

**Oakland County
Lank Bank Authority**

Annual Report

(248) 858-0611

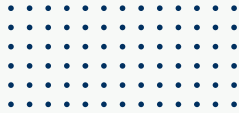
robinsonj@oakgov.com

www.oakgov.com/treasurer

2023



From the Board Chair



Dear Community Members,

As the Oakland County Land Bank Authority (OCLBA) Board Chair and County Treasurer, I wanted to reflect on our work thus far and share our first annual report with you.

At the heart of our priorities is a commitment to promoting community economic development and enhancing the quality of life for Oakland County residents and business owners. We understand the challenges that vacant and foreclosed properties pose to our communities, and we are dedicated to addressing these issues head-on.

Our goal is to create housing, public spaces, and other community uses that will strengthen our neighborhoods and help return these properties to the tax rolls. We believe that our work is most effective when it is aligned with the needs and desires of the community. That's why we have made community outreach and education a top priority in our first year. We are committed to stabilizing properties and revitalizing our communities and neighborhoods to ensure they continue to thrive.

I invite you to read our first annual report to learn more about our mission, goals and activities. Thank you for your ongoing support and partnership as we work together to create a brighter future for Oakland County.

See you around the county,

A handwritten signature in black ink, appearing to read 'Robert Wittenberg'.

Robert Wittenberg
Oakland County Land Bank Authority Chair and
Oakland County Treasurer

From the Executive Director

As a community, we are responsible for ensuring that our communities and neighborhoods are vibrant and thriving. As the Executive Director of the Oakland County Land Bank Authority, I am committed to working tirelessly to reduce blight and prepare existing sites and buildings for redevelopment projects that align with community-based plans.

Our efforts to stabilize structures with new roofs, windows, and foundation work, as well as our commitment to demolishing structures that are no longer viable for development, serve as an important step toward preserving vacant, abandoned and deteriorated properties for future development projects.

Working together will achieve our shared goals and create thriving communities for our residents and business owners. Thank you for your support.



**Executive Director
Jill Robinson**

Residential and commercial developers with projects in Oakland County can contact Jill Robinson by email at robinsonj@oakgov.com for assistance.

ABOUT



On June 23, 2022, the Oakland County Board of Commissioners approved the Intergovernmental Agreement between the State Land Bank Authority and the Oakland County Treasurer's Office to establish the Oakland County Land Bank Authority.

As an economic development tool, the land bank authority supports economic growth and community revitalization by strategically acquiring properties and working with communities and property owners on projects that bring new housing, business and commercial activity. Tax-foreclosed properties not purchased during the land sale auction and new development projects may be transferred to the land bank.

Land banks acquire title to properties—most commonly through the tax foreclosure process—and transfer the properties to new, responsible owners in a manner consistent with community-based plans that also return the properties to productive use. For land bank properties, additional resources and funds may be available to help with infrastructure, roads and utility costs for economic development projects, including affordable and market-rate housing and commercial activities.

LEADERSHIP



Robert Wittenberg

Board Chair and
Oakland County
Treasurer



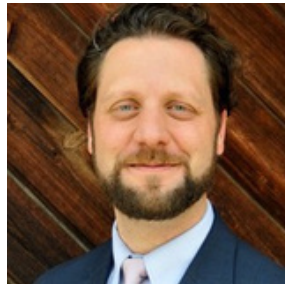
Dannis Mitchell

Board Secretary and
Director of Community
Engagement,
Barton Malow Builders



Martin Manna

Board Treasurer and
President, Chaldean
American Chamber of
Commerce and
Chaldean Community
Foundation



Jeffrey Campell

Board Member and
Village Manager, Beverly
Hills



Khalfani Stephens

Board Member and
Deputy Mayor, City of
Pontiac

“The State Land Bank Authority has been supporting the creation of county land banks since 2004, and we see the application of land bank tools in Michigan communities in 2022 as important as ever,” said SLBA Executive Director Emily Doerr. “The creation of the Oakland County Land Bank by Treasurer Wittenberg’s office shows an ongoing commitment to utilizing public assets to maximize development/redevelopment opportunities with community benefit.”

MISSION



The Oakland County Land Bank Authority will enhance our county through innovative and inclusive economic and community development strategies while helping to facilitate the productive reuse of land.

Oakland County Land Bank Authority Timeline



"A land bank is such a useful tool to help strengthen our neighborhoods and communities," said Oakland County Executive David Coulter. "In these times of soaring housing prices, efforts to put property back into productive use will also help build the inventory of affordable housing in Oakland County, which is a key priority for our communities and our residents."

CURRENT PROJECTS



Pontiac

- GM Modern Historic District – Pontiac Residential Stabilization

“As the Chair of the Pontiac Historic District Commission, we are delighted that the Oakland County Land Bank Authority has chosen to stabilize these important houses in GM Modern Historic District,” said Rick David. “Preserving history helps provide that sense of place we are all hoping to call home. This neighborhood and the City of Pontiac have a very bright future.”

- Habitat for Humanity Oakland awarded MSHDA MICH grant, OCLBA will provide the vacant lots to build four new houses

Oak Park

- Former WWJ Building – Oak Park Commercial Stabilization

"This is a big deal - the new Oakland County Land Bank will improve housing, increase home values, and help build an economy that works for everyone," said Oakland County Board of Commissioners Chairman David T. Woodward. "This has long been a priority, and we got it done!"

POTENTIAL PROJECT LIST



Pontiac

- XChange Development
- Centro La Familia – new building part of XChange project
- Honor Health – working to locate a new building
- 111 Oneida – historic apartment building renovation
- McCarroll School – Possible demolition
- Publicly owned vacant lot assembly
- Franklin School – Possible new housing and community center
- Tollbrook Development – single-family residential housing
- Rosshire Court – possible new housing
- Emerson School – demolition, with possible new housing
- 6 Green – possible Weatherization Training Facility in collaboration with OLHSA
- Webster Community Center land assembly
- YMCA – LifeLab Kids
- Perdu School (city-owned) - demolition

Southfield

- Middlepointe Development
-

Franklin Village

- 32716 Franklin Rd –previous dry cleaner

Rochester Hills

- Stans Trucking Landfill

Farmington

- 31505 Farmington Rd, The Winery Building

Farmington Hills

- Various properties

White Lake

- Various properties

Holly

- Andy's Place

Waterford

- OCC campus

Royal Oak Township

- Connecting developers to the township to discuss housing development

PRESENTATIONS AND PARTNERS



Presentations

- Oakland County Planners Gathering
- Oakland County Economic Development Community Showcase
- MEDC panel for emerging developers/Oak Park

Collaborative Partners

- Oakland County Brownfield Redevelopment Authority
- Oakland County Corporation Counsel
- Oakland County Economic Development
- Oakland County Facilities Management
- Oakland County Neighborhood and Housing Development
- Oakland County Housing Trust Fund
- Oakland County Purchasing Department
- Oakland County Community Development
- Oakland County Office of Sustainability
- Oakland County Parks & Recreation
- Michigan Economic Development Corporation (MEDC)
- Michigan Association of Land Banks (MALB)
- Michigan State Housing Development Authority (MSHDA) Regional Housing Partnership
- Michigan State Land Bank Authority

Oakland County Treasurer's Office Support Team

- Administration
- Communications
- Accounting

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