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| *GHLRP – NAC**The Garfield Heights Land Reutilization Program (GHLRP) addresses non-productive land throughout the city. The goals of the GHLRP are guided with the input from a Neighborhood Advisory Committee (NAC). The NAC includes 5-9 members of the community whose role is to furnish recommendations regarding the disposition of GHLRP properties.* *The city is seeking volunteers to serve on the NAC and would like to have representation from each ward. If you are interested in serving on the NAC, send of letter of interest that includes your reason for wanting to be a member and what experience you would bring to the group.* *Send a letter or an email to Mayor Burke’s Administrative Assistant, Jennifer Duber (**jduber@garfieldhts.org**).* |

The city of Garfield Heights established a land reutilization program (GHLRP – commonly referred to as the Land Bank) to allow the city to manage, upgrade and improve non-productive land in the city.

Acquisition: The Land Bank takes title to properties by: gift (rare) or if no one acquires the property at Sheriff’s sale.

Foreclosure: There are two types of foreclosures: mortgage foreclosures and tax foreclosures. The last step of the foreclosure process involves auctioning properties at the Sheriff’s sale. In the case of mortgage foreclosures, lenders bid on and acquire the properties. The mortgage is a lien on the property and lenders have to acquire the property so they become the title owner of the property. Tax foreclosure cases typically involve vacant property or properties that do not have a mortgage (or other types of liens).

During the foreclosure process, the Civil Division of the Prosecutor’s Office sends cities an affidavit inquiring if a city wants the property if no one purchases it at the Sheriff’s sale. Cities can respond that they want the property, or do not want the property. If no one purchases the property after it has been offered at auction twice and the city has indicated it wants the property, title will transfer to the city’s Land Bank.

Property: All types of property are auctioned at Sheriff’s sale: residential, commercial/business, buildable lots, unbuildable lots, etc.

Disposition: The Land Bank can sell the property, keep it for public use, hold it if a proposed use is not viable or if there is a plan to assemble concentrations of lots on which a residential development, retail, office/industrial park may be developed. The city is not compelled to sell Land Bank parcels and can wait for a submission of a proposal for appropriate development and reuse. Proposals shall be reviewed on a case-by-case basis. Priority will be given to those proposals which involve new construction or are necessary for an established development to be retained and expanded.

Neighborhood Advisory Committee (NAC): Includes 5-9 members of the community and the purpose of the committee is to furnish recommendations regarding properties.

Residential side lots - circumstances vary and lots can be split between adjacent property owners, sold to a single property owner or the lot can be marketed and used for infill housing.

Commercial lots - lots may be adjacent to an existing business that needs more space (building or parking), buildable lots can be marketed to attract new businesses or held to assemble more land.

Land Bank parcels should not be sold to the previous owner who was tax delinquent and lost the property through a tax or mortgage foreclosure. Provisions will be made on a case-by-case basis if the previous owner can demonstrate extraordinary circumstances and that the sale of the property to another person/company will be detrimental to the use & occupancy of their property. All proposals shall be evaluated prior to submission for NAC review.