



Recommendations for the Wayne County Land Bank

Regarding Approach to Acquisition and
Disposition of Nontraditional Properties

Memorandum

TO: **Anthony Cartwright**, Executive Director, Wayne County Land Bank
Anne Wistow, Deputy Director, Wayne County Land Bank
Erin Kelly, Division Director, Sustainability & Innovation, Wayne County Economic Development Department

FROM: **Nora Daly**, Associate Director, Technical Assistance, Center for Community Progress
Janell O’Keefe, Associate Director, Technical Assistance, Center for Community Progress

DATE: May 30, 2025

RE: Recommendations for the Wayne County Land Bank’s Approach to Acquisition and Disposition of Nontraditional Properties

In January 2025, the Center for Community Progress provided in-kind technical assistance to the Wayne County Land Bank Corporation (WCLB) to review its policies and processes for managing “nontraditional inventory”—properties with limited end uses or with potential to support the County’s economic development and sustainability goals. At the WCLB’s request, this review focused on its inventory in Romulus, which comprised a representative sample of traditional (i.e., vacant houses and residential lots) and nontraditional (e.g., commercial property, landlocked lots) parcels. This effort also supported the WCLB’s growing partnership and coordination with the City of Romulus (City) around vacant property.

Community Progress reviewed WCLB policies, state land bank law, data, and local plans, and conducted a two-day site visit.¹ We met with the WCLB, County staff, and City staff, and toured Romulus to see examples of the WCLB’s nontraditional inventory.

This memo provides background on the WCLB and Romulus, summarizes our findings, and outlines recommendations for the WCLB and key considerations for the City. All observations and recommendations are based upon Community Progress’ experience and research. The WCLB and City should consult local counsel before relying upon or adopting any recommendations.

¹ For a full list of interviewees, see Appendix A.

Background on the WCLB and the City of Romulus

About the WCLB

Wayne County is Michigan's most populous county, and has one of the highest vacancy rates in the state.² The WCLB was formed in 2006 to help return vacant, abandoned, and deteriorated (VAD) properties throughout the county to productive use. While housed within the County's Economic Development Department, the WCLB is an independent legal entity.³ It is one of the state's largest land banks in terms of both inventory and staff, serving all 43 county municipalities.⁴ The WCLB currently holds title to over 1,000 properties throughout the county, with the highest concentration in the cities of Highland Park, Romulus, and Redford. A significant portion of these properties are nontraditional and difficult to repurpose, as a result remaining "stuck" in the WCLB's inventory, posing unique challenges in terms of disposition and reuse.

Mission

The WCLB's mission is to return tax-foreclosed and abandoned properties to productive use. Its primary objectives include: 1) preserving and increasing property values throughout the county; 2) promoting health, safety, and wellness through community development projects; and 3) working with state, local, and nonprofit partners to commit distressed properties to public use.⁵ The WCLB is also focused on financial sustainability and generating revenue to support its continued operations.

Approach to Acquisition

WCLB primarily acquires properties in two ways: involuntary transfers of tax-foreclosed properties that do not sell at auction, and direct acquisition of tax-foreclosed properties via the right of refusal (ROR) process.⁶ Notably, the WCLB has exercised its ROR to acquire occupied properties, intending to sell them to investors, landlords, or future owner-occupants—but not to *current* occupants. The WCLB also occasionally acquires properties through strategic market purchases as it aligns with County priorities (such as land assemblage for public projects), receives properties through swaps with the Detroit Land Bank Authority, and accepts property donations.

Approach to Disposition

The WCLB primarily disposes of property through its website.⁷ Properties are posted for a minimum of 48 hours before applications are reviewed. Interested buyers can apply online at any time, and applications are reviewed weekly. Most residential structure listings receive two

² See "Estimated percent of all housing units that were vacant type 'other' in 2019-2023," layer from PolicyMap (US Census American Community Survey 2019-2023), accessed May 9, 2025, <https://plcy.mp/2ttgHnI6>.

³ IGA Section 3.10 and 4.14

⁴ The Detroit Land Bank Authority (DLBA) primarily serves the city of Detroit, however the WCLB occasionally owns property and does transactions in Detroit and in partnership with the DLBA.

⁵ "About Us," Wayne County Land Bank Corporation, (webpage), accessed May 1, 2025, <https://waynecountylandbank.com/about-us/>.

⁶ In the ROR process, the WCLB purchases properties for the minimum bid (i.e., delinquent taxes, fines, fees, and interest).

⁷ See Property Listings here <https://public-wclb.epropertyplus.com/landmgmtpub/app/base/landing>.

to three applications, and applicants are evaluated using the prioritization criteria in the WCLB's policies and procedures.⁸

Additional Programs and Services

The WCLB also supports partner municipalities with complicated and nuisance properties. Through its fee-for-service Quiet Title Program, it temporarily acquires a property, clears the title, and returns the property to the new or original owner. On a case-by-case basis, the WCLB partners with Wayne County municipalities to bring nuisance abatement cases against deteriorating properties, or to temporarily hold brownfield properties during the assessment and remediation phases. Recently, the WCLB began offering an exterior home repair program for residents of select communities.

About the City of Romulus

Romulus, a city of about 25,000 located about 20 miles outside Detroit, is home to the Detroit Metropolitan Wayne County Airport (DTW), a major economic anchor that helps buffer the city from recessions.⁹ However, the airport's central location physically divides Romulus into four quadrants, making it difficult to establish a sense of place or create a cohesive community for residents. The City is working to address this through downtown placemaking, adding additional housing units, attracting more light industrial commercial development, and repurposing vacant schools throughout the city.

The WCLB currently owns 136 properties in Romulus, 72 percent of which have been in its inventory for five years or more. While the city's overall vacancy rate is below 5 percent, there are pockets of higher vacancy in the northeast quadrant of the city—like census tract 5855, where the vacancy rate is nearly 20 percent.¹⁰ During the 1990s, this area was in the Federal Aviation Administration (FAA)-designated noise contours. That led to large-scale home buyouts and demolitions, resulting in many vacant lots subject to FAA-imposed use restrictions, significantly limiting future residential uses. The WCLB also owns some vacant lots in this area, making disposition challenging. WCLB's remaining Romulus inventory comprises full or partially forested landlocked parcels and a few vacant commercial parcels.

What types of properties are “stuck” in the WCLB inventory?

Nearly 20 percent of WCLB properties are stuck due to limited reuse options and/or severely limiting physical characteristics. The most common complicating features are:

- **Landlocked:** Properties with no direct access. They may be locked in by other developed property (e.g., homes, garages, businesses), protected land (e.g., wetlands, conservation easements), or privately owned vacant property. This limits the number of possible buyers and alternative uses.
- **Partial parcels:** Properties that are smaller than a standard city lot. This is most commonly due to municipal boundaries and improper parcel splits. Many of these parcels are also landlocked (for example, a garage separated from its house by the city

⁸ Wayne County Land Bank Board of Directors, Approval of Disposition Selection Policy, Resolution No. 22-06, passed November 17, 2022.

⁹ See “Estimated percent of all housing units that were vacant type ‘other’ in 2019-2023,” layer from PolicyMap (US Census American Community Survey 2019-2023), accessed May 9, 2025, <https://plcy.mp/2ttgHnI6>.

¹⁰ Ibid.

border). Typically, these parcels are not developable and the WCLB's ownership may impede the sale of the adjacent home by the owner.

- **Natural features:** Properties with water, trees, or other vegetation or land formations that hold significance to the environment and/or surrounding properties. These may be manmade, such as a housing development's retention pond, or natural, such as wetlands adjacent to a creek.
- **Adjacent to use restricted properties:** Properties adjacent to other properties that have restricted uses, such as conservation easements or FAA restrictions.

These factors alone could deter potential purchasers, and the WCLB's current disposition policy adds another barrier. The policy offers little flexibility to WCLB staff and board to market and sell these unique parcels to third parties, leaving them in limbo instead of returning them to productive use.

Recommendations for the WCLB

The following section outlines recommendations for how the WCLB can 1) increase the likelihood of disposing of stuck properties, and 2) partner more effectively with the County to advance shared goals related to sustainability, affordable housing, and small-scale economic development. These recommendations are informed by findings from our preliminary research, insights from virtual interviews, and lessons from the site visit. They are also rooted in Community Progress' expertise in land banks and land banking in Michigan and across the US and reflect best practices in the field.

Disposing of Stuck Properties

Roughly 20 percent of WCLB's inventory is difficult to dispose of due to complicating features like landlocked parcels with no direct access, partial parcels smaller than a city lot, and critical environmental features. The following recommendations aim to help the WCLB better assess, prioritize, and dispose of these challenging properties.

1. **Catalog existing inventory.** Using its current inventory software, the WCLB should first thoroughly review and analyze how many and what types of nontraditional properties it holds. After understanding the nature and extent of those parcels, the WCLB can devise disposition strategies specific to each property type. Our recommendation for landlocked and partial parcels is described in detail below.

Transfer landlocked and partial parcels free of charge. The WCLB currently attempts to sell landlocked and partial parcels to adjacent owners. But they have little incentive to purchase the property because there is no negative impact to using it and none of the burdens of ownership (taxes, insurance, etc.). Additionally, given the limited reuse potential for any other buyer, these parcels are unattractive purchases to others. Since the WCLB gains little from holding onto these properties, it should offer these parcels at no cost or for a nominal fee (e.g., \$1) to the adjacent owner. To incentivize

acceptance, the WCLB should offer to assume the cost of surveying and combining the parcels and waive its 5/50.¹¹

These offers should be time limited (e.g., six to 12 months) and communicated to property owners through mailed letters that include answers to frequently asked questions about the implications and benefits of combining the parcels, including projected future property tax calculations once the parcels are combined.

In cases when a partial parcel comes into WCLB inventory because of a municipal error, the municipality should cover the cost of combining the parcels and the WCLB should waive its 5/50.

WCLB disposition policies should be updated to include guidance for landlocked and partial parcels—or more broadly define “stuck” properties—to allow staff greater flexibility in applying this approach across a range of unique circumstances.

Aligning WCLB Activities with Local Priorities

2. **Leverage WCLB tools to support County goals.** The WCLB should work closely with County staff and leadership to identify shared goals and pursue opportunities to use the WCLB’s special powers to support County activities. In return, the County should provide financial support for those services. Examples include:
 - **Explore coordinating County surplus property services.** In addition to housing the WCLB, the County manages an inventory of public property (e.g., offices, parks, public works facilities) and surplus property. To better coordinate efforts, maximize opportunity, and potentially reduce costs, the WCLB could serve as the County’s lead for managing surplus public properties, and serve as real estate partner for new projects, such as those described below.
 - **Leverage natural feature properties for the County’s sustainability initiatives.** The WCLB could help advance the County’s sustainability initiatives and green space goals by, for instance, transferring WCLB-owned properties adjacent to County drain projects; serving as the long-term owner and steward of parcels with or adjacent to natural features; or assembling land for new public green spaces (like the Joe Louis Greenway). In return, the County should reimburse the WCLB for related maintenance costs.
 - **Support the County’s economic development priorities.** The WCLB could help the County promote economic development. Instead of posting commercial properties for sale on its website, the WCLB could offer them via RFP and/or prequalify mission-driven developers. This would speed up the transfer of larger properties and ensure they reach capable hands. The WCLB and the County could jointly cultivate a list of developers to expedite this process.

¹¹ 5/50 refers to Michigan land banks’ ability to receive 50 percent of the property tax revenue for five years after selling it. See sample 5/50 waiver in Appendix B.

- **Leverage acquisition powers to support affordable housing goals.** The County and the WCLB could use ROR and private market acquisitions to assemble key vacant properties for development of new affordable housing. (See recommendation five for important notes on the risks of ROR.)
3. **Leverage WCLB tools to support municipal goals.** In addition to working with the County, the WCLB should work directly with municipalities to achieve shared economic and community development goals.
- **Continue building relationships with local government units.** The WCLB has made significant strides in building relationships with municipalities across Wayne County and should continue that work. To help local government units better understand how to engage the WCLB, it could create a one-pager summarizing available services and update the “Municipal Partnership Toolkit” webpage accordingly.¹²
 - **Support Romulus in FAA-restricted neighborhoods.** Romulus faces major land use challenges in two neighborhoods due to FAA restrictions on future land use for certain parcels. Given the significant individual, neighborhood, and community factors to address, the City must take the lead on any planning and engagement efforts and explore if lifting the FAA restrictions is possible. However, the WCLB can provide support by leveraging its tools and inventory in these neighborhoods. For example, if the City determines the neighborhood will transition away from residential use, the WCLB could serve as the receiver of vacated residential property. This could include accepting property donations, receiving properties via estates and wills, or supporting “home swaps” with other land bank inventory.¹³
 - **Support Romulus with project development.** Romulus has unique economic and real estate markets and robust economic development capacity. Despite this already strong local capacity, the WCLB can offer its special powers to support housing and economic development projects. Activities could include strategic acquisition and assembly, holding property tax-free during predevelopment, clearing title, and/or “banking” properties during phased acquisition.
4. **Reconsider current approach to ROR acquisitions.** The WCLB currently uses ROR to acquire properties it deems marketable or sellable, including occupied properties. This current approach raises two key concerns:
- *Legal risk to the WCLB:* Acquiring properties via ROR as a revenue-generating tool carries legal risks in the wake of the US Supreme Court ruling in *Tyler v. Hennepin County* (2023) and pending cases at the Michigan Supreme Court.¹⁴ In *Tyler*, the Court ruled that foreclosing governmental

¹² See <https://waynecountylandbank.com/programs/municipal-partnership-toolkit/>.

¹³ See Detroit’s Bridging Neighborhoods program for an example of a collective, elective relocation effort, <https://detroitmi.gov/government/mayors-office/bridging-neighborhoods>.

¹⁴ For more detail on this case, see <https://communityprogress.org/publications/2024-tyler-hennepin-policy-brief/>. Relevant cases to monitor in Michigan include *Yono v. County of Ingham*, 2024, Docket No. 166791, Pending before the Michigan Supreme Court; *Jackson v Southfield*

units must provide those with ownership interest an opportunity to recoup any “excess value” generated in a property tax foreclosure sale. Excess value is any amount exceeding what was owed in unpaid taxes, interest, fees, costs, and other public liens. Since the WCLB is acquiring property at minimum bid before a public sale, it should consult with local counsel to better assess the risk and establish a contingency plan if the current claims process is found insufficient, or a different definition of excess value or fair market value is established. The WCLB should revise its acquisition policies to include conditions and limitations on the voluntary acquisition through ROR.

- *Impact on occupants:* The WCLB current does not have a strategy or safeguards for the occupants of property it acquires through ROR. This voluntary acquisition of occupied properties for the sole purpose of reselling, can undermine the goal of stabilizing households and neighborhoods. This is especially true when the acquisition and sale occur without a clear plan for, or funding to support, relocating existing occupants, property repair, or careful vetting of the future owner. The WCLB should seriously reconsider its current practice, not only because of the legal risks, but because of the harm it can cause the neighbors and neighborhoods the WCLB was created to benefit. There are options for using ROR to facilitate better outcomes, one of which is described below.

5. **Explore expanding or replicating Detroit’s “Make it Home” program.** Displacing residents through tax foreclosure destabilizes households and neighborhoods. While the Wayne County Treasurer offers significant foreclosure prevention tools, they cannot reach every occupant. Each year, a number of renter-occupied properties go through property tax foreclosure. Some of these renters may be interested in and capable of becoming homeowners. Working with partners, the WCLB could shift its use of ROR from a revenue generation strategy to an affordable housing and neighborhood stability program. The WCLB should explore working with the Make it Home program in Detroit to expand or replicate programming in other parts of Wayne County.¹⁵
6. **Continue offering home repair programming.** The WCLB partners with the Michigan State Housing Development Authority to fund exterior home repairs for owner-occupied, single-family homes in seven municipalities. This excellent program improves resident health and safety while supporting neighborhood stability. The WCLB should continue offering—and expand—this resource.

Improving WCLB Operations

The WCLB’s leadership is committed to the long-term success of the organization and improving its operations to best serve local partners. These additional recommendations support those efforts.

Neighborhood Revitalization Initiative, 2023, Docket No. 166320, Pending before the Michigan Supreme Court. There are also various matters challenging elements of Michigan’s tax foreclosure laws pending before the U.S. Sixth Circuit Court of Appeals.

¹⁵ For more information on replicating Make it Home, visit <https://communityprogress.org/publications/from-harm-to-home/>.

7. **Consolidate and update 2015 WCLB “Priorities, Policies, and Procedures Revised” (Policies) to include all changes made via board resolution.** The WCLB Policies document has not been updated since 2015, despite multiple board resolutions that amended or added to it. Those revisions are currently spread across multiple documents and disconnected from the primary Policies document. The WCLB should consolidate all amendments, current practices, informal policies, and incorporate any additional new policies into a single, updated Policies document. Moving forward, all future revisions should be immediately incorporated into this document, with the associated resolution(s) attached to Board minutes for reference—not issued as “new” policy documents.
8. **Review and update Policies to reflect current practices and organizational values.** As part of the update described above, the WCLB should ensure the Policies reflect its mission, vision, and values. The WCLB should consider expanding its core values to acknowledge shared goals with the County, including creating and preserving affordable housing, stimulating economic development, and advancing sustainability. The revised Policies should reflect all existing programming and the services offered in the “Municipal Partnership Toolkit.” The WCLB should also use this opportunity to simplify the document’s language to improve accessibility for the public. A template for revising the Policies can be found in Appendix C.
9. **Make Policies publicly available online.** The public cannot easily understand how the WCLB works or partnership opportunities if they cannot access its Policies. Once updated, the WCLB should publish its Policies on its website for transparency and accessibility.
10. **Establish policies, procedures, and agreements governing future collaborative efforts between the WCLBA and Wayne County.** The WCLB currently acquires property for Wayne County without clear compensation or maintenance support. Before undertaking additional activities described here, the County and the WCLB should establish a compensation structure to offset costs the WCLB incurs in service of public goals. This could include covering purchase and maintenance costs for each parcel the WCLB acquires on the County’s behalf, or providing recurring general operating support in the County’s budget in exchange for the WCLB operating as the County’s real estate wing. The WCLB should then amend its Policies to reflect the terms of this agreement.
11. **Diversify funding to ensure ongoing financial sustainability.** The WCLB currently relies heavily on ROR for revenue, which carries legal risks (detailed above), and provides access to a limited inventory of properties, many of which lack the potential for reuse in alignment with community goals. When revising its policies, the WCLB should identify and prioritize alternative mechanisms for strategic acquisition, disposition, and revenue generation, such as:
 - Maximizing 5/50 tax capture on revenue generating projects, such as partnering with developers to complete residential rehabs before selling the property or large-scale commercial developments¹⁶

¹⁶ The Muskegon Land Bank has done this effectively with both tax- and mortgage-foreclosed properties. Learn more by visiting <https://co.muskegon.mi.us/1710/Land-Bank>.

- Collaborating with municipalities to pursue accelerated tax forfeiture on key vacant properties¹⁷
- Seeking grants from philanthropic or corporate partners to support reuse in service of community development goals
- Securing recurring general operating support from the County in exchange for some or all of the new services described above
- Participating in the Michigan Land Bank Association's advocacy efforts to secure increased and dedicated State funding

Considerations for the City of Romulus

While a full assessment of VAD property systems was not the focus of this engagement, a few ideas emerged during the site visit that Romulus may wish to explore. We did not conduct a full review of local policies and practices, so these are not formal recommendations, but observations offered to support the City's efforts to address vacancy and build a stronger partnership with the WCLB. We encourage the WCLB to share these considerations with the City as part of ongoing efforts to build a strong, collaborative relationship with City leadership.

- **Lead a thoughtful, careful planning process for neighborhoods with FAA use restrictions.** At least two neighborhoods in Romulus face both vacancy and FAA-imposed property use restrictions. While many homeowners took the buyout in the 1990s, not all did, leaving the neighborhoods with a mix of vacant lots and occupied homes. Housing development is still prohibited on many of the lots, leaving the future of these areas uncertain. The City is faced with determining how to best serve the remaining residents and repurpose the vacant land, including some WCLB-owned properties. The City should lead a sensitive planning process—including careful and respectful conversations with existing residents—to decide the long-term vision. The City should engage legal counsel to understand the long-term impact of the FAA restrictions, and potentially engage the WCLB to play a supportive role and consider how its tools could support the neighborhood's future.
- **Explore offering a home repair program.** City staff noted there is no local public funding available to help residents address emergency home repairs. Public funds are only available for demolitions. Some staff admirably take it upon themselves (in their free time) to organize volunteers and donated materials to help homeowners, such as seniors and those on fixed incomes, make repairs. Maintaining a healthy housing stock is vital and Romulus should consider reevaluating how it supports homeowners struggling with deferred maintenance. The City could consider expanding the allowed abatement activities to include emergency or critical repairs, offering forgivable loans to low-income residents who agree to maintain occupancy for a specified time period, or launching a formal home repair program.
- **Revise the vacant property registration ordinance.** Although current vacant property registration requirement helps track vacant property location and ownership, it is not effective in promoting reuse. Many properties sit vacant for years with owners paying the current minimal fee. The City could explore amending its ordinance to better target

¹⁷ For more information on accelerated tax forfeiture, see "Revitalization in Michigan: A Guide to Transforming Vacant, Abandoned, and Deteriorated Properties through Code Enforcement" at <https://communityprogress.org/wp-content/uploads/2021/08/2020-09-Revitalization-in-Michigan.pdf>

speculators and other bad actors, such as requiring a re-occupancy plan; different fee structures for residential, commercial, and industrial properties; or escalating fees for non-residential property that is vacant for multiple years. The City could also offer incentives to spur redevelopment, such as façade improvement programs, low-interest repair loans, or tax incentives for reuse.

- **Dedicate time and resources to neighborhood placemaking.** With DTW physically dividing the city, placemaking is crucial to help residents feel connected to the community and one another. While efforts are underway to revitalize Romulus' historic downtown, similar attention should be given to other neighborhoods. The City should support resident-driven placemaking and increase opportunities for cross-neighborhood interactions. In addition to prioritizing new residential and light industrial development, the City should attract more small, locally owned businesses, and invest in creating and maintaining public spaces that create a strong sense of place for residents in each of the city's neighborhoods.

Conclusion

We appreciated the opportunity to learn from the staff and leadership at the WCLB and the City of Romulus about your vacant property challenges, opportunities, and priorities for the future. We remain available to the WCLB as a partner and a resource as you explore these recommendations and continue your efforts to redefine your approach to acquisition and disposition in alignment with community goals.

Appendices

A. Site Visit and Interview Participants

Name	Title	Organization
Anne Wistow	Deputy Director	WCLB
Erin Kelly	Division Director, Sustainability & Innovation	Wayne County Economic Development Department
Kelly Beals	Program Manager	WCLB
Anthony Cartwright	Executive Director	WCLB
Zanita Clipper	General Counsel	WCLB
Collin Roach	Property Disposition Manager	WCLB
Joe Russel	Inventory Manager	WCLB
Eric Sabree	Wayne County Treasurer and WCLB Board Chair	Wayne County Treasurer
Nikki Chopra	Project Coordinator, Sustainability and Innovation	Wayne County Economic Development Department
Mark Crain	Deputy Director	Wayne County Economic Development Department
Julie Albert	Assessor	City of Romulus
Jessica Hobbs	Grants Admin and Economic Development Liaison	City of Romulus
Jeff Kemp	Director of Building and Safety	City of Romulus
Kevin Krause	Director of Community Safety and Development	City of Romulus
Rae Lipowski	Ordinance Officer	City of Romulus
Carol Maise	Planner	City of Romulus

B. 5/50 Waiver Policy Examples

Should the WCLB choose to add a 5/50 waiver policy, here are some select examples from other Michigan land banks:

- Calhoun County Land Bank Authority, <https://calhounlandbank.org/wp-content/uploads/2023/06/CCLBA-550-Specific-Tax-Waiver-Policy-6.19.19.pdf>
- Detroit Land Bank Authority, [https://dlba-production-bucket.s3.us-east-2.amazonaws.com/DLBA+Policies/First+Amended+Tax+Capture+Policy+\(Final+Nov.+2020\).pdf](https://dlba-production-bucket.s3.us-east-2.amazonaws.com/DLBA+Policies/First+Amended+Tax+Capture+Policy+(Final+Nov.+2020).pdf)
- Genesee County Land Bank Authority, https://www.thelandbank.org/downloads/lb_property_ad_policies_112024.pdf#page=11
- Kalamazoo County Land Bank Authority, https://kalamazoolandbank.org/wp-content/uploads/Property-Acquisition.Disposition-Policies_Signed-and-Approved-8.2019.pdf#page=9

C. Template for Revised “Priorities, Policies, and Procedures”

To inform the revision and consolidation of the WCLB’s existing policies and procedures into a single document, consider the following template.

Cover Page

WAYNE COUNTY LAND BANK CORPORATION

GUIDING POLICIES

ACQUISITION AND DISPOSITION OF REAL PROPERTY

AS APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS ON [DATE].¹⁸

Policies

WAYNE COUNTY LAND BANK CORPORATION

GUIDING POLICIES

These Policies are a consolidation of and codification of all prior policies of the Wayne County Land Bank Corporation (hereinafter “WCLB”) and supersede all such prior policies.

Section 1. Role as a Public Authority.

- Standard language from background and purpose sections of existing resolutions, including sections for Public Authority, Governing Authority, Purposes, and Community Commitments.

¹⁸ Update the date each time the Guiding Policies are amended.

Section 2. Priorities Governing the Acquisition of Properties.

- Relevant details from existing resolutions and policy documents related to acquisition organized into sections such as:
 - Acquisition through Tax Foreclosure Proceedings (including Right of First Refusal)
 - Acquisition from Public and Local Government Partners
 - Acquisition by Market-Purchase
 - Acquisition for Land Banking
 - Acquisition by Private Donation
 - Acquisition of Occupied Properties

Section 3. Priorities Governing the Disposition of Properties.

- Relevant details from existing resolutions and policy documents related to disposition organized into sections such as:
 - Priorities for Use
 - Priorities for Purpose
 - Disposition of Occupied Properties
 - Use Consistent with Land Use and Zoning Plans
 - Disposition Disclosure

Section 4. Priorities for Identity of Transferees.

- Relevant details from existing resolutions and policy documents related to disposition selection priority and eligible purchaser organized into sections such as:
 - Priority Transferees (including side yard priority)
 - Transferee Qualifications
 - Application Review and Scoring
 - Reserved Discretion

Section 5. Priorities for Pricing and Accountability.

- Relevant details from existing resolutions and policy documents related to pricing and consideration organized into sections such as:
 - Pricing Generally
 - Form of Consideration
 - Covenants, Conditions, and Restrictions
 - Options
 - Land Contracts

Section 6. Residential and Multifamily Structure Disposition.

- Relevant details from existing resolutions and policy documents related to residential and multifamily structures organized into sections such as:
 - Qualified properties

- Pricing (if different than Section 5)
- Additional requirements (such as compliance requirements)

Section 7. Properties Rehabilitated by the WCLB Disposition

- Relevant details from existing resolutions and policy documents related to rehabilitated structures.

Section 8. Vacant Lot Disposition

- Relevant details from existing resolutions and policy documents related to vacant lots.
- New details based upon recommendations above to address “nontraditional” inventory.

Section 9. Side Yard Disposition.¹⁹

- Relevant details from existing resolutions and policy documents related to side lots organized into sections such as:
 - Qualified Properties
 - Side Yard Transferees
 - Pricing (if different than Section 5)
 - Additional Requirements (if any)

Section 10. Commercial and Industrial Disposition.

- Relevant details from existing resolutions and policy documents related to rehabilitated structures.

Section 11. Quiet Title Policies. [This Section is Reserved]

- Relevant details from existing resolutions and policy documents related to the WCLB’s fee-for-service quiet title program.

Section 12. Land Banking Policies. [This Section is Reserved]

Section 13. Additional Policies. [This Section is Reserved]

Section 14. Additional Policies. [This Section is Reserved]

Section 15. Additional Policies. [This Section is Reserved]

Section 16. Approval of Property Acquisitions and Dispositions.

- Relevant details from existing resolutions and policy documents related to acquisition and disposition approval organized into sections such as:
 - Transfers Requiring Board of Directors Approval.

¹⁹ Gear policy towards the use rather than just towards property characteristic (i.e., adjacent to occupied residential) to allow flexibility in sales and prioritize redevelopment.

- Transfers Requiring Executive Director Approval.
- Review of Approval Authority.

Section 17. Interpretations of Policies and Revisions.

- New details for the process of interpreting and revising these policies.

Section 18. Violations of the Policy

- Relevant details from existing resolutions and policy documents related Standard language from existing resolutions.