



# Houghton County Land Bank Authority 2021 Annual Report

## Board of Directors:

Lisa Mattila, Chairperson;

John Haeussler, Secretary;

James Hainault, Treasurer, Secretary Pro Tem;

Glenn Anderson; Tom Tikkanen.

The Houghton County Land Bank Authority Board of Directors (LBA) met seven (7) times in 2021: March 12, May 26, June 15, July 6, September 7, September 23, and December 15.

The board elected to retain the 2020 officers with Director Haeussler serving as secretary and Director Hainault serving as treasurer and secretary pro tem.

Entering 2021 the LBA had twenty-four (24) parcels in its inventory. Two (2) of these parcels were transferred during the year. (Table 1, Parcels 1-2.)

The Houghton County treasurer foreclosed thirty (30) parcels in 2021. 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 purchased five (5) of the 2021 tax-foreclosed parcels from the Houghton County treasurer for the purposes of rehabilitation and/or renovation. (Table 1, Parcels 3-7.) Recent revisions to the General Property Tax Act allow county authorities to purchase tax-foreclosed property directly from the foreclosing governmental unit, thus it is no longer necessary for the LBA to involve the Houghton County Board of Commissioners in such transactions. One (1) of the parcels purchased was subsequently sold. (Table 1, Parcel 3.)

The LBA also purchased one (1) parcel from the State Land Bank Authority at negligible cost. (Table 1, Parcel 8.)

A development agreement for the former Lakes Building Supply, Lake Linden, was lost due to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) determining that the arsenic level in the soil exceeded the residential contact criteria on parts of the property. A purchase agreement for the property with another interested party is in place and awaiting closing.

The LBA did not receive the \$50,000 Michigan Rural Community Demolition Grant intended for the demolition and cleanup of 116 Osceola Street, Laurium, that it applied for from the State Land Bank Authority. The LBA received and declined one (1) bid of \$67,000 in response to a demolition request for proposals for the property.

KEDA Executive Director Jeff Ratcliffe and his staff continued to provide tremendous assistance to the LBA throughout 2021. Notably, Mr. Ratcliffe has overseen substantial efforts involving community volunteers, Houghton County Courthouse staff, Houghton County Work Release crew, Houghton County 12th Circuit Court Parole & Probation community service workers, the YouthWork team, and logistical support from the Keweenaw National Historical Park to clean out, secure, and vent the LBA's 2021 acquisitions in Calumet and Laurium. Mr. Ratcliffe has also continued to lead stabilization work at 425 Fifth Street, Calumet. The LBA greatly appreciates the efforts of KEDA, its other local partners, and the host of volunteers that have made a positive impact throughout the year on preparing properties for rehabilitation and/or renovation.

At the close of 2021 the LBA had twenty-seven (27) parcels in its inventory. (Table 2.)

**Table 1: 2021 LBA Property Transactions**

Property Address	2021 Transactions
1. Parcel 31-001-700-203-00 17192 Franklin Loop Atlantic Mine (Adams Township)	Sold to county resident for \$500.00 plus \$60.00 closing fee. The purchaser has removed the trailer from the lot as stipulated by the reverter clause. [September 7, 2021]
2. Parcel 31-044-104-003-00 108 Osceola Street Laurium (Village of Laurium)	Sold to county resident and business owner for \$1,400.00 plus deed recording fee. [August 27, 2020; sale finalized in 2021]
3. Parcel 31-002-105-009-00 55779 Hancock Street Laurium (Calumet Township)	2021 tax foreclosure. Purchased from the county treasurer for \$3,127.15 plus 2021 summer taxes. [July 6, 2021] Sold to county resident for \$4,000.00 plus \$60.00 closing fee. The entire property reverts to the LBA at no cost if it is determined to not be in livable condition after 18 months following the issuance of the deed. [September 7, 2021.]
4. Parcel 31-041-128-007-00 511 Fifth Street Calumet (Village of Calumet)	2021 tax foreclosure. Purchased from the county treasurer for \$2,965.38 plus 2021 summer taxes. [July 6, 2021]
5. Parcel 31-041-142-013-00 308 Eighth Street Calumet (Village of Calumet)	2021 tax foreclosure. Purchased from the county treasurer for \$4,548.88 plus 2021 summer taxes. [July 6, 2021]
6. Parcel 31-041-144-001-50 806 Pine Street Calumet (Village of Calumet)	2021 tax foreclosure. Purchased from the county treasurer for \$5,862.20 plus 2021 summer taxes. [July 6, 2021]
7. Parcel 31-044-116-002-00 206 Hecla Street Laurium (Village of Laurium)	2021 tax foreclosure. Purchased from the county treasurer for \$5,092.28 plus 2021 summer taxes. [July 6, 2021]
8. Parcel 31-045-107-014-00 29 First Street South Range (Village of S Range)	Purchased from the State Land Bank Authority for \$1.00 plus \$100.00 processing fee. [September 7, 2021]

**Table 2: 2021 LBA Property Inventory**

<u>Property Address</u>	<u>Comments/Status</u>
1. Parcel 31-001-400-111-00 Sixth Avenue Trimountain (Adams Township)	Vacant land. Assessor's Plat of Trimountain. Candidate for cleanup and redevelopment. The LBA has appealed to Adams Township for assistance with affecting a positive outcome for the property. For sale signs have been placed on the property.
2. Parcel 31-002-120-016-00 26364 Atlantic Street Laurium (Calumet Township)	Blighted house. Florida's Addition to Laurium. Priority candidate for demolition.
3. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	One half of blighted duplex. Assessor's Plat of Blue Jacket Location. Candidate for demolition.
4. Parcel 31-002-420-112-00 57437 Fourth Street Calumet (Calumet Township)	One half of blighted duplex. Assessor's Plat of Blue Jacket Location. Candidate for demolition.
5. Parcel 31-002-520-004-70 25608 D Street Calumet (Calumet Township)	Blighted house. Assessor's Plat of Raymbaultown. Priority candidate for demolition. The LBA has had initial discussions with an adjacent property owner and the Charter Township of Calumet regarding sharing the costs of demolition.
6. 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.
7. Parcel 31-010-524-004-00 18870 Superior Location Houghton (Portage Township)	Vacant land. Two lots in the Village of Superior.
8. Parcel 31-014-657-014-00 Arcadia (Torch Lake Township)	Vacant land. Lot in the Village of Arcadia. Candidate for side lot disposition.
9. Parcel 31-014-660-010-00 Arcadia (Torch Lake Township)	Vacant land. Lot in the Village of Arcadia. Candidate for side lot disposition.
10. Parcel 31-041-105-014-00 11. Parcel 31-041-105-015-00 426 Fifth Street Calumet (Village of Calumet)	Blighted commercial property. Village of Calumet. Formerly Erkkila's Garage. DEQ/EGLE environmental assessment has been completed. Ongoing environmental concerns involving adjacent property. Candidate for demolition if stabilization funding not forthcoming.

Table 2: **2021 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
12. Parcel 31-041-121-010-00 439 Pine Street Calumet (Village of Calumet)	Blighted commercial property and environs. Village of Calumet. Formerly The Rose & The Thorn. These seven (7) parcels include an unoccupied storefront (candidate for partial demolition) on the northeast corner of Fifth Street and Pine Street and several adjacent vacant lots within the Village of Calumet.  A storage agreement is in place for a local non-profit to temporarily use the front (south) portion of the former The Rose & The Thorn building. The non-profit provided the LBA with a building condition inspection report done by a local engineering firm. The non-profit is no longer interested in purchasing the building.
13. Parcel 31-041-121-010-10	
14. Parcel 31-041-121-010-20	
15. Parcel 31-041-121-010-30	
16. Parcel 31-041-121-011-00	
17. Parcel 31-041-121-012-00	Former shophouse. Village of Calumet. Priority candidate for renovation. Could potentially be moved to the 400 block of Fifth Street.
18. Parcel 31-041-121-013-00 451 Pine Street and environs Calumet (Village of Calumet)	
19. Parcel 31-041-128-007-00 511 Fifth Street Calumet (Village of Calumet)	Blighted commercial property. Village of Calumet. Formerly Sullivan’s Livery and M&M Painting. Northwest corner of Fifth Street and Pine Street. DEQ/EGLE environmental assessment has been completed. Candidate for demolition if stabilization funding not forthcoming.
20. Parcel 31-041-128-009-00 501 Pine Street Calumet (Village of Calumet)	
21. Parcel 31-041-129-004-50 425 Fifth Street Calumet (Village of Calumet)	Blighted sandstone building. Village of Calumet. Priority candidate for continued stabilization and renovation.
22. Parcel 31-041-142-013-00 308 Eight Street Calumet (Village of Calumet)	Multi-family home. Village of Calumet. Priority candidate for renovation.
23. Parcel 31-041-144-001-50 806 Pine Street Calumet (Village of Calumet)	Single-family home. Village of Calumet. Priority candidate for renovation.
24. Parcel 31-043-265-006-00 Front Street Lake Linden (Village of L Linden)	Vacant land. M. Neumann’s Addition to Torch Lake City. Formerly Lakes Building Supply. Blighted structures removed and property prepared for redevelopment. Soil contains some arsenic. Purchase agreement in place.

**Table 2: 2021 LBA Property Inventory (continued)**

<u>Property Address</u>	<u>Comments/Status</u>
25. Parcel 31-044-104-005-00 116 Osceola Street Laurium (Village of Laurium)	Burned building. Village of Laurium. Priority candidate for demolition and redevelopment.
26. Parcel 31-044-116-002-00 206 Hecla Street Laurium (Village of Laurium)	Mixed-use building. Village of Laurium. Priority candidate for renovation.
27. Parcel 31-045-107-014-00 29 First Street South Range (Village of S Range)	Vacant land. Lot in the Village of South Range. Previous structure has been demolished.

The LBA receives no outside funding for its operations. At the close of 2021 the LBA’s bank account contained a balance of \$35,926.93.

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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