Cities & Land Banks: David vs. Goliath?

Legal & Practical Tips
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Who We Are & Why We’re Here

• Small suburban land bank
  – 100+ properties
  – 30-40 new properties per year
  – Full range of activities

• Collaborate with a larger County land bank, Cuyahoga County Land Reutilization Corporation (CCLRC)
Legal Framework of land bank-municipality relationships

- General MOU
- Nuisance Abatement MOU
- Demolition MOU/AG funds
- Agreements for Conveyance
Mistake #1
Thinking that because we shook hands we understand each other.
Tip #1
Get to know each other first
You Did What?!

• Making decisions that don’t match our municipal priorities
• Selling properties to irresponsible owners
• Rehabbing houses we want demolished
• Demolishing houses we want rehabbed
Mistake #2

Assuming one size fits all.
Tip #2
Identify what makes each city different
Mistake #3

Assuming that talking to the media and Mayors, means you got your message across.
Tip #3
Meet with the “little” people.
Mistake #4

We’ll get things rolling and then we’ll work out the kinks.
Tip #4
Pick your projects carefully
Our Different Viewpoints

**County land bank**
- Scale
- Quantitative metrics
- Funders
- Consistency
- Technical

**Cities**
- Impact
- Qualitative metrics
- Residents
- Customized approach
- Political
It’s like Love

• No two relationships the same
• There will be ups and downs
• If you work at it, it will get better
• Communicate, communicate, communicate