



# Houghton County Land Bank Authority 2015 Annual Report

## Board of Directors:

Kathleen Beattie, Chairperson;

John Haeussler, Secretary; James Hainault, Treasurer;

Glenn Anderson; Tom Tikkanen.

The Houghton County Land Bank Authority (LBA) Board of Directors met four times in 2015: May 4; July 7; August 24; and, October 26.

The board welcomed new member Tom Tikkanen and thanked outgoing member William Hodges for his service. Directors Haeussler and Tikkanen were appointed by the Houghton County commissioners to three-year terms expiring December 31, 2017. The board elected Director Haeussler and Director Hainault to serve as secretary and treasurer, respectively.

Entering 2015 the LBA had sixteen (16) properties in its inventory. The LBA sold two (2) properties via the side lot disposition program: 31-010-503-017-00 (Dodgeville) for \$200.00, and 31-043-132-008-00 (Lake Linden) for \$100.00. (Table 1, Properties 1-3.) Parcel 31-042-117-001-00 (Copper City) was sold at the first public tax sale auction for \$1,000.00. (Table 1, Property 3.)

Parcel 31-044-103-108-50 (227 Hecla Street, Laurium) was conveyed to the LBA by Wells Fargo and Company in 2015 and was sold at the first public tax sale auction for \$4,476.19. (Table 1, Property 4.)

The Houghton County treasurer foreclosed thirty-one (31) properties in 2015. The board discussed all of the tax-foreclosed properties and the vast majority of them were visited by one or more board members for visual inspection.

Prior to the first public tax sale auction the LBA expressed interest in obtaining five (5) properties to be transferred via the side lot disposition program. At the request of the LBA the county commissioners approved the county's purchase of: 31-002-108-011-00 (55877 Houghton Street, Laurium) for \$1,300.00; 31-002-170-037-00 (Lot 37 Assessor's Plat of Kearsarge) for \$650.00; 31-008-203-018-00 (23827 Hulkonen Road, Nisula) for \$1,200.00; 31-010-109-002-00 (Tapiola Road, Portage Township) for \$750.00; and, 31-014-267-057-00 (Harley Davidson Road, Torch Lake Township) for \$800.00, from the county treasurer and the sale of said properties by county to the LBA for \$4,700.00 in total. (Table 1, Properties 5-9.) The LBA subsequently sold these properties to county residents for the purchase prices plus 10% via the side lot disposition program.

Following the second and final public tax sale auction nine (9) unsold properties were rejected by their local units of government and subsequently were conveyed to the LBA by the Houghton County Treasurer. (Table 1, Properties 10-18.) A parcel adjacent to one of these properties was identified as a strategic acquisition for the purpose of future sale, thus the LBA purchased 31-041-420-136 (Fourth Street, Calumet) for \$1,000.00. (Table 1, Property 19.)

At the close of 2015 the LBA had twenty-three (23) properties in its inventory. (Table 2.)

Revised LBA policies and procedures were adopted by the board on October 26, 2015.

**Table 1: 2015 LBA Property Transactions**

<u>Property Address</u>	<u>2015 Transactions</u>
1. Parcel 31-010-503-017-00 Dodgeville (Portage Township)	Sold to county residents Frank and Sandra Beauchamp for \$200.00 via the side lot disposition program.
2. Parcel 31-043-132-008-00 Lake Linden (Village of L Linden)	Sold to county residents Jack and Lisa Palosaari for \$100.00 via the side lot disposition program.
3. Parcel 31-042-117-001-00 Copper City (Village of C City)	Sold to county resident Tonya Stefonich at public auction for \$1,000.00.
4. Parcel 31-044-103-108-50 227 Hecla Street Laurium (Village of Laurium)	Conveyed to LBA by Wells Fargo & Company. Sold to county resident Helen Conley at public auction for \$4,476.19.
5. Parcel 31-002-108-011-00 55877 Houghton Street Laurium (Calumet Township)	Purchased for \$1,300.00. Sold to county residents Dennis and Heidi Laplander for \$1,430.00 via the side lot disposition program.
6. Parcel 31-002-170-037-00 Lot 37 Asr's Plat of Kearsarge Kearsarge (Calumet Township)	Purchased for \$650.00. Sold to county residents Paul and Wendy Jarvi for \$715.00 via the side lot disposition program.
7. Parcel 31-008-203-018-00 23827 Hulkonen Road Nisula (Laird Township)	Purchased for \$1,200.00. Sold to county residents Edward and Kathryn Kokkila for \$1,320.00 via the side lot disposition program.
8. Parcel 31-010-109-002-00 Tapiola Road Portage Township	Purchased for \$750.00. Sold to county resident John LeClair for \$825.00 via the side lot disposition program.
9. Parcel 31-014-267-057-00 Harley Davidson Road Torch Lake Township	Purchased for \$800.00. Sold to county resident Shawn Spelich for \$880.00 via the side lot disposition program.
10. Parcel 31-001-081-005-50 15331 Second Street Painesdale (Adams Township)	Conveyed to LBA via MCL 211.78m and MCL 124.755.
11. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	Conveyed to LBA via MCL 211.78m and MCL 124.755.
12. Parcel 31-041-105-14-00 13. Parcel 31-041-105-15-00 426 Fifth Street Calumet (Village of Calumet)	Conveyed to LBA via MCL 211.78m and MCL 124.755.
14. Parcel 31-041-106-008-50 15. Parcel 31-041-106-009-00 308-310 Fifth Street Calumet (Village of Calumet)	Conveyed to LBA via MCL 211.78m and MCL 124.755.

**Table 1: 2015 LBA Property Transactions (continued)**

<u>Property Address</u>	<u>2015 Transactions</u>
16. Parcel 31-041-128-009-00 Fifth Street Calumet (Village of Calumet)	Conveyed to LBA via MCL 211.78m and MCL 124.755.
17. Parcel 31-041-141-016-00 417 Seventh Street Calumet (Village of Calumet)	Conveyed to LBA via MCL 211.78m and MCL 124.755.
18. Parcel 31-041-420-137-00 Fourth Street Calumet (Village of Calumet)	Conveyed to LBA via MCL 211.78m and MCL 124.755.
19. Parcel 31-041-420-136-00 Fourth Street Calumet (Village of Calumet)	Purchased for \$1,000.00.

**Table 2: 2015 LBA Property Inventory**

<u>Property Address</u>	<u>Comments/Status</u>
1. Parcel 31-001-081-005-50 15331 Second Street Painesdale (Adams Township)	County treasurer has submitted grant applications for baseline environmental assessment and removal of scrap tires.
2. Parcel 31-001-200-055-00 15125 Baltic Street Painesdale (Adams Township)	
3. Parcel 31-001-400-015-00 44376 Seventh Avenue Trimountain (Adams Township)	
4. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	
5. Parcel 31-004-006-003-00 Sidnaw (Duncan Township)	Vacant lot available for sale.
6. Parcel 31-006-007-009-00 21903 New Street Boston (Franklin Township)	
7. Parcel 31-010-503-013-00 Dodgeville (Portage Township)	Candidate for side lot disposition program.
8. Parcel 31-041-121-010-00 439 Pine Street Calumet (Village of Calumet)	These seven (7) parcels include: a blighted, unoccupied storefront on the northeast corner of Pine and Fifth Streets; a blighted, unoccupied residence farther east on Pine Street (439 Pine Street, scheduled for demolition); and, all of the vacant lots in between the two structures. Directors Beattie and Haeussler met with the Calumet Village Council on December 8, 2014, and there is an overwhelming desire to address the future of these parcels as a whole rather than as seven (7) individual properties. The LBA intends to collaborate with the village regarding a desirable redevelopment strategy.
9. Parcel 31-041-121-010-10	
10. Parcel 31-041-121-010-20	
11. Parcel 31-041-121-010-30	
12. Parcel 31-041-121-011-00	
13. Parcel 31-041-121-012-00	
14. Parcel 31-041-121-013-00 Pine Street Calumet (Village of Calumet)	
15. Parcel 31-041-105-14-00 16. Parcel 31-041-105-15-00 426 Fifth Street Calumet (Village of Calumet)	
17. Parcel 31-041-106-008-50 18. Parcel 31-041-106-009-00 308-310 Fifth Street Calumet (Village of Calumet)	To be sold in 2016.

Table 2: **2015 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
19. Parcel 31-041-128-009-00 Fifth Street Calumet (Village of Calumet)	
20. Parcel 31-041-141-016-00 417 Seventh Street Calumet (Village of Calumet)	Structure scheduled for demolition.
21. Parcel 31-041-420-136-00 22. Parcel 31-041-420-137-00 Fourth Street Calumet (Village of Calumet)	To be sold in 2016.
23. Parcel 31-043-269-010-00 1406 Calumet Street Lake Linden (Village of L Linden)	

The LBA receives no outside funding. At the close of 2015 the LBA's bank account contained a balance of \$43,726.22

Questions regarding this report should be addressed to:

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