



# Houghton County Land Bank Authority 2019 Annual Report

Board of Directors:

Lisa Mattila, Chairperson;

John Haeussler, Secretary; James Hainault, Treasurer;

Glenn Anderson; Tom Tikkanen.

The Houghton County Land Bank Authority Board of Directors (LBA) met ten (10) times in 2019: January 28, April 30, May 31, June 11, June 28, September 12, October 1, October 20, November 18, and December 20.

The board elected to retain the 2018 officers with Director Haeussler serving as secretary and Director Hainault serving as treasurer. Directors Anderson and Hainault were reappointed by the Houghton County commissioners to three-year terms expiring December 31, 2022.

Entering 2019 the LBA had thirty (30) parcels in its inventory. Five (5) of these parcels were transferred during the year. (Table 1, Parcels 1-5.)

The Houghton County treasurer foreclosed forty-four (44) parcels in 2019. 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) of the 2019 tax-foreclosed parcels. The county commissioners approved the county's purchase of the four (4) parcels from the county treasurer, and the sale of the parcels by the county to the LBA. Two (2) parcels were subsequently sold and two (2) remain in the LBA's possession. (Table 1, Parcels 6-9.)

One parcel that was sold in a previous year reverted to the LBA due to the failure of the purchaser to meet the conditions agreed to in a reverter clause. (Table 1, Parcel 10.)

The LBA received a \$50,000 Michigan Rural Community Demolition Grant from the Michigan Land Bank Fast Track Authority toward demolition of the structures, abatement of hazardous materials, and additional work related to the cleanup of the former Lakes Building Supply in Lake Linden. The LBA engaged the Keweenaw Economic Development Alliance (KEDA) to manage the project. The structures were subsequently demolished and the site was cleaned and prepped for redevelopment. An initial Request for Development Proposals was released with no proposals being received. A second Request for Development Proposals was released with one proposal being received. At the conclusion of 2019 the LBA was reviewing this proposal.

KEDA Executive Director Jeff Ratcliffe was actively involved with the LBA throughout 2019. The LBA appreciates Mr. Ratcliffe’s efforts and looks forward to continued collaboration with KEDA and other local partners.

KEDA has submitted a preliminary proposal for a \$1,362,000 U.S. Housing and Urban Development Community Development Block Grant through the Michigan Economic Development Corporation and Michigan Strategic Fund. If successful, the funds will be utilized to bring three LBA properties in the Village of Calumet — 425 Fifth Street (aka the Aho Building), 451 Pine Street (formerly the Rose & Thorn), and Fifth Street/Pine Street (formerly the Sullivan Livery) – to “white box” status and clean up a fire-destroyed property at 336 7th Street that will likely end up in tax foreclosure. The LBA has pledged \$10,000 in matching funds toward the project.

The LBA initiated and approved a Release of Liability Form which must be completed and approved prior to entering LBA-owned property.

At the close of 2019 the LBA had twenty-eight (28) parcels in its inventory. (Table 2.)

**Table 1: 2019 LBA Property Transactions**

<u>Property Address</u>	<u>2019 Transactions</u>
1. Parcel 31-001-200-055-00 15125 Baltic Street Painesdale (Adams Township)	Sold to adjacent property owner for \$1,000.00 plus deed recording fee. [June 28, 2019]
2. Parcel 31-002-124-003-00 55968 Red Jacket Road Laurium (Calumet Township)	Sold to adjacent property owner for \$100.00 plus deed recording fee. [February 12, 2018]
3. Parcel 31-002-440-154-00 25280 W Acorn Street Calumet (Calumet Township)	Sold to neighboring property owner for deed recording fee per previous agreement [October 15, 2018] following said property owner providing receipts documenting \$1,701.19 invested toward the cleanup of the property. [January 28, 2019]
4. Parcel 31-014-553-003-00 Hubbell (Torch Lake Township)	Sold to adjacent property owner for \$10.00 plus deed recording fee. The parcel is a vacant ravine with no apparent utility. [September 12, 2019]
5. Parcel 31-043-269-010-00 1406 Calumet Street Lake Linden (Village of L Linden)	Sold to county resident for \$2,000.00 plus deed recording fee. The entire property reverts to the LBA at no cost if construction has not progressed to the point of minimally including a garage no later than May 31, 2022. [May 31, 2019]
6. Parcel 31-002-300-040-00 57294 Calumet Avenue Calumet (Calumet Township)	2019 tax foreclosure. Purchased from the county for \$4,180.00 plus deed recording fee. Sold to adjacent property owner for \$4,180.00 plus deed recording fee. The entire property reverts to the LBA at no cost if the property is not completely cleaned up or rehabbed on or before June 21, 2020. [June 11, 2019]
7. Parcel 31-008-052-003-00 Red Road Nisula (Laird Township)	2019 tax foreclosure. Purchased from the county for \$1,439.60 plus deed recording fee. Sold to neighboring property owner for \$1,439.60 plus deed recording fee. Parcel is Lot 39, Silver River Reserve. [June 11, 2019]
8. Parcel 31-041-129-004-50 425 Fifth Street Calumet (Village of Calumet)	2019 tax foreclosure. Purchased from the county for \$3,027.99 plus deed recording fee for the purpose of partnering with other local governmental units and/or community agencies to seek stabilization funding for the building. [April 30, 2019]
9. Parcel 31-044-104-003-00 108 Osceola Street Laurium (Village of Laurium)	2019 tax foreclosure. Purchased from the county for \$1,340.02 plus deed recording fee for the purpose of combining it with 116 Osceola Street for future cleanup and redevelopment. [May 31, 2019]
10. Parcel 31-044-141-017-00 166 Woodland Street Laurium (Village of Laurium)	Reverted to LBA at no cost pursuant to reverter clause from previous sale [January 22, 2018] to adjacent property owner requiring that existing structure be substantially demolished on or before July 1, 2019. [September 12, 2019]

**Table 2: 2019 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.
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 31-002-380-015-00 25684 Old Dam Street Calumet (Calumet Township)	Blighted house. Newtown Location. Has been previously owned by the LBA. Priority candidate for demolition.
4. 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.
5. 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.
6. Parcel 31-002-520-004-70 25608 D Street Calumet (Calumet Township)	Blighted house. Assessor's Plat of Raymbaultown. Priority candidate for demolition.
7. 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.
8. Parcel 31-006-007-009-00 21903 New Street Boston (Franklin Township)	Vacant land. Candidate for side lot disposition.
9. Parcel 31-010-001-021-00 Otter Lake (Portage Township)	Vacant land. One acre. Seasonally underwater.
10. Parcel 31-010-524-004-00 18870 Superior Location Houghton (Portage Township)	Vacant land. Two lots in the Village of Superior. LBA currently holding for possible acquisition of larger land area.
11. Parcel 31-014-470-001-00 Hubbell (Torch Lake Township)	Vacant land. Paine, Fisher and McIntyre's Addition to Grover. Ravine. No apparent utility.
12. Parcel 31-014-657-014-00 Arcadia (Torch Lake Township)	Vacant land. Lot in Village of Arcadia. Candidate for side lot disposition.
13. Parcel 31-014-660-010-00 Arcadia (Torch Lake Township)	Vacant land. Lot in Village of Arcadia. Candidate for side lot disposition.

Table 2: **2019 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
14. Parcel 31-041-105-14-00 15. Parcel 31-041-105-15-00 426 Fifth Street Calumet (Village of Calumet)	Blighted commercial property. Village of Calumet. Formerly Erkkila's Garage. DEQ environmental assessment has been completed. Candidate for demolition if stabilization funding not forthcoming.
16. Parcel 31-041-121-010-00 439 Pine Street Calumet (Village of Calumet)	Blighted commercial property and environs. Village of Calumet. Formerly Rose & 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 purchase agreement is in place for an 88 feet by 116 feet area at the east end of the property (approx. 0.234 acre). [June 28, 2019] The proposed purchaser has been offered an additional 25 feet to the west, bringing the property of interest to 113 feet by 116 feet (approx 0.301 acre). [December 20, 2019]  A storage agreement is in place for a local non-profit to temporarily use the front (south) portion of the former Rose & Thorn Building. [November 11, 2019]
17. Parcel 31-041-121-010-10	
18. Parcel 31-041-121-010-20	
19. Parcel 31-041-121-010-30	
20. Parcel 31-041-121-011-00	
21. Parcel 31-041-121-012-00	
22. Parcel 31-041-121-013-00 451 Pine Street and environs Calumet (Village of Calumet)	
23. Parcel 31-041-128-009-00 Fifth Street and Pine Street Calumet (Village of Calumet)	Blighted commercial property. Village of Calumet. Formerly Sullivan Livery and M&M Painting. Northwest corner of Fifth Street and Pine Street. DEQ environmental assessment has been completed. Candidate for demolition if stabilization funding not forthcoming.
24. Parcel 31-041-129-004-50 425 Fifth Street Calumet (Village of Calumet)	Blighted sandstone building. Village of Calumet. Windows, back transoms, and skylight framing have been covered. Roof has been secured with a reinforced tarp. Stabilization supports have been installed in the back third of the building. Partial funding for these efforts provided by the Village of Calumet Downtown Development Authority and the Keweenaw National Historical Park Advisory Commission. Priority candidate for continued stabilization and redevelopment.
25. 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 Brownfield Redevelopment of three single-family residences.

Table 2: **2019 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
26. Parcel 31-044-104-003-00 108 Osceola Street Laurium (Village of Laurium)	Vacant land. Village of Laurium. Priority candidate for cleanup and redevelopment in conjunction with adjacent 116 Osceola Street.
27. Parcel 31-044-104-005-00 116 Osceola Street Laurium (Village of Laurium)	Burned building. Village of Laurium. Priority candidate for demolition and redevelopment.
28. Parcel 31-044-141-017-00 166 Woodland Street Laurium (Village of Laurium)	Blighted house. Village of Laurium. Priority candidate for demolition.

The LBA receives no outside funding for its operations. At the close of 2019 the LBA's bank account contained a balance of \$42,160.70.

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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