

[GMVLB logo]

[date]

[holder's name and address]

It has come to our attention that you are the owner of record of [address of property], a vacant or distressed property. The Greater Mohawk Valley Land Bank (GMVLB) is interested in a conversation with you about how to best manage your property for the good of the entire community.

The GMVLB in concert with local public officials and [subject property FGU] is committed to using all available resources to eliminate blight, in its many variations, and managing distressed properties in our region.

As you know, once a property is donated to the land bank, the land bank assumes responsibility for the property and will evaluate it for rehab or prompt demolition; both of which have significant costs incurred by your property.

You may contact Tolga Morawski, Interim Executive Director of the GMVLB to discuss the specifics of your property at your earliest convenience. He can be reached at (646) 279-7196 or tolga@ieee.org.

Sincerely,

[signature, name, title, and contact]

[GMVLB logo]

[Date]

The property at [address], which you are listed as the owner, has been brought to our attention. The Greater Mohawk Valley Land Bank (GMVLB) has researched that property and determined that it is vacant and in violation of several uniform building codes of the State of New York and the municipality. These violations may include these:

[list violations numerically]

The GMVLB in concert with [local municipality] and [subject property FGU] are dedicated to eliminating blight and its many harms in [local municipality] neighborhoods.

Blighted properties reduce the value of all other properties on the block, destabilize neighborhoods, and attract crime. Further, blighted properties drive away potential new residents and businesses, and reduce investment in the community; thereby increasing everyone's taxes. They are often a drain on community services such as fire protection, codes inspection, and enforcement by police. Blighted properties are a lose-lose proposition.

The GMVLB is determined to use all available resources to help you correct conditions at this distressed property.

The GMVLB can recommend firms which will contract with you to bring the property up to code and to maintain a satisfactory condition of your property.

Many distressed properties are tax delinquent and the GMVLB will work with you to eliminate all tax debt on any property that is donated to the land bank. This is one way to eliminate the financial burden currently being carried by you.

Once in the GMVLB's possession, the land bank assumes complete responsibility for the property and will evaluate it for potential rehabilitation, stabilization, or demolition with maximum recycling of building materials.

While the GMVLB is dedicated to eliminating the problem of blighted residential properties for the welfare of the community, we are also trying to create a win-win situation for the property owner as well. We would be pleased to have a conversation with you about your blighted property.

Please contact Tolga Morawski, Interim Executive Director of the GMVLB to discuss the specifics of your property at your earliest convenience. He can be reached at (646) 279-7196 or tolga@ieee.org.

Sincerely,

[signature, name, title, contact]

[GMVLB logo]

[Date]

Dear: [homeowner(s) name(s)]

Your property at [address] has come to the attention of the Greater Mohawk Valley Land Bank (GMVLB). The GMVLB works to eliminate blight in Greater Mohawk Valley communities by acquiring, improving, and redistributing vacant and abandoned properties and return them to productive use, or by way of demolition to foster economic and community development.

We understand that homes often fall into disrepair and blight through no direct fault of the owner; usually through circumstances that may seem overwhelming. Over time, deteriorating housing conditions only become worse, and resolving or repairing these issues become even more difficult and costly.

The GMVLB could be interested in acquiring your property to remediate or demolish this vacant or distressed property.

A donation of property to the GMVLB often gives the property and the property owner a fresh start and relief from the financial burden of distressed property and the accompanying tax debt. If a donation is not feasible at this time, please let the GMVLB know the asking price for the property and contact information to follow-up so they can consider purchase of the property.

We recommend that property owners meet with a tax consultant to explore any possible benefits a donation of a property like this to the GMVLB may have.

Please contact Tolga Morawski, Interim Executive Director of the GMVLB to discuss the specifics of your property at your earliest convenience. He can be reached at (646) 279-7196 or tolga@ieee.org.

Sincerely,

[signature, name, title, and contact]