

Maintenance

As a general policy, the Land Bank will work with qualified end-users, community-minded neighbors, and others to return a property to productive, private ownership as soon as possible. However, the Land Bank will acquire parcels that may require periodic maintenance while an end-user is solicited.

The Land Bank's resources are best used to identify an end-user who will take title to the property and return it to productive use. With this in mind, the Land Bank will attempt to achieve an appropriate balance between necessary maintenance and the efficient use of its resources.

A. Maintenance Properties

When an inspection determines that a lot or structure has marketable potential and recommends against demolition, the parcel shall be considered a Maintenance Property.

To use resources most efficiently, the Land Bank will prioritize maintenance partnerships with public-sector or non-profit partners whenever possible. The Land Bank will seek qualified vendors as needed for all necessary maintenance on properties.

The Land Bank recognizes that the appropriate level of maintenance may vary property to-property. Maintenance resources will be coordinated in such a way to most efficiently return the property to a productive use. When partnering with the public sector, the Land Bank will coordinate its maintenance with the existing maintenance schedule of the municipality.

B. Maintenance Generally

1. The Land Bank will endeavor to maintain property in a way that reduces or eliminates nuisance conditions, maintains or increases the property values of adjacent and nearby properties, and ensures the future marketability of the property.
2. The Land Bank will utilize public sector and qualified contractors for all maintenance necessary on a property owned by the Land Bank.

C. Maintenance Standards

1. Depending on the final disposition of the property, the Land Bank may require newly acquired properties to be:
 - a. Initially cleaned and cleared out;
 - b. Boarded up and otherwise secured;
 - c. Winterized;
 - d. Re-keyed or otherwise made accessible; and
 - e. Regularly mowed and cleared.

2. The Land Bank will use public sector and qualified contractors to maintain a property based on the following standards:
 - a. Mowing the property regularly as needed, to a length of 4-6 inches at each mowing;
 - b. Trimming any additional vegetation on a vacant unimproved property or on the frontage of improved property regularly as needed;
 - c. Keeping the property free of litter and debris;
 - d. Boarding or otherwise securing any open entry points on vacant structures that the Land Bank owns, as necessary and as resources permit.