



# Houghton County Land Bank Authority 2018 Annual Report

## Board of Directors:

Kathleen Beattie, Chairperson;

John Haeussler, Secretary; James Hainault, Treasurer;

Glenn Anderson; Tom Tikkanen.

The Houghton County Land Bank Authority Board of Directors (LBA) met eight (8) times in 2018: January 22, February 12, February 14, June 4, July 16, August 27, October 15, and December 3.

Directors Haeussler and Tikkanen were appointed by the Houghton County commissioners to three-year terms expiring December 31, 2020. The board elected to retain the 2017 officers with Director Haeussler serving as secretary and Director Hainault serving as treasurer.

Entering 2018 the LBA had thirty-eight (38) parcels in its inventory. Twelve (12) of these parcels were sold during the year. (Table 1, Properties 1-12.)

The Houghton County treasurer foreclosed forty-three (43) parcels in 2018. The LBA discussed many of the tax-foreclosed parcels and the majority of them were visited by one or more directors for visual inspection.

Prior to the first public tax sale auction the LBA expressed interest in obtaining four (4) parcels from the list of 2018 tax foreclosures. One (1) parcel was to be sold in conjunction with an adjacent parcel already in the LBA's inventory and three (3) parcels were to be sold to adjacent property owners. The county commissioners approved the county's purchase of the four (4) parcels from the county treasurer, and the sale of the same parcels by the county to the LBA. (Table 1, Properties 13-16.)

Following the second and final public tax sale auction, three (3) unsold properties were rejected by their local units of government and subsequently were conveyed to the LBA by the county treasurer. (Table 1, Properties 17-19.)

At the close of 2018 the LBA had thirty (30) properties in its inventory. (Table 2.)

Chairperson Kathleen Beattie retired as the Houghton County treasurer on December 31, 2018. Lisa Mattila assumed the roles of Houghton County treasurer and LBA chairperson on January 1, 2019.

**Table 1: 2018 LBA Property Transactions**

<u>Property Address</u>	<u>2018 Transactions</u>
1. Parcel 31-001-081-005-50 15331 Second Street Painesdale (Adams Township)	Sold to county residents for \$3,500.00 plus deed recording fee following release of DEQ lien. The LBA contributed \$6,500.00 toward the release of the lien.
2. Parcel 31-001-400-015-00 44376 Seventh Avenue Trimountain (Adams Township)	Sold for \$1,000.00 plus deed recording fee.
3. Parcel 31-001-700-203-00 17192 Franklin Loop Atlantic Mine (Adams Township)	Sold to county resident for \$500.00 plus deed recording fee. The entire property reverts to the LBA at no cost if the property is not secured and occupiable as determined by the Houghton County building inspector on or before December 31, 2019.
4. Parcel 31-002-108-009-00 26217 Franklin Street Laurium (Calumet Township)	Sold to township resident for \$100.00 plus deed recording fee.
5. Parcel 31-011-101-003-00 Quincy Hill (Quincy Township)	Sold to adjacent property owner for \$1.00 plus deed recording fee. Lot made whole.
6. Parcel 31-041-131-014-20 316 Seventh Street Calumet (Village of Calumet)	Sold to nearby property owner for \$7,261.00 plus deed recording fee. The sale price represents one half of the direct cost of the 2017 demolition of the blighted structure formerly on the property.
7. Parcel 31-044-105-005-00 320 Calumet Street Laurium (Village of Laurium)	Sold to county resident for \$1.00 plus deed recording fee. Requirement to complete substantial debris removal was satisfied. The entire property reverts to the LBA at no cost if the removal of the existing trailer and shed is not completed by September 30, 2020.
8. Parcel 31-044-106-015-00 9. Parcel 31-044-106-016-00 10. Parcel 31-044-106-017-00 333 Hecla Street Laurium (Village of Laurium)	Sold to village residents for \$1,000.00 plus deed recording fee. Reverter clause was satisfied.
11. Parcel 31-044-141-017-00 166 Woodland Street Laurium (Village of Laurium)	Sold to adjacent property owner for \$1.00 plus deed recording fee. The entire property reverts to the LBA at no cost if the site's existing structure is not substantially demolished on or before July 1, 2019.

Table 1: **2018 LBA Property Transactions** (continued)

<u>Property Address</u>	<u>2018 Transactions</u>
12. Parcel 31-044-248-015-50 13. Parcel 31-044-248-011-50 243 N Pewabic Street Laurium (Village of Laurium)	Parcel 31-044-248-015-50: LBA property inventory. Parcel 31-044-248-011-50: 2018 tax foreclosure. Purchased from the county for \$950.00. Sold the pair of adjacent parcels to county residents for \$3,000.00 plus deed recording fee. The entire property (both parcels) reverts to the LBA at no cost if the property is not secured and occupiable as determined by the Houghton County building inspector on or before July 31, 2019.
14. Parcel 31-010-513-001-00 19611 Frue Street Dodgeville (Portage Township)	2018 tax foreclosure. Purchased from the county for \$1,000.00. Sold to adjacent property owner for \$1,100.00 plus deed recording fee.
15. Parcel 31-010-524-004-00 18870 Superior Location Houghton (Portage Township)	2018 tax foreclosure. Purchased from the county for \$850.00. Sale to pre-arranged buyer has not been finalized.
16. Parcel 31-052-369-008-00 Houghton (City of Houghton)	2018 tax foreclosure. Purchased from the county for \$2,400.00. Sold to adjacent property owner for \$2,640.00 plus deed recording fee.
17. Parcel 31-001-400-111-00 18. Parcel 31-014-553-003-00 19. Parcel 31-044-104-005-00	Conveyed to LBA via MCL 211.78m and MCL 124.755.

**Table 2: 2018 LBA Property Inventory**

<u>Property Address</u>	<u>Comments/Status</u>
1. Parcel 31-001-200-055-00 15125 Baltic Street Painesdale (Adams Township)	Vacant land. Assessor's Plat of Painesdale.
2. Parcel 31-001-400-111-00 Sixth Avenue Trimountain (Adams Township)	Vacant land. Assessor's Plat of Trimountain.
3. Parcel 31-002-120-016-00 26364 Atlantic Street Laurium (Calumet Township)	Blighted house. Florida's Addition to Laurium.
4. Parcel 31-002-124-003-00 55968 Red Jacket Road Laurium (Calumet Township)	Vacant land. Florida's First Addition to Laurium. The LBA has agreed to sell to an adjacent property owner for \$100.00 plus deed recording fee. Sale has not been finalized.
5. Parcel 31-002-380-015-00 25684 Old Dam Street Calumet (Calumet Township)	Blighted house that has previously been owned by the LBA. Newtown Location.
6. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	One half of duplex. Assessor's Plat of Blue Jacket Location.
7. Parcel 31-002-420-112-00 57437 Fourth Street Calumet (Calumet Township)	One half of duplex. Assessor's Plat of Blue Jacket Location.
8. Parcel 31-002-440-154-00 25280 W Acorn Street Calumet (Calumet Township)	House. Assessor's Plat of Yellow Jacket. The LBA has agreed to sell to a neighboring property owner for deed recording fee upon receiving receipts showing a minimum of \$1,000.00 invested toward the cleanup of the property, no later than June 30, 2019.
9. Parcel 31-002-520-004-70 25608 D Street Calumet (Calumet Township)	Blighted house. Assessor's Plat of Raymbaultown.
10. Parcel 31-004-006-003-00 Crystal Lake Road Sidnaw (Duncan Township)	Sliver of vacant land. Approximately 0.1 acre. Candidate for side lot disposition. Adjacent property owners not interested.
11. Parcel 31-006-007-009-00 21903 New Street Boston (Franklin Township)	Vacant land.
12. Parcel 31-010-001-021-00 Otter Lake (Portage Township)	Vacant land. One acre. Seasonally underwater.

Table 2: **2018 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
13. Parcel 31-010-524-004-00 18870 Superior Location Houghton (Portage Township)	Vacant land. Two lots in the Village of Superior. Purchased for \$850.00. Sale to pre-arranged buyer has not been finalized. Candidate for tax sale auction.
14. Parcel 31-014-470-001-00 Hubbell (Torch Lake Township)	Vacant land. Ravine. Paine, Fisher and McIntyre's Addition to Grover.
15. Parcel 31-014-553-003-00 Hubbell (Torch Lake Township)	Vacant land. Lot in Village of Mellonsville.
16. Parcel 31-014-657-014-00 Arcadia (Torch Lake Township)	Vacant land. Lot in Village of Arcadia.
17. Parcel 31-014-660-010-00 Arcadia (Torch Lake Township)	Vacant land. Lot in Village of Arcadia.
18. Parcel 31-041-105-14-00 19. Parcel 31-041-105-15-00 426 Fifth Street Calumet (Village of Calumet)	Formerly Erkkila's Garage. Village of Calumet. DEQ environmental assessment has been completed.
20. Parcel 31-041-121-010-00 439 Pine Street Calumet (Village of Calumet)	Formerly Rose & Thorn These seven (7) parcels include a blighted, unoccupied storefront on the northeast corner of Pine and Fifth Streets and several adjacent vacant lots within the Village of Calumet. The LBA intends to collaborate with the village regarding a desirable redevelopment strategy that addresses the future of these parcels as a whole rather than as seven (7) individual pieces.
21. Parcel 31-041-121-010-10	
22. Parcel 31-041-121-010-20	
23. Parcel 31-041-121-010-30	
24. Parcel 31-041-121-011-00	
25. Parcel 31-041-121-012-00	
26. Parcel 31-041-121-013-00 451 Pine Street and environs Calumet (Village of Calumet)	
27. Parcel 31-041-128-009-00 Fifth Street Calumet (Village of Calumet)	Blighted building. Formerly Sullivan Livery and M&M Painting. Corner of Fifth Street and Pine Street. Village of Calumet. DEQ environmental assessment has been completed.
28. Parcel 31-043-265-006-00 Front Street Lake Linden (Village of L Linden)	Lumber yard. M. Neumann's Addition to Torch Lake City. Potential Brownfield redevelopment.
29. Parcel 31-043-269-010-00 1406 Calumet Street Lake Linden (Village of L Linden)	Vacant land. M. Neumann's Addition to Torch Lake City.
30. Parcel 31-044-104-005-00 116 Osceola Street Laurium (Village of Laurium)	Burned building. Village of Laurium.

The LBA receives no outside funding for its operations. At the close of 2018 the LBA's bank account contained a balance of \$49,742.48.

Copies of LBA meeting minutes are available at the Houghton County treasurer's office.

Questions regarding this report should be addressed to:

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