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DECONSTRUCTING DEMOLITIONS

This year the Genesee County Land Bank will demolish 150 houses to remove dangerous structures and improve neighborhood stability. But is there more to be gained from demolition than a clean and green lot? Can houses be deconstructed in a way that allows for recycling materials so less waste goes to the landfill? These questions have been posed to Professor Wes Janz of Ball State University as part of a study funded by the Ruth Mott Foundation.

Professor Janz and graduate researchers have visited Flint and Genesee County several times since September. They have been given a tour of the area by Land Bank staff member Glenn Johnson and have held extensive conversations with other Land Bank staff and Institute Fellows. Land Bank properties in Carriage Town, around Chevy-in-the-Hole, in the northern neighborhoods, at the Flint Plating site and along Second Avenue. Land Bank programs such as Clean and Green and the Side Lot Program were also assessed. Additionally,

the group observed several demolitions to further their understanding of the demolition process. Land Bank staff member Lucille James briefed the team on current demolition procedures and arranged visits to demolition sites.

The goal of the project is to evaluate methods that might be used to produce less waste during the demolition process, make any reusable materials available to people looking for recycled or reprocessed building material and reduce the amount of material that ends up in landfills. Ideas that facilitate the extraction of reusable material left in structures prior to demolition are being explored as are the methods and procedures used in Land Bank demolitions.

A preliminary report in October revealed some of the barriers to altering the demolition process in order to reuse materials. Professor Janz has taken on the challenge of rethinking how demolition



can be done to benefit the environment and the community at large as well as the Land Bank. In addition to benefiting the Land Bank and the community, it is expected that Janz's work will provide insights for other communities engaged in the demolition of abandoned and obsolete buildings. The Institute is excited about this on-going observation of the Demolition Program and will share findings in upcoming newsletters.

— by Teresa Gillotti and Lynette Boswell

CLEAN AND GREEN

T.R. Harris Community Development Corporation, located on the south side of Flint, is one of the 12 groups that participated in the 2006 Clean and Green program. They organized their group into three work teams, each consisting of one adult supervisor and five youths. Overall, they maintained 36 lots and developed two signature greening projects.

The signature greening project developed by T.R. Harris, with the assistance of an Applewood Technical Assistant, was voted the best signature greening project for the 2006 Clean and Green program year. Specifically, the signature greening project consists of several colorful flower beds on a vacant lot that is strategically located at the northern entrance of this south side Flint neighborhood, providing a very attractive welcoming feature to residents.

T.R. Harris not only provided payment to the youth participants in the Clean and Green program, but afforded an opportunity for 14- to 18-year-olds living in area neighborhoods to be involved in improving their community. Furthermore, the hard work exhibited by these youths was very visible and apparent to the neighborhood residents. The program also had an impact on other young people in



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the neighborhood. Young people previously unaffiliated with the project asked to participate in the program.

Barbara Griffith Wilson, director of the T.R. Harris CDC, said of the Clean and Green Program, “It has enabled us to provide summer

jobs for youth and at the same time give them a different look at the community, a first hand look at what is lacking, a look at the blight, but also allows them



to correct what they see. The group has been a shining star in the community, people from the neighborhood and people that are just driving by stop to let the youth know what a great job they are doing and what a difference they have made.”

T.R. Harris CDC is just one of many examples of community groups that are able to do more positive work in their communities due to the Land Bank's Clean and Green program.

— by Anna King & Lindsey Wallace

COMMERCIAL DEVELOPMENT OPPORTUNITIES

The Land Bank has a number of residential and commercial properties for sale, but 1501 South Saginaw Street is a location primed for opportunity. It is a commercial building (Parcel ID: 41-18-410-002) with an additional parking lot (Parcel ID: 41-18-409-028) located one block south from the eastbound ramp to I-69 in downtown Flint.

“Due to its location, zoning and available parking, this would be a great location for any business needing a showroom and offices.”

The building is on a 66-foot by 91.7-foot lot on the southeast corner of Saginaw and Kennelworth Streets while the 66-foot by 142.5-foot parking lot is located across Saginaw Street.

The property is currently zoned D-6: General Highway Commercial Services District. The building made of cement block is divided into two main areas and has been previously used for a home improvement business, and most recently as an auto audio store.



“Due to its location, zoning and available parking, this would be a great location for any business needing a showroom and offices,” says sales assistant Sharon. In addition to a tiled showroom and carpeted offices, there is an overhead door to al-



low vehicle entry into the building, a sound proof room, and plenty of storage.

Genesee County Land Bank is accepting offers below the assessed market value. Applications for this property can be picked up at the Genesee County Land Bank Center or downloaded online by visiting www.thelandbank.org/prop_info.asp. Please fill out the commercial land transfer and return it to the Land Bank. For additional information contact Phil Stair at 810.257.3088 extension 525.

— by Sharon
Transaction Assistant

LAND OF OPPORTUNITY

Job Corps is the nation's oldest and largest federally funded residential training and education program for economically disadvantaged youth ages 16-24. Established in 1964, Job Corps has trained and educated more than 2 million young people to date, serving approximately 65,000 young adults each year.

In the academic classroom, students have the opportunity to earn a high school diploma or GED, and learn employability and independent living skills. Students receive hands on career training in Carpentry, Painting, and Brick Masonry as well as six other occupational areas

such as Computer Repair, Homeland Security, Business Clerical, Health Occupation Trade, Dental Assistant, and Dispensing Optician.

The students can participate in on-the-job training at real work sites through work-based learning opportunities made possible by community partners. Their newest community partner is the Genesee County Land Bank, which is planning to assist with the skill development of students as they rehabilitate Land Bank owned houses in the City of Flint. This partnership will help Job Corps students



to become trained graduates, who are familiar with industry procedures and equipment, enabling employers to save time and money by hiring skilled workers who are ready to work immediately.

Brian Burnett, Coordinator for Flint/Genesee Job Corps Work Based Learning Program, says, “It’s all in the preparation, students are successful when their education and training that Job Corps offers prepares them for available opportunities in today’s Labor Market.”

— by Brian Burnett and Tiffany Cole-Stitt

CLEANING UP CONTAMINATED PROPERTY IN FLINT AND GENESEE COUNTY

Since 2005, The Land Bank has secured over \$3.3 million in US Environmental Protection Agency (EPA) and Michigan Department of Environmental Quality (MDEQ) grants and loans to position abandoned industrial properties for re-use. In 2005, the EPA awarded the Land Bank \$200,000 in Site Assessment Grants and \$2 million in revolving loan funds to work with the City of Flint to cleanup contaminated properties.

The Land Bank fully allocated the assessment funds to complete an inventory and assessments of Land Bank properties, develop brownfield plans and complete community outreach activities.

In 2006, the EPA awarded the Land Bank an additional \$400,000 in site assessment grant funds to complete an inventory of priority cleanup and reinvestment

sites; conduct Phase I and II environmental site assessments, Baseline Environmental Assessment and Due Care plans; develop brownfield and cleanup plans; and complete community outreach activities. EPA also awarded the Land Bank \$200,000 to clean up a four-acre site located in the 500 block of Ann Arbor Street and 600 block of West 2nd Street, adjacent to Stockton Center at Spring Grove. When the site is cleaned up, it

will be integrated into the Stockton Center as community green space, creating an opportunity for ecological restoration and new residential development.

The MDEQ awarded the Land Bank \$540,000 in Clean Michigan Initiative Brownfields Redevelopment Loan and Grant funds to clean up and position five Land Bank owned properties for redevelop-



opment. The following commercial properties will be available for sale after site assessment and clean up:

- 1701 Glenwood Avenue – Commercial Space
Market Price: \$191,200
Asking Price: \$70,000
- 5551 Fenton Road – former Fenton/Hill Road Citgo
Market Price: \$348,400
Asking Price: \$325,000
- 3724 Robert T Longway Blvd – former Classic Painting
Market Price: \$190,000
Asking Price: \$70,000

Contact the Land Bank to learn more about these opportunities.

— by Lucille James & Christina Kelly

TEAM LAND BANK: “MAKING STRIDES AGAINST BREAST CANCER”



The Land Bank would like to thank our staff, friends and family for donating to the American Cancer Society “MAKING STRIDES AGAINST BREAST CANCER” annual walk on Saturday, October 14, 2006.

Your support of Team Land Bank in Making Strides means a lot, but not just to our team. Through the American Cancer

Society that donation is going to fund research into more effective treatments, educate the public about prevention and early detection, advocate for the rights of patients and survivors, and provide valued services to help people cope with the disease.

Because of our community's enthusiasm and commitment to fighting this disease, the American Cancer Society was able to bring 4,200 walkers to Mott Community College, honor 325 breast cancer survivors in our community and raise \$273,000 for life-saving breast cancer research, education and local patient services.

Once again Team Land Bank would like to thank everyone for their contributions. We raised \$567.00! This is \$267.00 over



our goal. CONGRATULATIONS! Hope to see you next year.

Visit www.cancer.org/stridesonline if you are interested in learning more about how the American Cancer Society will use funds donated to this event in the fight against breast cancer.

— by Lucille James