

**COUNTY HELD PROPERTIES COMMITTEE
MEETING
DECEMBER 9, 2025**

The County Held Properties Committee held a Meeting on Tuesday, December 9, 2025 at 4:00 p.m. in the 5th Floor Conference Room of the Courthouse, City of Houghton with the public viewing in person and by Microsoft Teams.

Call to Order:

The meeting was called to order by Commissioner Keranen at 4:00 p.m.

Roll call:

County Clerk, Jennifer Kelly, conducted roll call:

Commissioner Glenn Anderson, Commissioner Keranen, Adam Laplander, Andy Moyle, Curt Judson; Ryan Heinonen.

Absent: Mario Paoli, Jaikob Djerf, Chelsea Rheault and Jeff Goulette.

Approval of Agenda/Additions:

A Motion was made by Andy Moyle and seconded by Curt Judson to approve the agenda as presented.

The Motion carried by a voice vote. Ayes 6, Nays 0.

Approve of September 9, 2025 Minutes:

Motion was made by Adam Laplander and seconded by Andy Moyle to approve the minutes from September 9, 2025 as presented.

The Motion carried by a voice vote of: Ayes 6, Nays 0.

Public Comments:

Donna Laux expressed support for Canal View.
Elizabeth Waylan expressed support for Canal View.
Alan Salmi discussed jail systems.

New Business:

1. Discuss the pros and cons of all County Held properties in Houghton County

Commissioner Keranen stated no decisions have been made to sell any County Held Properties.

Marina:

Commissioner Anderson discussed putting a value on County property. He stated that there is no interest in selling any properties. He discussed the grants from 1963-64 to present year that are approximately \$468,500 that has been received. Approximately, \$2.5-3 million is owed. During the next 20 years a buyer would have a commitment for rent and follow the DNR requirements. In 2015, the County looked at the grant amount. He asked if a survey has begun. Paige, Administrative Assistant, stated the RFP deadline is January 12, 2026.

Andy Moyle stated the property is not marketable or a viable investment for anyone.

Commissioner Anderson stated he would like to see the total amount that has been received in grants from the DNR for the Marina.

- Con: Continue contract for 20 years for the grants.
Payback money at the current value, not the amount when the land was purchased.
- Pros: Capital to use towards a new jail.
Tax development is generated.

Transfer Station:

Curt Judson stated the Pros are providing services for the people to dispose of their trash. A con is if the Transfer Station is privatized, the people's rate will increase. They have done over 18,000 tons this year and the business is growing. Not being able to expand now is a problem.

Commissioner Anderson stated that Waste Management does not take demolition material, and is hard to drop things off. Contractors have to go to Greenland.

Curt stated we will have to renew our contract in 2026.

Curt stated GFL currently uses the old property for storage and has contracts with three (3) large companies.

Traffic is an issue at the current Transfer Station. There is more property available to consider for a different flow route. He believes we can recycle more and has the room for it. Another building could be built. A new bay could also be built for contractors only. He discussed the \$2.3 million in revenue with the increases in rates.

Commissioner Anderson discussed \$3-3.5 million if the Transfer Station was sold, with \$1 million in debt to pay off. If sold, the contractors prices will go up, and Waste Management would want to buy the property quickly.

Waste Management has a recycling contract with the City of Houghton. City of Hancock brings their trucks to Marquette. Arvon, Chassell, Laurium, South Range and Lake Linden come to the Transfer Station.

Airport:

There are a lot of new buildings/businesses near the airport. There are one (1) or two (2) lots left for sale by the County, and one (1) is mainly a wetland. There is talk of slowing down the deficit in the future. The two (2) new hangers were 100% grant funded.

Canal View:

Adam Laplander stated a pro is no millages for tax payers if the property is sold and could fund a new jail if the property is sold. The cons are the quality care received at Canal View and the 70-80 jobs lost. The State can recapture money since 1968 with no debt or management. They do have liabilities.

There are currently 34 Medical Care facilities in the State of Michigan that are County owned.

Commissioner Anderson asked how many had millages. Adam did not know for sure.

Adam stated the millages have reduced two (2) times over the last six (6) years.

Cons: Facility upgrades: windows, roof, elevators, water main. Depreciation.

Commissioner Anderson asked how the Canal View operates, and what does the State impose. Adam stated it is a political subdivision of the County. It is a Class 3 facility that receives additional funding from the State that the State can recapture. There are different rates for pay services. Medicaid is \$426 per day per resident and more than that for private pay. Ryan Heinonen stated the rates at Portage Pointe are \$500 per day per resident for private and Medicaid. There is 100 days maximum.

Ryan Heinonen stated they have been corporate healthcare since 2013 at Portage Pointe. He suggested comparing nursing homes if the County was ever looking to sell. It would be to sell the entire 197 beds at full capacity.

Adam stated another con was the liabilities. The pension has it's on separate program that is 95/100% funded. The County would have to take over that liability if they sold Canal View. A con is we are the only VA facility.

Andy Moyle discussed the 197 beds license that currently has 134 occupied. He asked if there were a demand for beds. Adam stated they have a list with names, and they call the individuals at times. They hope to increase the number of beds and be at full capacity by 2040. The population he feels is aging. They admitted over 275 people the last year including people for short term rehab. He feels the demand for beds will continue to be there.

Ryan Heinonen stated he felt there is a need for beds now. He requested Canal View to get beds open for people. He said Portage Pointe is currently sending patients as far as Flint and this is causing a burden on families.

Adam stated staffing is the number one (1) issue. He said there were approximately 20 CNA/LPN employees.

2. Set future meeting dates and times

Commissioner Keranen will set a future meeting.

Public Comments:

Alan Salmi stated he felt this to be a tax burden.

Adjournment:

A Motion was made by Joel Keranen and seconded by Glenn Anderson to adjourn at 5:09 p.m.

The Motion carried by a voice vote. Ayes 6, Nays 0

Joel Keranen

Glenn Anderson

Jennifer Kelly, County Clerk

APPROVED_____

JK