



## **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)



SHAKER  
HEIGHTS

# 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





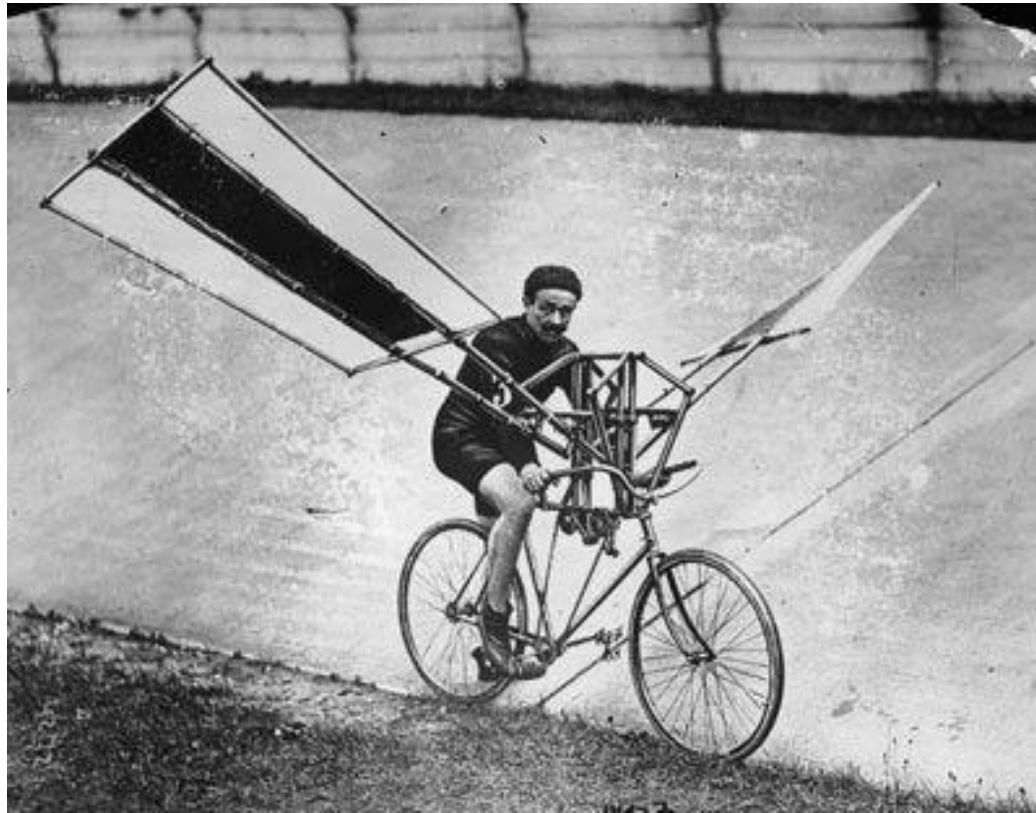
## Mistake #3

Assuming that talking to the media and Mayors, means you got your message across.



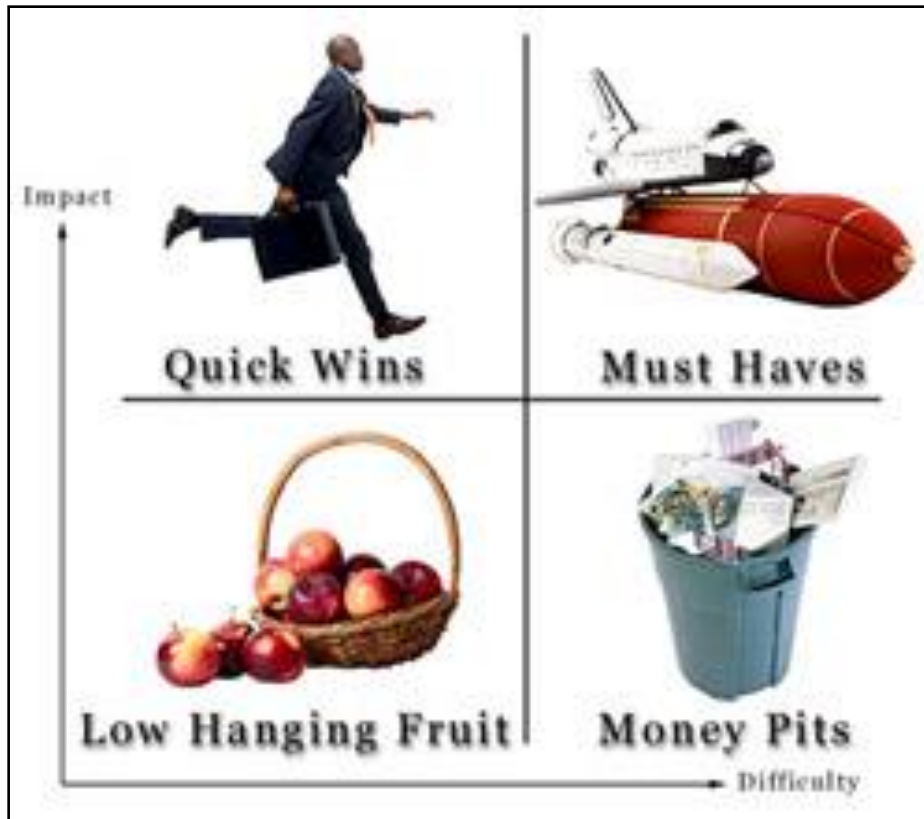
## Tip #3

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

