

## LAND BANKING 207 - SETTING UP YOUR LAND BANK

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The Maine Redevelopment Land Bank Authority was established in 2022 and the wheels are in motion to get the Authority up and running at the State level.

There are many activities that municipalities can begin now, to help prepare for their own local land banks.

This presentation will focus discussion of land banking as a means to prepare sites for redevelopment, evaluation of cost and benefit, sources of funding, and available tools.



## LAND BANKING 207 - SETTING UP YOUR LAND BANK

1. Introduction and Status - Maine Redevelopment Land Bank Authority and relevance to municipalities, 30-A M.R.S. §§ 5151-5162
2. Role of State-level Land Banks, Michigan Land Bank Authority.
3. Setting-up Your Local Land Bank, Sanford Maine.
4. Land banking tools you can use.



## WORKSHOP: LAND BANKING 207 - SETTING UP YOUR LAND BANK

### Status of the State Land Bank

#### BY AGREEMENT WITH MUNICIPALITIES

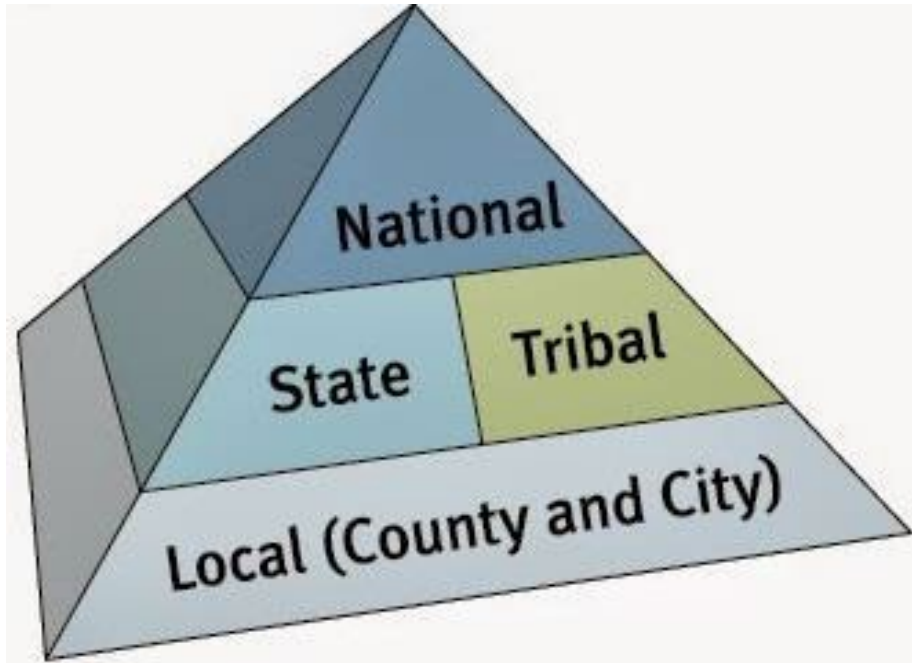
“30-A M.R.S. § 5158. 4. **Agreements with public entities.** To enter into agreements with public entities, including, but not limited to, municipalities, counties, regional planning organizations, state agencies and municipal or regionally organized land banks in order to effectuate the purposes of this chapter. Agreements may include the acquisition of property or rights in property from a municipality or county whose governing unit declares the need for such an agreement.”



# State-Level Land Bank Roles

1. State Lands Repository - Agent - (Re)Developer
2. Distressed Properties in Inventory
3. Support for - to - with Local Banks
4. Standardize / systemize / share common activities

# Isn't Land Banking a Local Activity?



*Well yes, however...*

- Due Diligence Issues
- Site Issues
- Political Issues
- Capacity Issues
  - Budget
  - Personnel
  - Time

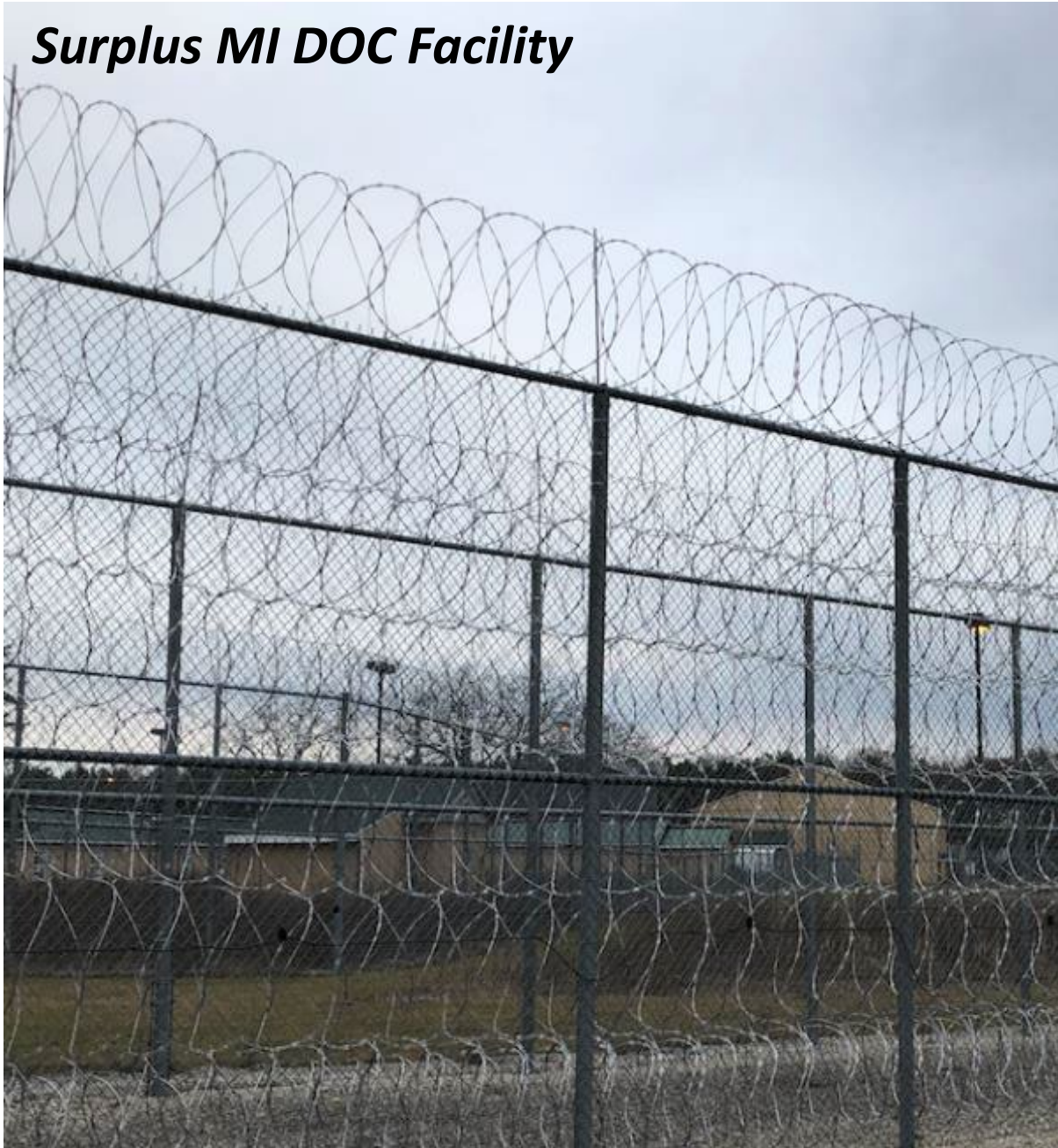
**State-Local Relationship  
2-Way & Multi-Dimensional**

# State Lands Repository - Agent - (Re)Developer



***Surplus  
MI DHHS Property***

***Surplus MI DOC Facility***



# Large Distressed Properties





MEMORANDUM OF UNDERSTANDING  
BETWEEN THE  
MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY'S  
REMEDIATION AND REDEVELOPMENT DIVISION  
AND THE  
MICHIGAN LAND BANK FAST TRACK AUTHORITY  
FOR  
PROPERTIES WITH POSSIBLE CONTAMINATION



# Neighborhood Properties



Grand Rapids

## Grand Rapids approves land banking contract with state

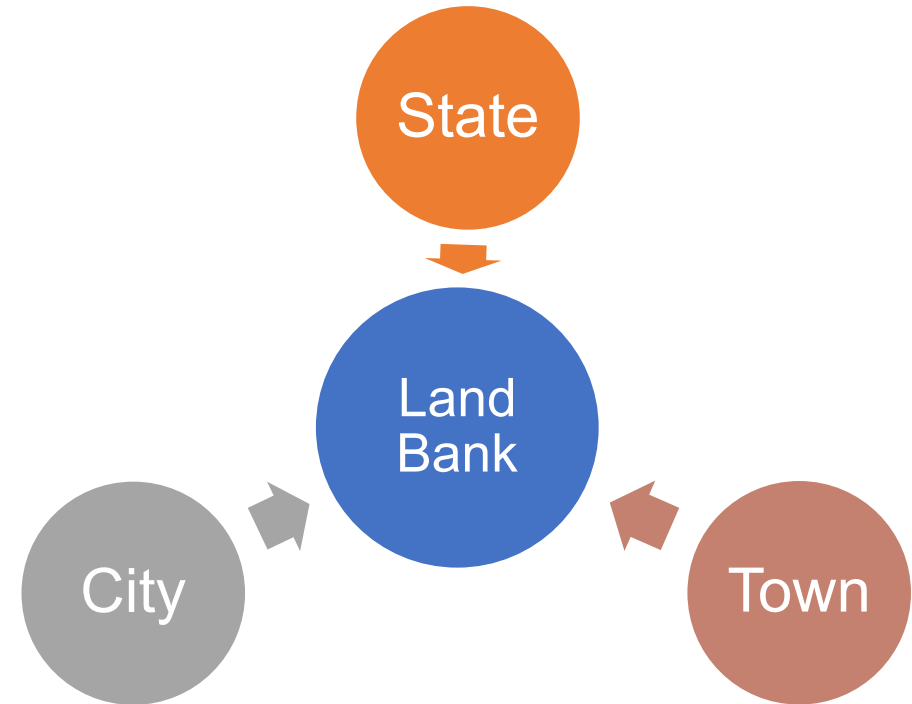
Posted Oct 09, 2019



Grand Rapids leaders at a city commission meeting on Tuesday, Feb. 26, 2019. (Cory Morse | MLive file photo) Cory Morse | MLive.com

# Land 'Banking' Agreements

- Temporary/Transitional Title Flow
- Control Retained by Conveyor(s)
- In/Out Transfer Process



# Housing IS Economic Development

Community Housing Solutions

## TRACK 1 Development 101

- Development Overview and skill sets
- Site selection & Market
- Zoning
- Building & Design
- Financial Analysis
- Building Capital
- Putting the deal together

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## TRACK 2 - TIF

- Vacant land - Housing Case Study bump out
- Private/Nonprofit Rentals, For Sale housing
- Scale of projects, market dynamics, site selection

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## Legal and Operational

- Deal Structure
- Need to know Info

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## Finance

- Gap or expressed need
- Documents and information needed to prepare a TIF Analysis
- Building a TIF Table
- Analyzing a TIF Table
- Repayment, bridge financing, recapture
- Close out / Unwind
- Exhibits... Tables, Interactive Tool, Timelines

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## Exhibits

- Tables
- Interactive tools
- Timelines
- Case Studies



# Blight Elimination Funding

## Round 1

- **Released**  
10-01-2022
- **Proposals Due**  
01-31-2023
- **Project Completed**  
12-31-2023

## Round 2

- **Released**  
early April 2023
- **Proposals Due**  
05-31-2023
- **Project Completion**  
08-31-2024

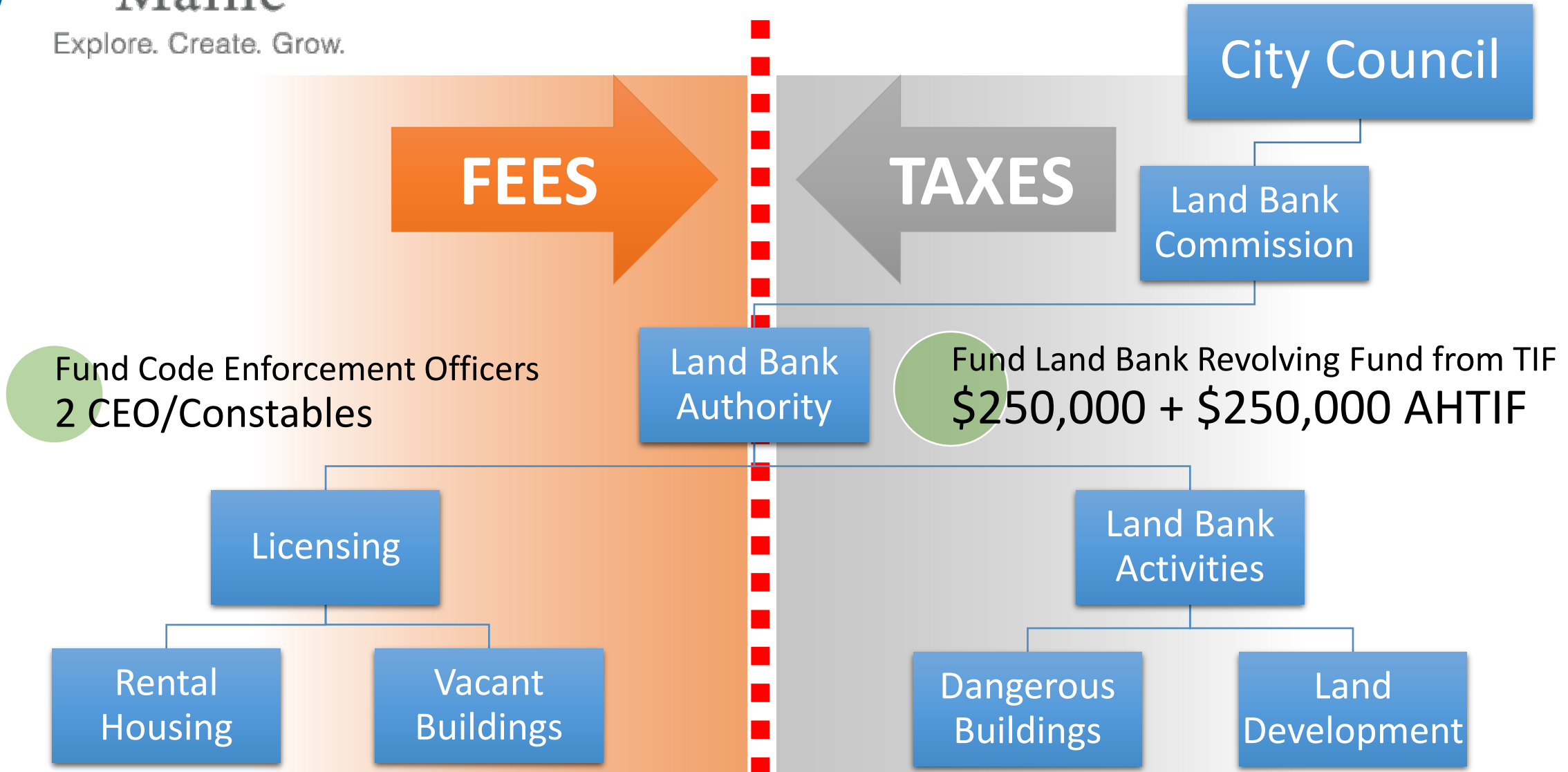
## Round 3 *ARPA Funds*

- **Tentative Release**  
Q3/Q4 2023
- **Proposals Due**  
60-90 days later
- **Funds Obligated**  
Mid-2024
- **Project Completion**  
Mid-2026

## Round 4 *ARPA Funds*

- **Tentative Release**  
Q2 2024
- **Proposals Due**  
60-90 days later
- **Funds Obligated**  
Mid-2024
- **Project Completion**  
Mid-2026

# LAND BANK AUTHORITY





Explore. Create. Grow.

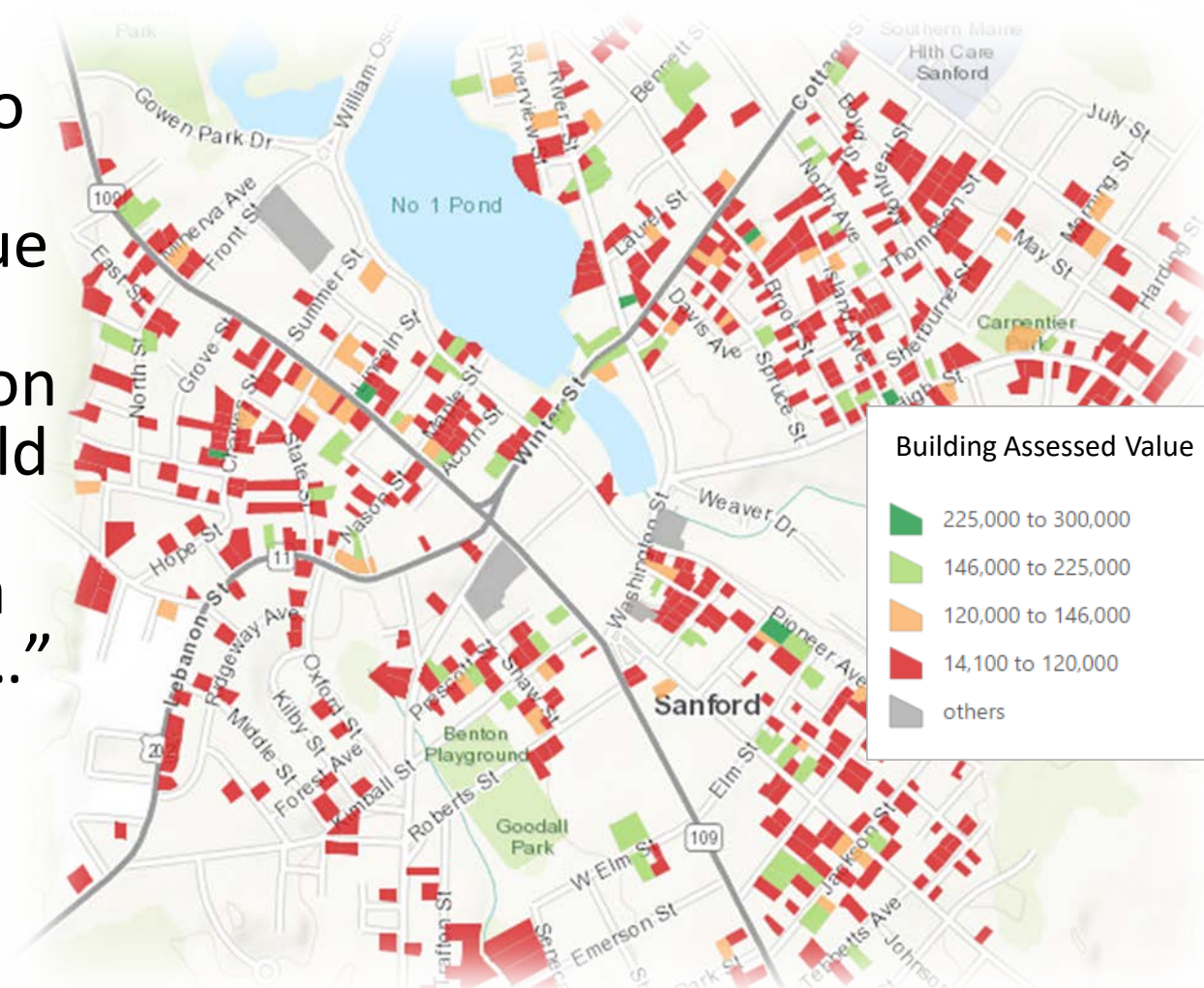
# LAND BANKING

The Sanford Land Bank Authority, is responsible for addressing dangerous buildings that detract from the value of real estate and impact the safety and quiet enjoyment of neighboring people and properties; ensuring there are safe and affordable places to live; and expediting the transition of abandoned and foreclosed properties back to value-producing real estate. The Sanford Land Bank Authority administers three programs including the abatement of Dangerous Buildings and nuisance property conditions pursuant to the State Dangerous Building Law; administers the annual business licensing of rental housing and regular and proactive inspection of rental properties; and administering the annual licensing of abandoned and vacant buildings. The Sanford Land Bank Commission overseeing operations and budget of the licensing, inspection, and enforcement program and make its findings public; purchasing, acquiring, holding, and disposing of real property; making recommendations to the City Council regarding dangerous buildings and abandoned properties; making recommendations to the City Council regarding property remediation; developing and monitoring financial programs to incentivize residential development and revitalization; and encourage private enterprise by bringing residential properties back into use.

# FOUNDATION, 2001

“...while expansion of commercial and industrial values is important to economic development, so is the preservation of the quality and value of Sanford’s housing stock... in May 2001, there was roughly \$600 million in residential assessed value. Should that value decline by 5% due to disinvestment, it would represent a loss of \$30 million in taxable value...”

(Housing Age and Condition, Housing Strategy, 2001, Page 12)







Explore. Create. Grow.

# LAND BANK REVOLVING FUND 2022

- Recovery of Expenses for Abatement or Securing Activity

- 19 Mill St
- 18 Winter St
- 37 Montreal St
- 199 Jagger Mill Rd
- 1 John St
- 27 Wilson St
- 8 York St
- 22 Montreal St

## REVOLVING FUND

Encumbered Funds	291,685
Abatement Funds	208,315

- Maturing liens

- 8 Perkins Ct
- 65 Emery St
- 46 High St

- Foreclosed liens

- 12 Proulx Ct
- 13 Island Ave
- 22 North Ave
- 33 Island Ave



# REDEVELOPMENT

- Maine Housing Community Solutions Grant - \$150,000 available for rehabilitation of tax acquired housing.
- American Recovery and Reinvestment Act - \$300,000 available within the qualified census tract for infill housing.

# EXAMPLE – 10 BROOK ST

BEFORE



AFTER



# EXAMPLE – 2 SHERBURNE ST

BEFORE



AFTER



# EXAMPLE – 21 SHERBURNE ST

BEFORE



AFTER



# EXAMPLE – 13 STATE ST

BEFORE



AFTER



## Land Banking Tools You Can Use

- Dangerous Building Law, 17 M.R.S. §§ 2851-2859
  - Authorize demolish, remove, secure
  - Recovery of Expenses
- Tax Foreclosure, 36 M.R.S. §§ 941-949
  - Quiet Title, § 946-B
  - Abandoned Property, § 946-C
  - Disbursement of Excess Funds, § 949
- Land Bank abandoned property 30-A § 5157
- Eyeballed street-side observation
- Water shutoffs
- Registry of Deeds
  - Mortgages, liens, etc.
- Death Records
- Environmental evaluation, State and federal lists
- CERCLA, RCRA







**SANFORD LAND BANK AUTHORITY**

**PARTNERSHIP**

**NEXT STEPS**

