on our website at:  
[http://thelandbank.org/news\\_rpts.asp](http://thelandbank.org/news_rpts.asp)