



www.inghamlandbank.org



Eric Schertzing

Ingham County Treasurer
Land Bank Chair

HCDNNJ
September 27, 2012
Trenton, NJ

9.23.12



County Characteristics

- Population 280,895 ('10 census)
- 16 township, including 3 charter
- 5 cities (Lansing) & 3 villages
- 98,057 tax parcels (real)
- SEV \$7,815,678,391 ('10)
- TV \$7,089,944,185 ('10)
- 16 commissioners (12 Dem, 4 Rep)



THE PROBLEM: **Contagious blight**

- **Loss of tax base**
- **Flat-sprawling Population**
- **Concentration of poverty**
- **Increased demand for services**
- **Crime - Poor quality of life**
- **Increasing Tax Foreclosure**
- **Inefficient footprint**

Costs of Blight

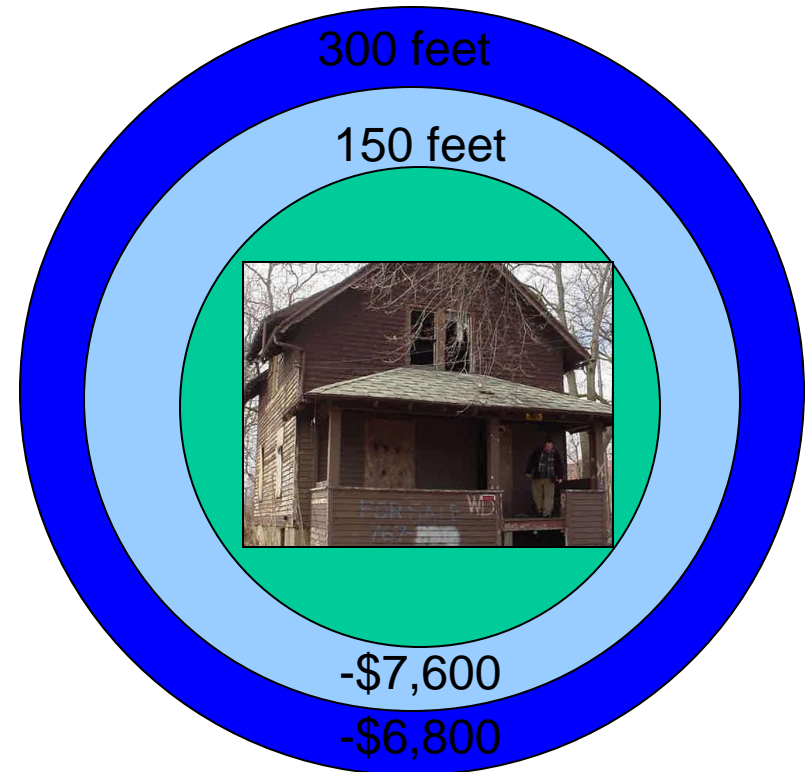
Blight robs surrounding properties of their value

Nigel G. Griswold Thesis

Masters of Science

Dept. of Ag. Econ., MSU

- \$3.5MM BRA demo of 400 homes increased property values \$112.5MM





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.



Ingham County Land Bank Formation

- Worked with LISC, Genesee Institute & local governments for much of 2005
- First Board meeting that November
- 5 member board (Treasurer & 4 public appointed by County Commissioners)
- Began in Treasury vault with 23 junk properties



Relationships

- Architects (landscape & design)
- Board of Commissioners (Co. Exec.)
- Capture Districts (DDA, LDFA)
- Chamber of Commerce
- City Council (Mayor)
- Colleges (Community & other public/private)
- Commercial Associations (BID, BIZ, downtown)
- Community Action Agencies
- Community Economic Development Assoc of MI (CEDAM)
- Contractors
- Developers
- Economic Development Entities – public/private (EDC, BRA)
- Engineers (environmental, civil)
- Entrepreneurs and incubators
- Environmental interest
- Faith Community
- Federal Emergency Management Agency
- Finance (banks, credit unions ++)
- Food security & garden/farm interest
- Foundations – Rob Collier
- Gardeners (Greening groups, Master Gardeners)
- Habitat for Humanity (local & state)
- Home Builders (local & state)
- Housing and Urban Development (HUD)
- Housing Counselors (credit, foreclosure prevention)
- Labor Organizations
- Legislators (newsletters, cable shows, public meetings)
- Main Street Programs
- Media (print, TV, radio)
- Michigan State Housing Development Authority (MSHDA)
- Michigan Works (job training & Section 3 compliance)
- Neighborhood Organizations (HOA)
- New Americans (immigrant groups)
- Non-profits (CDC)
- Parks
- Planners (APA, MAP)
- Planning Regions (14 statewide)
- Public Health Agencies (County, State, CMH)
- Public Housing Authorities
- Public Relations Firms
- Realtors (local & state)
- Schools (K-12, Intermediate)
- Smart Growth Groups (LPI, Urban Land Institute, CNU, NPSG)
- Social Entrepreneur
- State Agencies (DNRE, DLEG, MEDC, MSHDA/SHPO)
- Think Tanks (CCP)
- Trade Groups (APWA, MML, MAC/Flo)
- Transit Groups
- Treasurers (county & city)
- United Way (211, programs)
- Universities
- Young



Land Bank Programs



Demolition

Housing Renovation

Commercial

Property Maintenance

New Construction

Side Lot Disposition

Garden Program

PROP

Rental Program





The Ingham County Land Bank

Progress since 2005...

- 975 tax & mortgage foreclosures –
 - HUD, banks, other purchases
- 225 demolitions - 74 more planned
- all sites maintained – snow & mow
- 198 total sales
 - Vacant/Side Lots -70 sold
 - 181 single family rehabs – 128 sold
 - Commercial sites – 12 sold
 - Garden Program – 51 parcels
 - 30 new constructions completed -10 sold
 - 68 NSP1 purchases
 - 158 NSP2 purchases

Commercial + Art





Land Banks in Michigan

2004- Michigan State, **Genesee**

2005- **Ingham**, **Saginaw**

2006- **Calhoun**, Detroit City, Grand Traverse,
Muskegon, **Wayne**

2007- Jackson

2008- Arenac, **Berrien**, Cass, Gladwin,
Lapeer, Leelanau, Ogemaw, Sanilac

2009- Bay, Benzie, Clare, Delta, Emmet,
Gogebic, Houghton, **Kalamazoo**, Kent,
Oceana, Marquette, Saint Claire, [Washtenaw]

2010- Lake, Ottawa, Van Buren, Ionia, Charlevoix

2011- Alger, Lenawee, Osceola



Contact Information

Eric Schertzing, Chair
eschertzing@ingham.org
(517) 676-7233

Mary Ruttan, Executive Dir
mruddan@ingham.org
(517) 267-5221

Ingham County Land Bank
422 Adams Street
Lansing, Michigan 48906
Phone (517) 267-5221
Fax (517) 267-5224

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