



Houghton County Land Bank Authority 2025 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 five (5) times in 2025: February 19, April 29, July 29, September 24, and December 3.

The board elected to retain the 2024 officers with Director Haeussler serving as secretary and Director Hainault serving as treasurer. Chairperson Mattila arranged for a recording secretary to take minutes at meetings, which was greatly appreciated by the board. Directors Haeussler and Tikkanen were reappointed by the Houghton County Board of Commissioners to three-year terms expiring December 31, 2026.

Entering 2025 the LBA had thirty-nine (39) parcels in its inventory. The LBA continues to monitor a lien for a property transferred prior to 2024 for which the development agreement has not been satisfied but for which the work is slowly progressing.

The Houghton County treasurer foreclosed seventeen (17) parcels in 2025. The LBA discussed the tax-foreclosed parcels and most of them were visited by one or more directors for visual inspection. Prior to the first public tax sale auction the LBA purchased four (4) of the 2025 tax-foreclosed parcels from the Houghton County treasurer for the purpose of blight elimination, and side lot acquisition. (Table 1, Parcels 1-4.) One of these parcels was subsequently sold. (Table 1, Parcel 4.)

The LBA sold one (1) parcel from its inventory in 2024. (Table 1, Parcels 4.)

Much of the LBA's 2025 efforts focused on finishing the State Land Bank (SLB) Blight Elimination 3.0 funded projects in the form of both demolition and stabilization projects from the year before and a Round 2.5 grant received in 2025. Under 3.0 we had five properties that were demolished and sites restored, and one property stabilized. Under the Round 2.5 grant we were able to stabilize four more properties. The LBA expended over \$877,000 to complete these 10 projects.

The Houghton County Board of Commissioners appropriated \$6,000 to the LBA in the County's 2024-25.

The State Land Bank is celebrating 20 years of existence as a Land Bank. Congratulations.

The Land Bank Authority bid farewell and honored a founding member, John Haeussler. Mr. Haeussler had been a member since the creation of the Land Bank in July of 2009. Mr. Haeussler resigned due to his family moving outside of Houghton County. John's expertise, knowledge, and guidance will truly be missed. His meticulous attention to detail and insightful analysis was a wonderful contribution to our Authority and made many lasting positive impacts. Thank you!

August 15, 2025, Tim Gasperich, Calumet Township Supervisor was appointed to fill the vacancy of John Haeussler.

December 2025, we bid farewell to another long-standing member Jim Hainault who did not seek another term. Jim was a member since June of 2010. Jim was a member with the Hancock City Council, he was a County Controller and served on various boards. He assisted our Authority with his knowledge and past community experiences helped enhance our Land Bank effectiveness. Thank you!

December 2025, we welcomed Easton Laitila to fill the vacancy of Jim Hainault

LBA continues to maintain a vital relationship with the Keweenaw Economic Development Alliance (KEDA). KEDA Executive Director Jeff Ratcliffe works closely with Chairperson Mattila to administer grant funds; vet potential developers and contractors; oversee demolition, stabilization, redevelopment, and rehabilitation projects; prepare requests for bids; and organize community volunteers.

At the close of 2025 the LBA has thirty-nine (39) parcels in its inventory. (Table 2.) Four of the parcels are set aside for future sale and redevelopment. (Table 2, Parcels 1, 7, 35, and 39.)

Table 1: 2025 LBA Property Transactions

<u>Property Address</u>	<u>2025Transactions</u>
1.Parcel 31-002-340-008-00 Calumet Township	2025 tax foreclosure. Purchased from the county treasurer for \$1,420.67 other half of a duplex owned since 2024
2. Parcel 31-006-008-046-55 Sotala Road Franklin Township	2025 tax foreclosure. Purchased from the county treasurer for legal description cleanup. \$1,094.99
3. Parcel 31-009-280-039-00 25131 Millionaire St. Osceola Township	2025 tax foreclosure. Purchased from the county treasurer for \$1,698.63 Blighted debris remains of demolished structure. Future demolition cleanup candidate
4. Parcel 31-051-611-015-00 Ethel Avenue, Hancock City	Vacant land, hillside. Sold to adjacent landowner as side lot acquisition

Table 2: 2025 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. Purchase agreement in place for \$2,000.00 sale to Copper Country Habitat for Humanity for the purpose of future construction.
2. Parcel 31-002-402-082-00 25764 Agent Street Calumet (Calumet Township)	Fire-ravaged residential property. Plat of Hecla II. SLB Round 3.0 demolition completed.
3. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Blue Jacket Location. Blighted duplex has been demolished.
4. Parcel 31-002-420-112-00 57437 Fourth Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Blue Jacket Location. Blighted duplex has been demolished.
5. Parcel 31-002-420-120-00 6. Parcel 31-002-420-121-00 Fifth Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Blue Jacket Location. Part of blighted commercial building has been demolished. Property is adjacent to parcels 15 and 16.
7. Parcel 31-003-208-001-00 42108 Willson Memorial Drive Chassell (Chassell Township)	Blighted and collapsed commercial property. Chassell. Formerly Chassell Mercantile. Had an approved redevelopment agreement in place but developer pulled back at the last minute. Site has been cleaned up.
8. Parcel 31-003-221-007-00 42299 Hancock Street Chassell (Chassell Township)	Residential home. First Addition to Chassell. Township goal is to combine lot with 42291 for multi-family redevelopment.
9. Parcel 31-003-221-008-00 42291 Hancock Street Chassell (Chassell Township)	Blighted and collapsed church. First Addition to Chassell. SLB Round 3.0 demolition completed and cleaned up.
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.
11. Parcel 31-010-524-004-00 18870 Superior Location Houghton (Portage Township)	Vacant land. Village of Superior.
12. Parcel 31-014-543-004-00 52290 Duncan Avenue Hubbell (Torch Lake Township)	Blighted and hazardous commercial property. Paine, Fisher, and McIntyre's Addition to Grover. SLB Round 3 demolition completed.

Table 2: **2025 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
13. Parcel 31-014-657-014-00 Arcadia (Torch Lake Township)	Vacant land. Village of Arcadia. Candidate for side lot disposition.
14. Parcel 31-014-660-010-00 Arcadia (Torch Lake Township)	Vacant land. Village of Arcadia. Candidate for side lot disposition.
15. Parcel 31-041-105-014-00 16. Parcel 31-041-105-015-00 426 Fifth Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Large blighted commercial building has been demolished. A berm of soil and small debris remains on the property. Property is adjacent to parcels 5 and 6.
17. Parcel 31-041-108-001-00 18. Parcel 31-041-108-002-00 112 & 120 Fifth Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Part of 2021 Fifth Street fire area.
19. Parcel 31-041-108-003-00 20. Parcel 31-041-420-146-00 108 Fifth Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Part of 2021 Fifth Street fire area.
21. Parcel 31-041-109-007-00 102-104 Sixth Street Calumet (Village of Calumet)	Roofless sandstone structure. Village of Calumet. Herman Flats. Priority candidate for stabilization and renovation. SLB Round 3.0 stabilization completed.
22. Parcel 31-041-121-010-00 439 Pine Street Calumet (Village of Calumet)	Commercial property and environs. Village of Calumet. Formerly The Rose & The Thorn. These seven (7) parcels include an unoccupied storefront on the northeast corner of Fifth Street and Pine Street and several adjacent vacant lots within the Village of Calumet.
23. Parcel 31-041-121-010-10 24. Parcel 31-041-121-010-20 25. Parcel 31-041-121-010-30 26. Parcel 31-041-121-011-00 27. Parcel 31-041-121-012-00 28. Parcel 31-041-121-013-00 451 Pine Street and environs Calumet (Village of Calumet)	Partial demolition and stabilization of commercial building completed in 2023.
29. Parcel 31-041-128-007-00 511 Fifth Street Calumet (Village of Calumet)	Former shophouse. Village of Calumet. Priority candidate for renovation. Could potentially be moved to the 400 block of Fifth Street. SLB Round 2.5 stabilization completed including a new roof, front and back siding, upper floor window coverings.

Table 2: **2025 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
30. Parcel 31-041-128-009-00 501 Pine Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Large blighted commercial building has been demolished.
31. 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. SLB Round 2.5 stabilization completed including interior demolition & tuck pointing. Property under a development agreement with all financing in place.
32. Parcel 31-041-131-015-10 322 Seventh Street Calumet (Village of Calumet)	Blighted residential property. Village of Calumet. Candidate for restoration. SLB Round 2.5 stabilization completed including drainage improvements and basement wall repair.
33. Parcel 31-041-131-016-00 336 Seventh Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Formerly St. John the Baptist Church, destroyed by fire in 2018. Cleanup of rubble completed.
34. Parcel 31-041-131-016-50 334 Seventh Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Blighted rectory has been demolished.
35. Parcel 31-042-101-014-00 106 Ahmeek Street Copper City (Village of C City)	Vacant land. Village of Copper City. Purchase agreement in place for \$2,000.00 sale to Copper Country Habitat for Humanity for the purpose of future construction.
36. Parcel 31-044-104-005-00 116 Osceola Street Laurium (Village of Laurium)	Vacant land. Village of Laurium. Blighted, fire-ravaged home has been demolished.
37. Parcel 31-044-116-002-00 206 Hecla Street Laurium (Village of Laurium)	Mixed-use building. Village of Laurium. Priority candidate for renovation.
38. Parcel 31-044-118-018-00 127 Kearsarge Street Laurium (Village of Laurium)	Residential duplex. Village of Laurium. SLB Round 2.5 stabilization completed with a new roof installed. Property is under a development agreement with all financing in place.
39. Parcel 31-045-107-014-00 29 First Street South Range (Village of S Range)	Vacant land. Village of South Range. Previous structure has been demolished. Purchase agreement in place for \$2,000.00 sale to Copper Country Habitat for Humanity for the purpose of future construction, in summer of 2026.

At the close of 2025 the LBA's bank account contained a balance of \$ 33,429.11, some of which has already allocated toward continuing demolition and stabilization projects.

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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