



Our projects address unmet needs, promote vibrant communities, and preserve the natural beauty of the Adirondacks *for all*.





Land Bank Incubator Project

THE NEW YORK LAND BANK ACT, modeled after earlier state-enabling legislation in Michigan and Ohio, but containing provisions unique to New York, grants the following special powers and legal authority to help land banks effectively and efficiently convert problem properties into neighborhood assets:

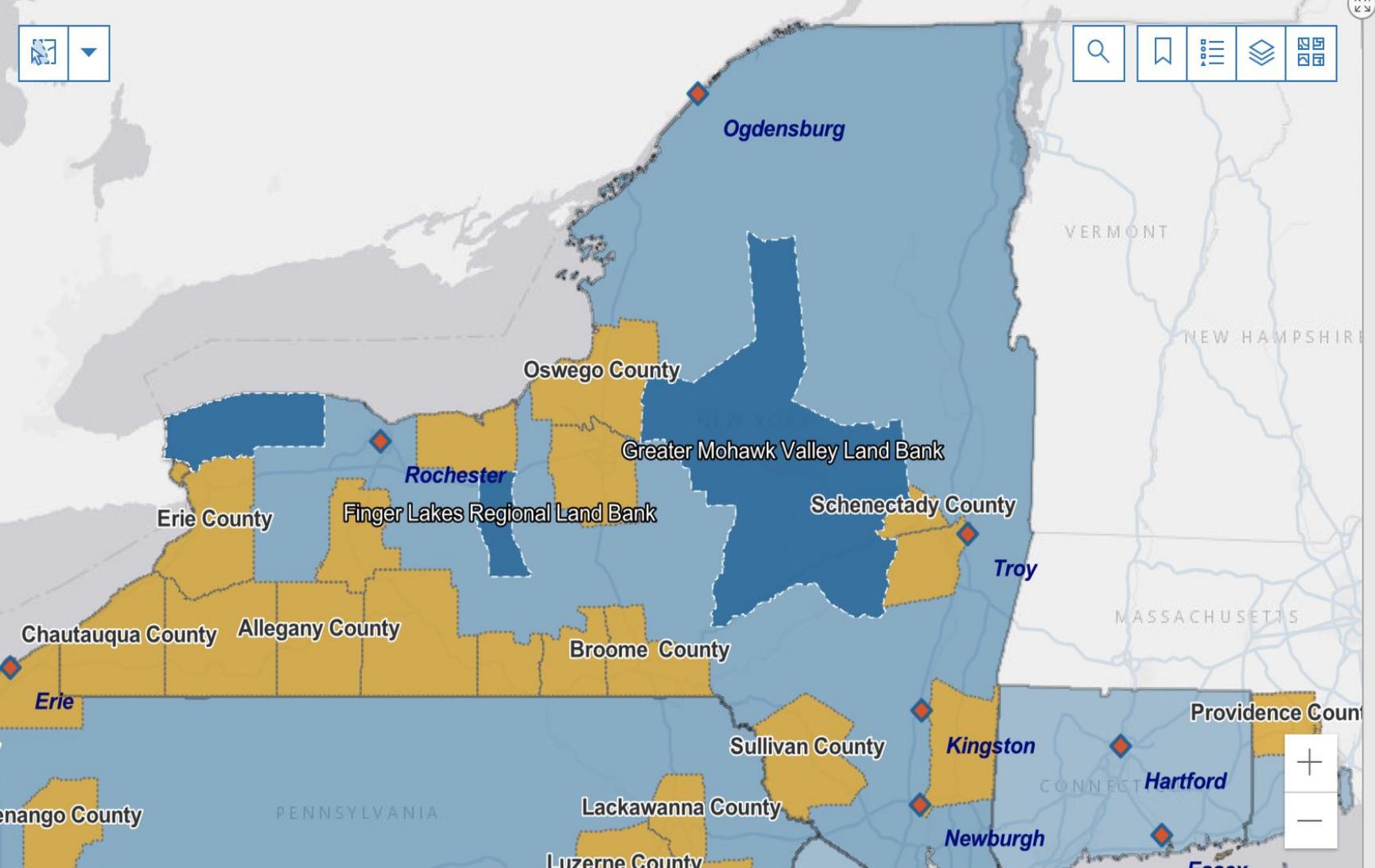
- ✓ Obtain property at low or no cost through the tax foreclosure process, usually through local agreements/arrangements with foreclosing governmental unit
- ✓ Exercise "super bid" authority, which allows land banks to jump in front of speculators and other bidders at tax foreclosure auctions
- ✓ Hold land tax-free
- ✓ Lease properties
- ✓ Negotiate sales based not only on the highest bid but also on outcome(s) aligned with community needs (i.e., workforce housing, a grocery store, or expanded recreational space)



Goals

- Host Roundtables
- Listen
- Achieve consensus
- Provide data and insights
- Support the development of land bank(s)
- Technical assistance for application(s)





Regional Land Banks



County Land Banks



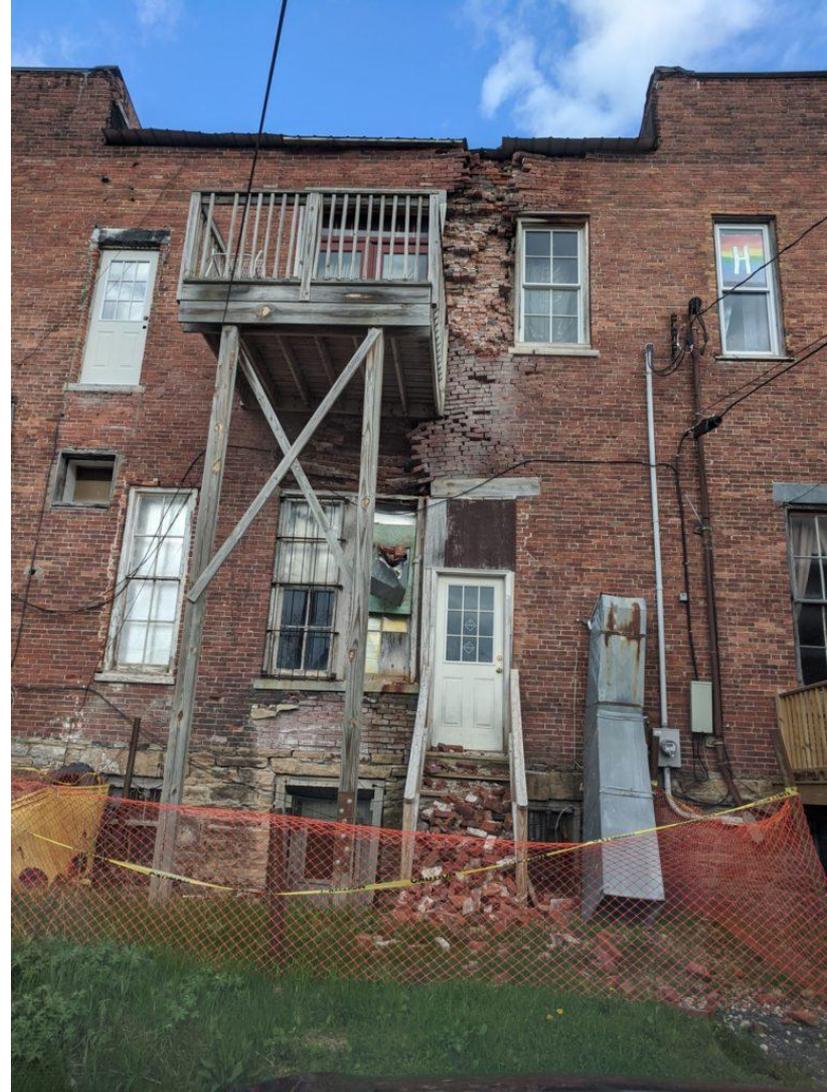
States Overview

State Association



Open Questions

1. Critical Mass
2. Structure
3. Jurisdiction
4. Staffing
5. Board composition
6. Public vs. Private Roles
7. Opt in vs. All in

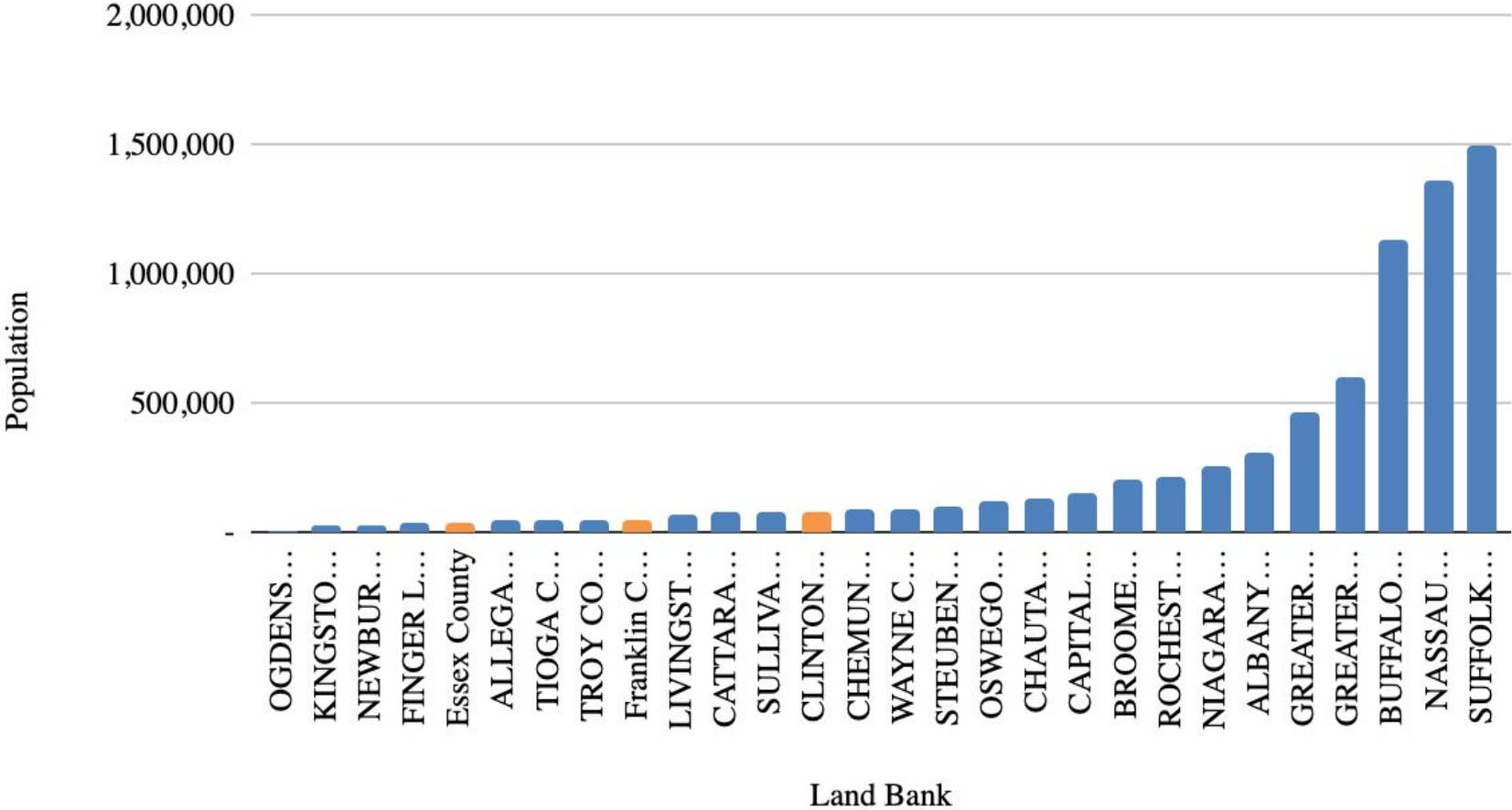


1. Critical Mass

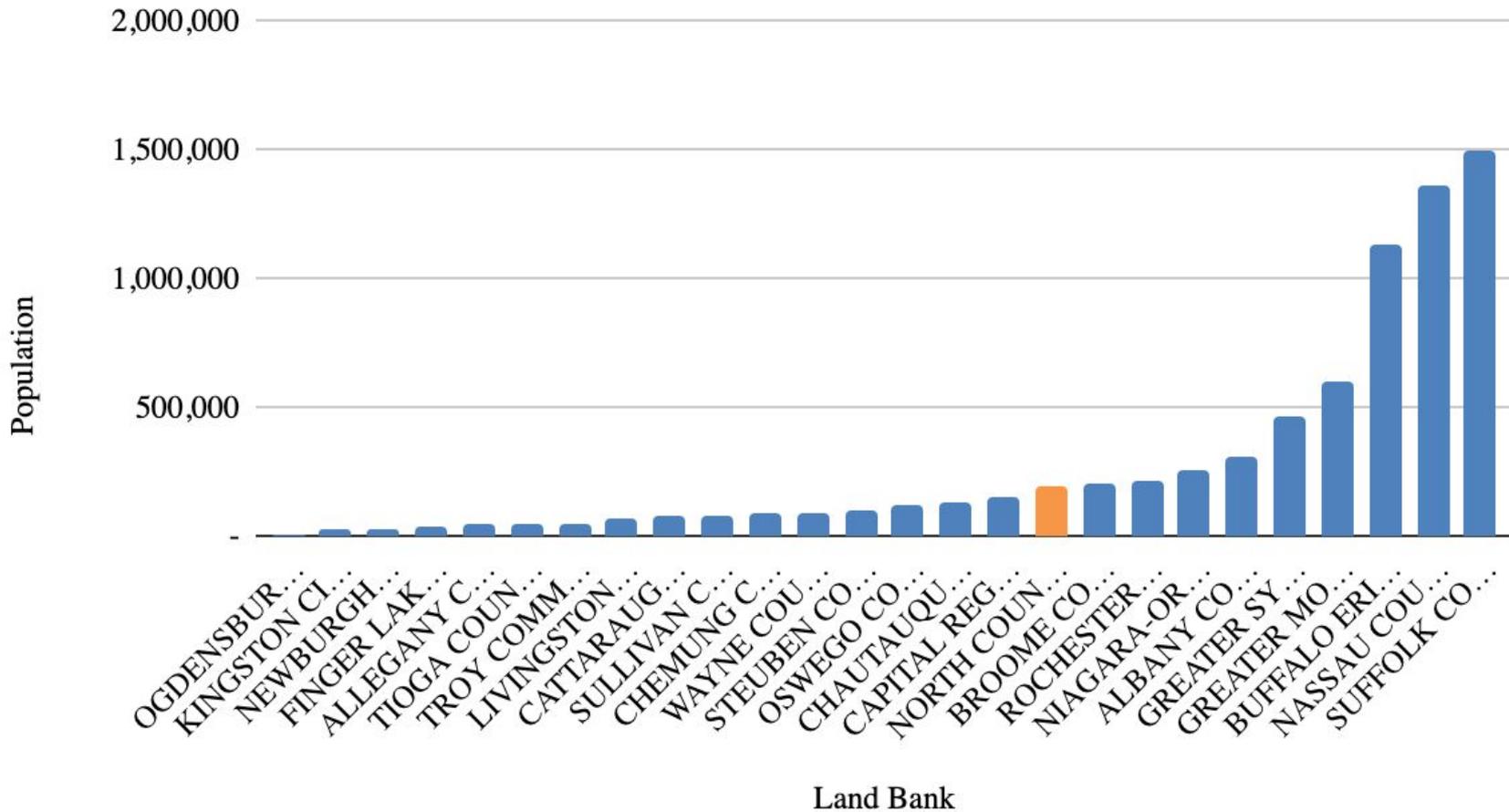
- Interest & political will
- Capacity
- Inventory
- Knowledge & skill
- Funding



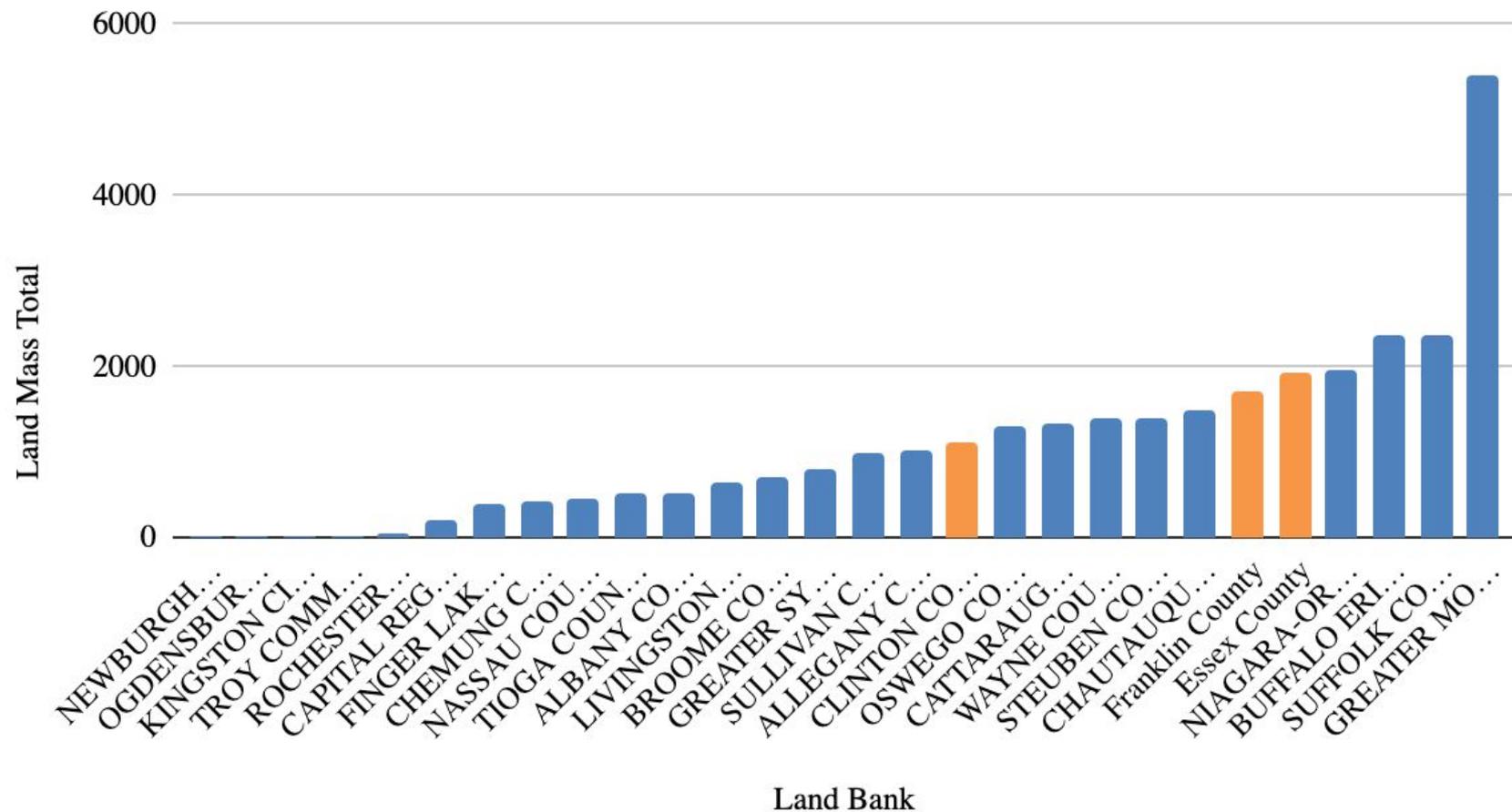
Population vs. Land Bank



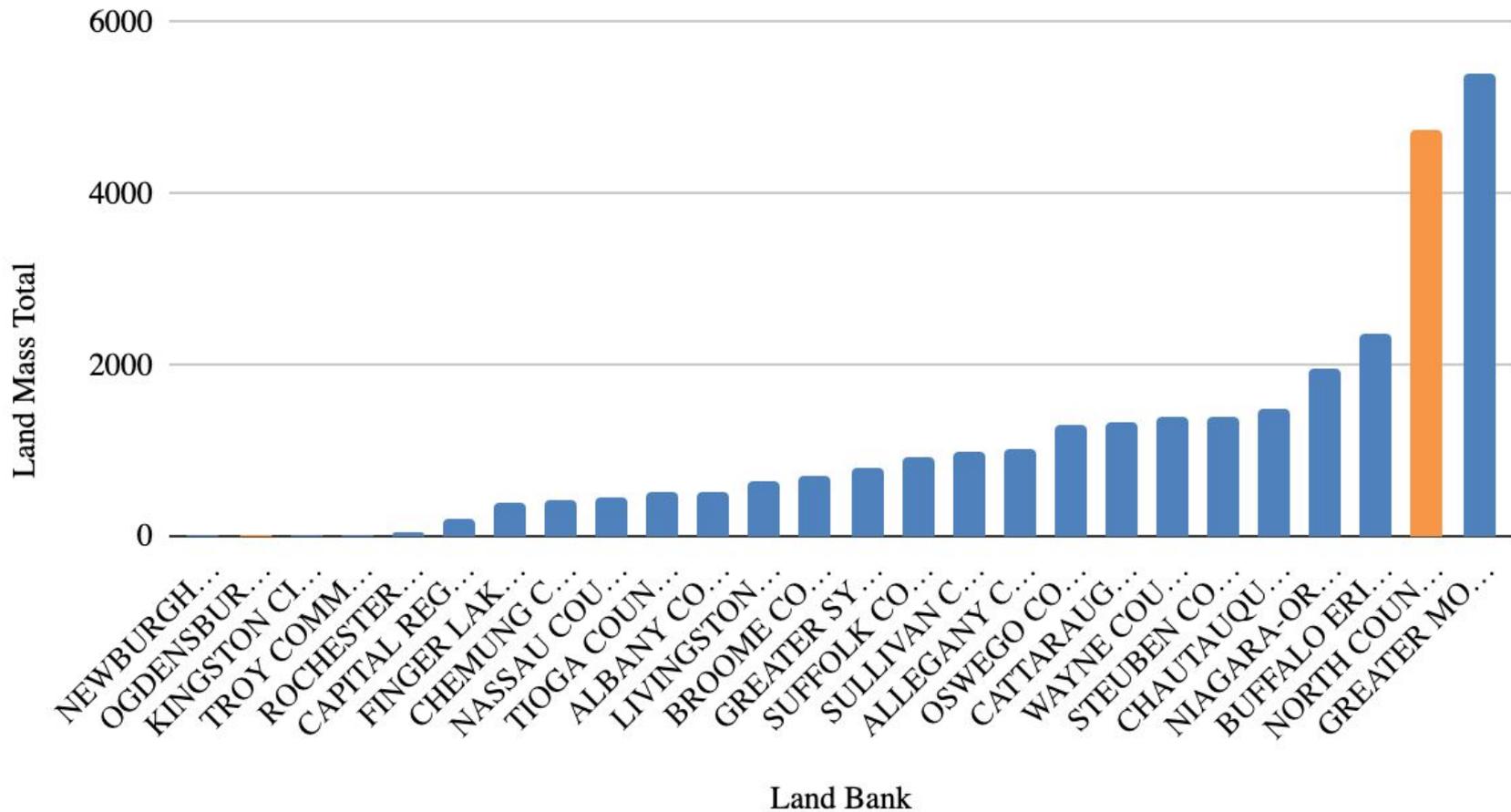
Population vs. Land Bank



Land Mass Total vs. Land Bank



Land Mass Total vs. Land Bank



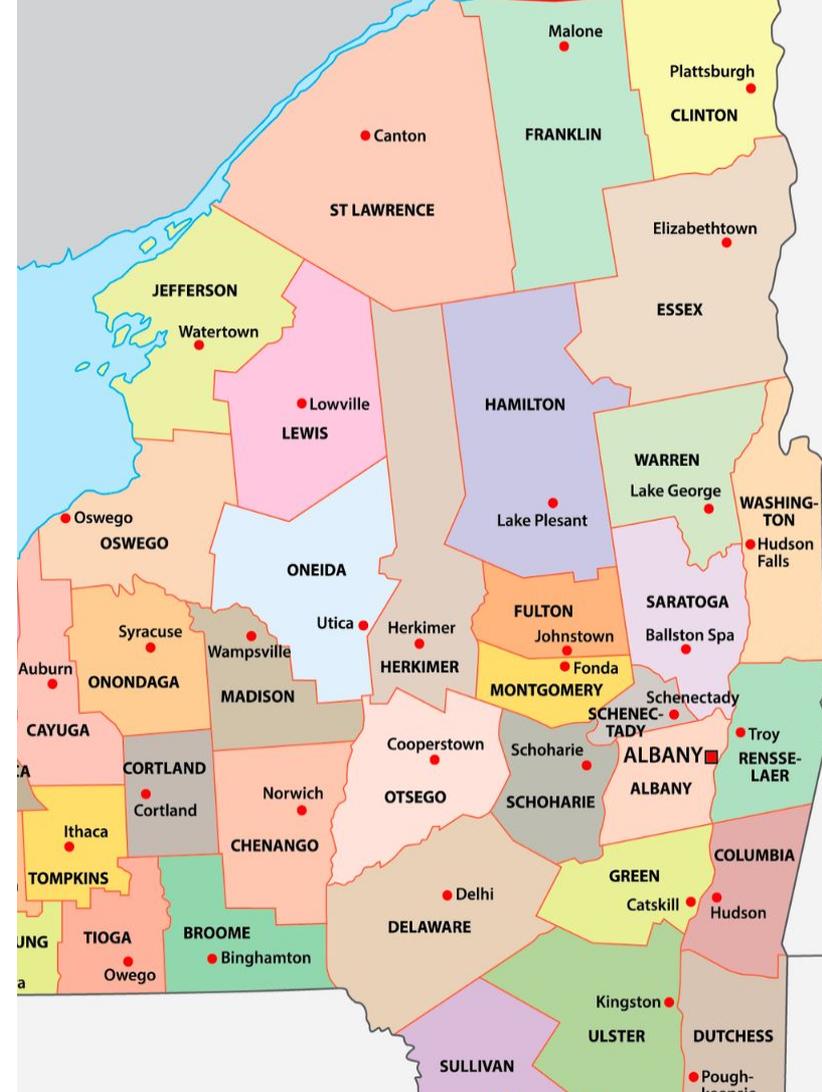
2. Structure

- Independent entity
- Embedded within Gov't



3. Jurisdiction

- Single FGU?
- Multiple FGU's?
- Two FGU's now with more added later?



4. Staffing

- Shared staff
- Independent staff
- If multiple FGU's,
independent shared staff



5. Board Composition

- 5-15, odd number of members (by law)
- Accountable
- Appointed
- Inclusive vs. Nimble



6. Public Vs. Private Roles

- A bridge between sectors
- Public Housing
- Private Market
- How do we serve the people who fall between?



7. “Opt-in” Vs. “All in”

- Foreclosed properties may be transferred by default
- Alternatively, some land banks strategically acquire properties in consultation with local gov'ts



Process for Applying

1. Uncover the nature and extent of inventory of probably land bank properties within the geographic area
2. Pass local law, ordinance or resolution to form the land bank(s)
3. Adopt intergovernmental agreements
4. Draft bylaws
5. Apply for one or more land bank spots from Empire State Development
 - a. Contact: Stephen Gawlik, (716)846-8257, stephen.gawlik@esd.ny.gov

Resources

1. [NYS Land Bank Enabling Legislation](#)
2. [NYS Land Bank Application](#)
3. [Sample intergovernmental agreement](#)
4. [Albany County Land Bank 2021 Annual Report](#)
5. [A round up of land bank Bylaws](#)