2014 Annual Report

CALHOUN COUNTY Land Bank AUTHORITY

Our mission is supporting local neighborhood and business district revitalization by acquiring, holding and disposing of blighted or abandoned properties within Calhoun County.

A message from our Board Chair…

The year 2014 was transformative for the Calhoun County Land Bank Authority (CCLBA) as our Board undertook a strategic planning and policy update process to reflect changes in the organization and within the Community. We worked with the Center for Community Progress to create a three year strategic plan to provide a vision for the future, and help guide our work.

Using the plan as a guide, we continued our blight elimination work by financing 22 demolitions throughout the County and managing another 30 for partners. We created new partnerships to rehabilitate homes and create a pocket park. Finally, we worked aggressively to return vacant lots to the tax roll through our side lot program.

We are poised to accomplish more in 2015 and look forward to continuing our work with local governmental units, residents and other partners as we serve our community.

Sincerely,

Christine Schauer, Chairperson

Stakeholder engagement session 2014

2014 Accomplishments at a glance...

GRANTS RECEIVED

- $20,000 from MSHDA to conduct a downtown Target Market Analysis studies in Battle Creek & Albion
- $264,990 from MSHDA for demolitions in Battle Creek
- $353,650 from MSHDA for demolitions in Albion and Emmett Township

BLIGHT ELIMINATION EFFORTS

- 22 CCLBA financed demolitions
- 30 CCLBA managed demolitions
- 2 rehabilitations through partnership
- 3 Environmental cleanups through partnership
- 1 pocket park created through partnership
- 1 new build initiated through partnership

STAFF & BOARD DEVELOPMENT

- Completed Strategic Planning process and policy update
- Attended the Community Progress Learning Institute at Harvard

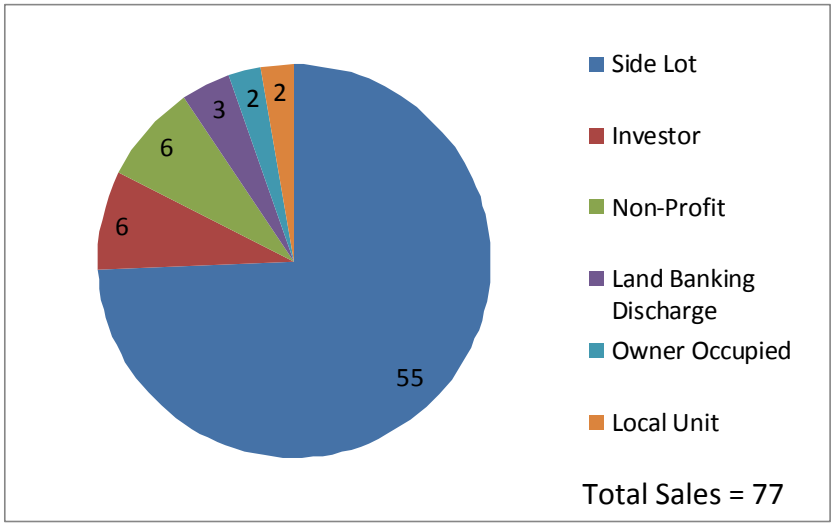
Year in Review of Inventory and Sales

In 2014, the CCLBA worked with a range of organizations and residents to return 77 properties to the tax roll. A new partnership with Habitat for Humanity resulted in two single-family home rehabilitations and one with the Calhoun County Intermediate School District will result in a newly constructed home along Emmett Street. The majority of sales (55) were through the CCLBA's Side Lot Program, in which qualifying neighbors purchase adjacent vacant residential lots.

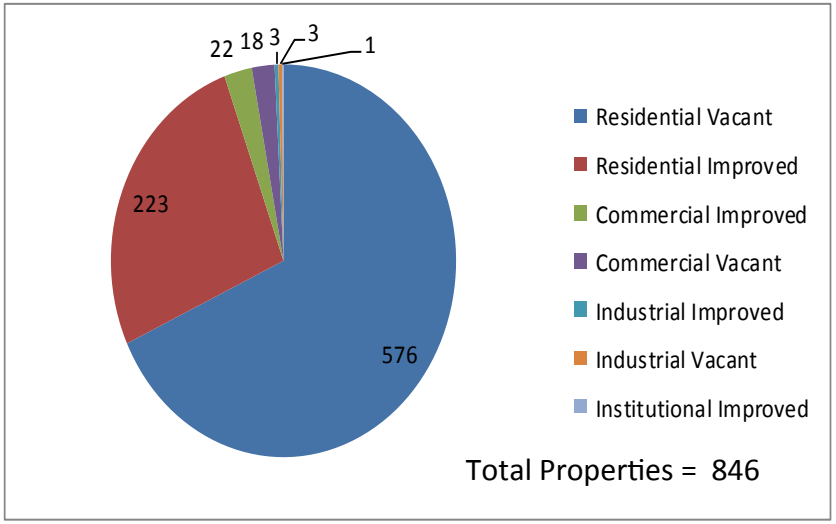
The CCLBA provides maintenance for properties in its inventory, which includes mowing, limited snow removal, securing, and clean up. In the upcoming year, staff will continue to promote the Side Lot Program, and will also unveil new programs to better manage costs as well as assist with returning more properties to productive use. Existing and new CCLBA programs include the following:

- **Side Lot Program** allows qualifying residents to purchase eligible vacant residential lots adjacent to or near their properties for $210;
- **Garden Lease Program** allows groups to lease land at a minimal rate for urban gardening;
- **Adopt-A-Lot Program** allows qualifying residents and groups to adopt lots on an annual basis for a minimal fee;
- **Neighborhood Mow & Maintenance Program** allows qualifying organizations to maintain properties during the mowing season in exchange for an annual stipend; and
- **Transform This Home Program** allows qualified buyers to apply to purchase and renovate CCLBA owned homes for homeownership and investment purposes.

Total Number of Properties Sold



Total Number of Inventory Properties



A Look at On-Going Grant Projects

Target Market Analysis (TMA)

The CCLBA is the lead grantee for a $20,000 MSHDA grant to conduct downtown studies in the Cities of Battle Creek and Albion. Steering committees, consisting of local leaders, developers, and business owners were created to oversee the project. Community interviews and meetings were conducted in the fall of 2014 to obtain data to inform each study.

These studies will help each community understand market potential for future residential development by providing significant data around the type of housing units as well as the absorption ability of the market to support new development. MSHDA and each municipality will use the final TMA to connect with developers.

Partners: MSHDA, CCLBA, County Treasurer, Cities of Battle Creek & Albion, & Albion Economic Development Corporation

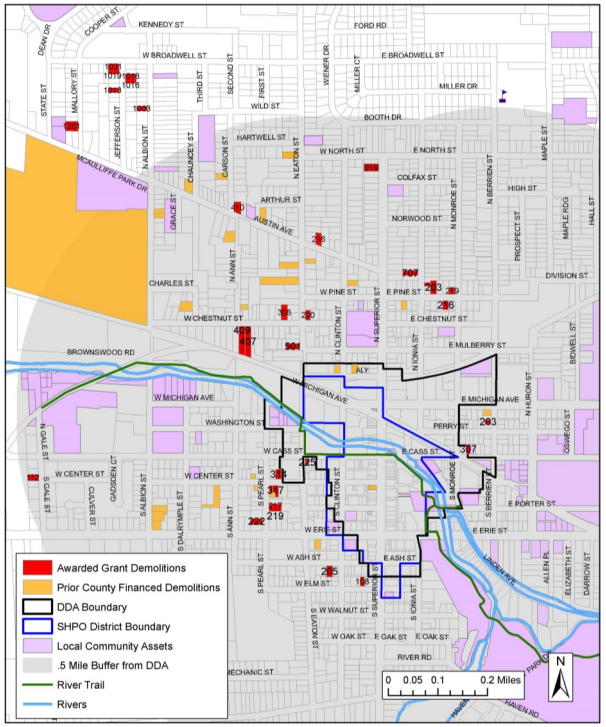
NSP2 Program Income Reallocation, Round 1

The CCLBA and the City of Battle Creek Community were awarded a $264,990 MSHDA grant to demolish 26 blighted single-family homes in Battle Creek through the NSP2 Program Income Reallocation Round 1 grant. CCLBA and City staff targeted qualifying properties along major corridors, near community anchors or business nodes, and homes that were considered the "worst on the block." As such, homes along VanBuren St and Goguac St will be demolished as will houses near Capital Ave NE. Additionally, there are sites near Bright Starr Community Farm and the YMCA.

Demolitions will be completed in 2015.

Partners: MSHDA, CCLBA, & City of Battle Creek

Non-Entitlement Blight Elimination Projects in Albion



Non-Entitlement Blight Elimination

Calhoun County, the lead grantee, and the CCLBA, the sub-grantee, received $353,650 MSHDA grant to demolish 34 houses in Calhoun County. Thirty-two of these are located in the City of Albion and two are in Emmett Township. Local leaders, CCLBA staff, and Treasurer staff worked together to select the project sites and collect data for the application. A 25% local match was required for this application, and all partners contributed to it.

Demolitions will be completed in 2015.

Partners: MSHDA, CCLBA, County Treasurer, City of Albion, & Emmett Charter Township

Blight Elimination, what's new?

Major Corridor

Pennfield Charter Township

Partnership Demolition

881 Capital Ave NE, Battle Creek

Habitat for Humanity Rehabilitation

10 Eagle St, Battle Creek

Demolitions by Jurisdictions

CCLBA conducted demolitions and managed demolitions for the County Treasurer and Neighborhood's Inc. of Battle Creek. The CCLBA also partnered with Pennfield Charter Township to demolish a blighted structure along the Capital Ave NE corridor. The CCLBA invested over $211,000 in demolition and it's partners also contributed funding. In total, the CCLBA oversaw the demolition of 52 blighted structures in 2014. The following is a list of demolitions by jurisdiction:

Bedford Township —1
City of Albion —3
City of Battle Creek —39
City of Marshall —2
City of Springfield —1
Newton Township —1
Pennfield Charter Township —1
Village of Homer—2
Village of Tekonsha —2

Rehabilitation

The CCLBA partnered with Habitat for Humanity to transfer two properties for rehabilitation. Both sites are located in the NSP2 target area and will help build on previous investment in the area. The CCLBA will increase its rehabilitation work next year by funding rehabilitations, as well as, seeking additional grants and by launching the new Transform This Home through which qualified buyers can purchase a home for rehabilitation purposes.

Thank you to our partners!

Municipalities

Bedford Charter Township

Calhoun County

City of Albion

City of Battle Creek

City of Marshall

City of Springfield

Emmett Charter Township

Pennfield Charter Township

Village of Homer

Village of Tekonsha

Non-Profits & Others

Albion College

Albion Community Foundation

Albion Economic Development Corporation

Calhoun Intermediate School District

Battle Creek Community Foundation

Battle Creek Unlimited

Fremont Tomato Heads

Greater Albion Chamber of Commerce

Neighborhoods Inc. of Battle Creek

Proactis Development Strategies

Non-Profits & Others Continued

Sprout Urban Farms

Starr Commonwealth

Center for Community Progress

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State Agencies

Michigan State Housing Development Authority

Michigan Department of Environmental Quality

State Historic Preservation Office

Michigan of Economic Development Corporation

Michigan Association of Land Banks

Michigan Land Bank Fast Track Authority

BOARD

Christine Schauer, Chairperson
County Treasurer

Rob Behnke, Vice Chair
Township Representative

Peggy Sindt, Treasurer
City of Albion Representative

Terris Todd
Board of County Commissioners Representative

Lynn Ward Gray
City of Battle Creek Representative

Nola Batch
At-Large Representative

Jeremy Andrews
At-Large Representative

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