

Re: START SMALL error

From Chelsea Rheault <chelsea@houghtoncounty.gov>

Date Fri 2/13/2026 11:49 AM

To Tom Tikkanen <tom.tikkanen@houghtoncounty.gov>; Jennifer Kelly <countyclerk@houghtoncounty.gov>;
Board of Commissioners <boc@houghtoncounty.net>

Cc Alex Radke <alex.radke@houghtoncounty.gov>

Hi,

I am wondering if we should look back at the recording, because I did not state the available balance, because I did not even have/state the exact spend amount, Commissioner Anderson provided that. But, I do recall the motion saying to pay out the remaining balance, which would be more than the request, and I don't think that would require this to be brought to the next meeting?

The BOC originally approved \$200,000 for this cause, \$156,500 has been spent to date, which leaves a balance of \$43,500. The request is for \$41,000.

Unfinished Business

1. Start Small, Funding request

Administrator Rheault stated the Board had approved \$200,000 over three (3) years. The total paid so far is \$156,500. The available balance is \$144,500.00.

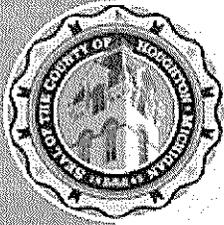
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A Motion was made by Commissioner Anderson and seconded by Commissioner Janssen to authorize \$144,500.00 for the Start Small program.

The Motion carried by the following vote.

YES: Anderson, Janssen, Tikkanen, Keranen 4.

NO: None 0.



CHELSEA RHEULT, MBA
Houghton County
Administrator

☎ (906) 482-8367

✉ chelsea@houghtoncounty.gov

🌐 www.houghtoncounty.net

📍 401 E Houghton Ave
Houghton, MI 49931

📅 Book time to meet with me

From: Tom Tikkanen <tom.tikkanen@houghtoncounty.gov>

Sent: Thursday, February 12, 2026 1:52 PM

To: Jennifer Kelly <countyclerk@houghtoncounty.gov>; Chelsea Rheault <chelsea@houghtoncounty.gov>; Board of Commissioners <[hoc@houghtoncounty.net](mailto:boc@houghtoncounty.net)>

Subject: Re: START SMALL error

Yes, this requires amendment.

Please put this on the March BOC agenda.

- Tom

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From: Jennifer Kelly <countyclerk@houghtoncounty.gov>

Sent: Thursday, February 12, 2026 12:40:25 PM

To: Chelsea Rheault <chelsea@houghtoncounty.gov>; Board of Commissioners <[hoc@houghtoncounty.net](mailto:boc@houghtoncounty.net)>

Subject: START SMALL error

Commissioner Britz informed me I had a typo under the year for Smart Small (I corrected that) and he also informed me of the following:

I believe the remaining funds for Start Small is incorrect in both the report and the motion.

I went back to the 1/13/26 minutes and here is what was said & how you voted:

6. Liz Ludington, Start Small

Liz Ludington gave a copy of the financial report to each Board member. They have been improving childcare. They have had 35 people inquire about centers compared to home based. They have 4 people going through the program now for home-based childcare. They have created 18 jobs. There are 3 existing centers. They will be hosting a community forum, and a community celebration. Everyone is invited to attend both. There is \$35,610 left from the 2025 budget. They hope to get more funding in 2026 and have requested \$41,000.00 from the County. They must spend it by September 30, 2026.

Commissioner Anderson asked about the initial grant of \$75,000.00. Liz stated that is why they are asking for \$41,000 this year and will try to find additional funding. They are doing good with marketing and awareness. The KEDA grants are now done.

A Motion was made by Commissioner Anderson and seconded by Commissioner Janssen to table this matter until the February 2026 meeting when Administrator Rheault is available to verify what is in the budget for the \$41,000 request.

The Motion carried by a voice vote. Ayes 5, Nays 0.

So, it doesn't appear what was voted on and the amounts Chelsea gave are correct? I do not see anything about \$200,000 in the 1/13 Motion.

I suggest we put this back on the Agenda for the March meeting and amend the Motion & correct the numbers?

If you have any questions, or need further assistance, please let me know.

Sincerely,

Jennifer Kelly
Houghton County Clerk/Register of Deeds
401 E. Houghton Avenue
Houghton, MI 49931
(906)482-1150

APPROVAL OF HAMLIN APARTMENTS AND RETAIL REBUILD
BROWNFIELD PLAN
RESOLUTION

Motion by: _____, Supported by: _____

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of Eligible Activities in a Brownfield Plan; and

WHEREAS, The Houghton County Board of Commissioners established the Houghton County Brownfield Redevelopment Authority in accordance with Act 381; and

WHEREAS, The Houghton County Brownfield Redevelopment Authority has reviewed the Brownfield Plan for the Hamlin Apartments and Retail Rebuild in the Village of South Range and Adams Township at their February 13, 2026 meeting and recommended approval by the Houghton County Board of Commissioners and concurrence by the South Range Village Council and Adams Township Board of Trustees; and

WHEREAS, the Hamlin Apartments and Retail Rebuild Brownfield Plan was reviewed and a resolution of conditional concurrence was approved by the South Range Village Council at their February 5, 2026 meeting and Adams Township Board of Trustees at their February 9, 2026 meeting, as required by Act 381; and

WHEREAS, the Houghton County Board of Commissioners has determined that the Brownfield Plan constitutes a public purpose of workforce housing, additional private investment and increased property tax value; and

WHEREAS, a public hearing on the Brownfield Plan has been noticed and held on March 10, 2026 and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381;

NOW THEREFORE BE IT RESOLVED, WHEREAS, the Houghton County Board of Commissioners has reviewed the Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

(a) The Brownfield Plan meets the requirements of Section 13 of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of eligible activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property, estimates of persons residing on the eligible property if applicable, and a plan and provisions for relocation of residents, if applicable.;

(b) The proposed method of financing the costs of eligible activities, private financing arrangement by the developer is feasible and that the authority will not arrange financing, as described in Section 3.2 of the Plan;

(c) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381, including meeting regulatory requirements and the cost estimates are based on

evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described in Section 2.1, 2.2, and 2.3 of the Brownfield Plan; and

(d) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, as calculated in Table 2 of the Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding eligible activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Houghton County Brownfield Redevelopment Authority; and

BE IT FURTHER RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Houghton County Board of Commissioners hereby approves the Brownfield Plan for the Hamlin Apartments and Retail Rebuild.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED.

I, Jennifer Kelly, County Clerk of the County of Houghton, do hereby certify and set my seal to the above resolution as adopted March 10, 2026 at the Houghton County Courthouse, 401 East Houghton Street, Houghton, Michigan.

Jennifer Kelly, County Clerk

Public Hearing Notice

Notice is hereby given that pursuant to Act 381 of the Public Acts of 1996, as amended, the Houghton County Board of Commissioners will hold a public hearing at 6:00 p.m. or shortly thereafter on Tuesday, March 10, 2026, at the Houghton County Courthouse, 401 E. Houghton Ave., Houghton, Michigan and by video conference (the link will be posted on the County website) for consideration of the approval of the Brownfield Plan for the Hamlin Apartments and Retail Rebuild in the Village of South Range, County of Houghton, and State of Michigan.

Jennifer Kelly, Clerk
(906) 482-1150

ACT 381 BROWNFIELD PLAN

**HAMLIN APARTMENTS AND RETAIL REBUILD
37 TRIMOUNTAIN AVENUE
SOUTH RANGE, HOUGHTON COUNTY, MICHIGAN**

January 2026

Prepared by:

**Mac McClelland
Mac Consulting Service, LLC
mactc@charter.net
231.633.6303**

**Approved by Houghton County Brownfield
Redevelopment Authority: February 13, 2026**

Concurrence by South Range Village Council: February 5, 2026

**Concurrence by Adams Township Board of
Trustees: February 9, 2026**

**Approved by Houghton County Board of
Commissioners: March 10, 2026**

**Brownfield Plan
Hamlin Apartments and Retail Rebuild
South Range, Houghton County, Michigan**

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- Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table
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ATTACHMENTS

- Attachment A – Brownfield Plan Resolutions

Project Summary

Hamlin Properties, LLC is proposing to redevelop a fire damaged building by renovating the main floor for two commercial spaces with 2,024 square feet and construct a 1,679 square foot second story for two middle market housing units with rents for qualified households at or below 120% of the Area Median Income (AMI)

This Brownfield Plan will provide incremental tax revenues to Housing Development Activities that are critical to the economic viability of the redevelopment.

The property qualifies as Brownfield Eligible Property under the definition of Housing Property, which is the main purpose of this Brownfield Plan.

Project Name: Hamlin Apartments and Retail Rebuild

Project Location: The Eligible Property is comprised of one parcel of 0.115 acres in South Range Township, 37 Trimountain Avenue, Parcel Number 045-103-016-00.

Type of Eligible Property: Housing Property

Eligible Activities: Housing Development Activities – Housing Financing Gap

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$136,380	\$136,380
Brownfield Plan Development and Approval	\$5,000	\$5,000
Brownfield Plan Implementation	\$10,000	\$10,000
TOTAL ELIGIBLE ACTIVITY	\$151,380	\$151,380

Period of Capture: *15 Years Local and State* **Estimated Investment:** \$496,650

BROWNFIELD PLAN

HAMLIN APARTMENTS AND RETAIL REBUILD SOUTH RANGE, HOUGHTON COUNTY, MICHIGAN

HOUGHTON COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of sites identifies as a facility, blighted, functionally obsolete, historic resource or housing property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the Houghton County Brownfield Redevelopment Authority (HCBRA) established under Act 381, as amended and the Houghton County Board of Commissioners, with the concurrence of the South Range Township Board of Trustee. An Act 381 Work Plan must be approved by the Michigan State Housing Development Authority (MSHDA) for Housing Development Activities, if state taxes are to be captured.

The Houghton County Commission established the Houghton County Brownfield Redevelopment Authority under the procedures required under Act 381.

This Brownfield Plan is for the development of 37 Trimountain Avenue in South Range Township, Houghton County, Michigan, consistent with Act 381. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed project will redevelop a fire damaged building by renovating the main floor for two commercial spaces with 2,024 square feet and construct a 1,679 square foot second story for two middle market housing units with rents for qualified households at or below 120% of the Area Median Income (AMI)), published by MSHDA and adjusted on an annual basis.

The property is zoned Commercial and is governed by the zoning ordinance of the Village of South Range. The project has received zoning and land use approval for the Village of South Range.

The estimated private investment is anticipated at \$496,650. The project is located in the Village of South Range and Adams Township, which are not a Qualified Local Governmental Units (QLGUs).

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
045-103-016-00	37 Trimountain Avenue	AA-3-10 Lot 16 Block 3 Town of South Range	0.115	Housing Property

1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of a fire damaged property into two retail spaces and two apartments for moderate income individuals and families will meet a critical community need for affordable and workforce housing and increase property taxes. After the Brownfield obligation is met, the project is estimated to generate property taxes at over **\$15,406** per year.

1.4 Housing Needs and Job Growth Data *MCL 125.2652(o)(ii)*

Housing Need

The Western Upper Peninsula Planning and Development Region issued a 6-county regional Housing Needs Assessment, which includes Houghton County. The Houghton County Housing Needs Assessment showed an overall housing gap of 1,851 units, with a gap of 613 rental units and a gap of 1,228 for sale units over the period 2020 - 2045.

Job Growth Data

According to the University of Michigan Department of Economics, Houghton County is projected to see employment gains of 3.5 percent by 2050.

Source: [The Economic and Demographic Outlook for Michigan through 2050](#), Jacob T. Burton, Gabriel M. Ehrlich, Donald R. Grimes, Kyle W. Henson, Daniil Manaenkov, and Michael R. McWilliams University of Michigan

Houghton County population is increasing. Population grew 6% since the closure of the mines in 1969 and 2% in the last 10 years. Recent population estimates show births exceeding deaths. Area has seen the influx of economic, lifestyle, climate and remote worker migrants. The visitor economy has experienced 3% growth year

over year for the past five years supported by an organized and funded marketing and support program (Visit Keweenaw).

Michigan Technological University (MTU) has had 5% growth for the 2019-2024 period. The MTU Master Plan is planning for 10,000 students by 2035 and all of the faculty and staff that will require. MTU is one of only three Michigan public universities with growth in enrollments and will soon have an R1 designation putting it among the top research universities in the United States.

Houghton County has a diverse, growing economy with lots of high value, low volume manufacturing and technology companies focused on growth: Calumet Electronics (working on second expansion in three years), REL (2019-20 and 2023 expansions), Nuevokas (ongoing expansion of facilities and production), Mohawk Technologies (2022 expansion, another planned), Royale, Inc. (2023 expansion), Great Lakes Sound and Vibration (2019 and 2023 expansions), Orbion Space Technologies (2017 startup now with over 50 employees and an expansion pending), Steelhead Technologies (new startup that is expanding rapidly), Signature Research (expansion planned), Somero (at least four expansion in last nine years and another planned), Northern Hardwoods (expansion planned); ThermoAnalytics (recent expansion).

The area is home to several large public and institutional employers: Aspirus Keweenaw Hospital, UP Health System - Portage Hospital, Houghton-Portage Schools, & CLK Schools

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs *MCL 125.2663(2)(a):*

The project includes the development of two housing units with rents and qualified households at or below 120% AMI, and two retail spaces. The Brownfield Plan includes MSHDA Housing Development Eligible Activities:

MSHDA Housing Development Eligible Activities include:

- Housing Financing Gap

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$136,380	\$136,380

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible

Property and captured by the HCBRA, subject to any limitation and conditions described in this Brownfield Plan and the terms of a Reimbursement Agreement between the Developer and the HCBRA. State tax capture requires approval of an Act 381 Work Plan by MSHDA for Housing Development Activities.

The tax capture period included in this Brownfield Plan is 15 years for Local and State taxes, with a maximum Eligible Activity cost of \$151,380. Reimbursement will be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

2.2 Summary of Eligible Activities **MCL 125.2663(2)(b):**

Act 381 provides for the costs of certain Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Eligible Activities:

MSDHA Housing Development Eligible Activities

MSHDA Housing Development Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSHDA Housing Development Eligible Activities include Housing Financing Gap.

1. Housing Financing Gap: Act 381 provides for reimbursement from Brownfield TIF revenues of the financing gap between development costs and revenues for housing for qualified households with incomes not more than 120% of the Area Median Income (AMI).

The Hamlin Apartments and Retail Rebuild Brownfield Plan includes the following costs related to the financing gap between development costs and revenues for the 2 residential units for qualified households with incomes of 120% AMI or less.

The proposed Housing Financing Gap is less than calculated under the MSHDA Potential Rent Loss calculation, provided in the Appendix.

Housing Development Eligible Activities	Total
Financing Gap between Development and Qualified Income	\$136,380
TOTAL	\$136,380

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues **MCL 125.2663(2)(c):**

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the

resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that Eligible Property in the Brownfield Plan is adopted.

As provided in this Brownfield Plan, the Initial Taxable Value Base Year is 2025, based on the taxable value as of December 31, 2024.

The MSHDA Housing Development Eligible Activity costs total \$151,380.

Other expenses for which Brownfield Tax Increment Revenues may be used include Administrative and Operating Costs of the HCBRA, Local Brownfield Revolving Fund, and the State Brownfield Redevelopment Fund.

Administrative and Operating Costs (Section 13b(7)) and Brownfield Plan/Work Plan Development and Implementation (Section 13b(7)(a)(iii)(iv), Section 13b(7)(b)(i)(ii)

Act 381 provides for the capture of Brownfield Tax Increment Revenues for reasonable and actual administrative and operating expenses of the HCBRA with local taxes only, and the cost of developing and preparing Brownfield Plans and Act 381 Work Plans with both local and state taxes. The administrative and operating expenses allocated under this Brownfield Plan is estimated at \$6,454 and for Brownfield Plan / Act 381 Work Plan Development and Implementation is \$25,000.

Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))

The HCBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Brownfield Plan and any other plan of the HCBRA. The LBRF may also include funds appropriated or otherwise made available from public or private sources. This Brownfield Plan includes local tax capture for five years after Year 15 of capture for reimbursement of Eligible Activities.

Tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$36,136. All funds deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The HCBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the HCBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Brownfield Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Brownfield Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. The estimated allocation to the State Brownfield Redevelopment Fund is \$9,225.

The overall investment for the Project is estimated at over \$490,600.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund for the time period in which State taxes are captured for MSHDA Housing Eligible Activities. In accordance with Act 381, this share does not affect the State and local ratio.

Redevelopment of the property began in Summer 2025. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is detailed in Table 2.

2.4 Method of Financing and Description of Advances Made by the Municipality

MCL 125.2663(2)(d):

The Eligible Activities are to be financed solely by the Developer. The HCBRA will reimburse the Developer for the cost of approved Eligible Activities, but only from tax increment revenues generated and captured from the Eligible Property. No advances have been or shall be made by the County or the HCBRA for the costs of Eligible Activities under this Brownfield Plan.

2.5 Maximum Amount of Note or Bond Indebtedness MCL 125.2663(2)(e):

The maximum amount of Eligible Activities is anticipated to be \$151,380.

2.6 Beginning Date and Duration of Capture MCL 125.2663(2)(f):

The beginning date of capture is anticipated to be 2027. The duration of Brownfield Plan capture will not exceed *fifteen (15) years* for Local and State capture plus an additional five (5) years for the LBRF.

2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions MCL 125.2663(2)(g):

Table 2.1 and 2.2 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2.1. The taxing jurisdictions will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The capture maximum is \$136,380 for Eligible Activities and \$15,000 in Brownfield Plan Development and Implementation, HCBRA Administrative and Operating Costs, estimated at \$6,454 and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$9,225 for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund (“LBRF”) of Local Taxes for five years after capture. LBRF deposits from Local Taxes are estimated at \$36,136.

After the Brownfield obligation is met, tax revenues in an amount estimated at \$15,406 per year will be distributed to taxing jurisdictions on into the future.

2.8 Legal Description, Location, and Determination of Eligibility MCL 125.2663(2)(h):

Legal Description: The legal description of the Eligible Property follows:

Parcel Number	Address	Description	Acreage	Qualifying Status
045-103-016-00	37 Trimountain Avenue	AA-3-10 Lot 16 Block 3 Town of South Range	0.115	Housing Property

Location: The Eligible Property is located at 37 Trimountain Avenue in the Village of South Range, Adams Township, Houghton County, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: The property qualifies under the definition of "Housing Property" in Act 381 as property on which 1 or more residential housing units are proposed to be construction.

2.9 Estimate of Number of Persons Residing on Eligible Property *MCL 125.2663(2)(i):*

There are currently no residential dwellings or residences that occupy the Eligible Property.

2.10 Plan for Residential Relocation *MCL 125.2663(2)(j):*

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

2.11 Provision of Costs of Relocation *MCL 125.2663(2)(k):*

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 *MCL 125.2663(2)(l):*

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

2.13 Other Material Required by the Authority or Governing Body *MCL 125.2663(2)(m):*

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2.1 Eligible Property Boundary

Figure 2.2 Eligible Property Survey

Figure 3 Site Plan

TABLES

Table 1 Housing Development Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

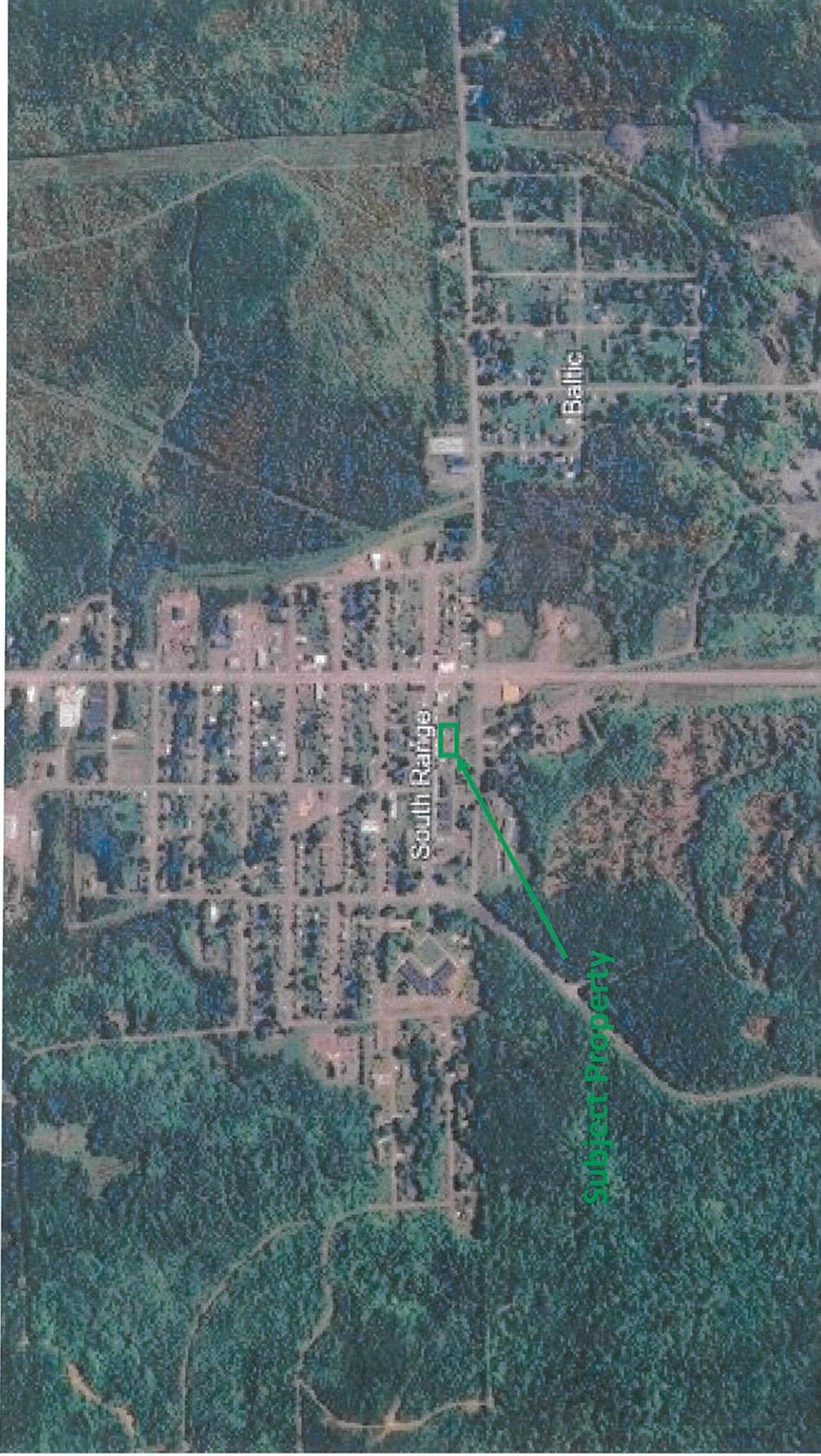
Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

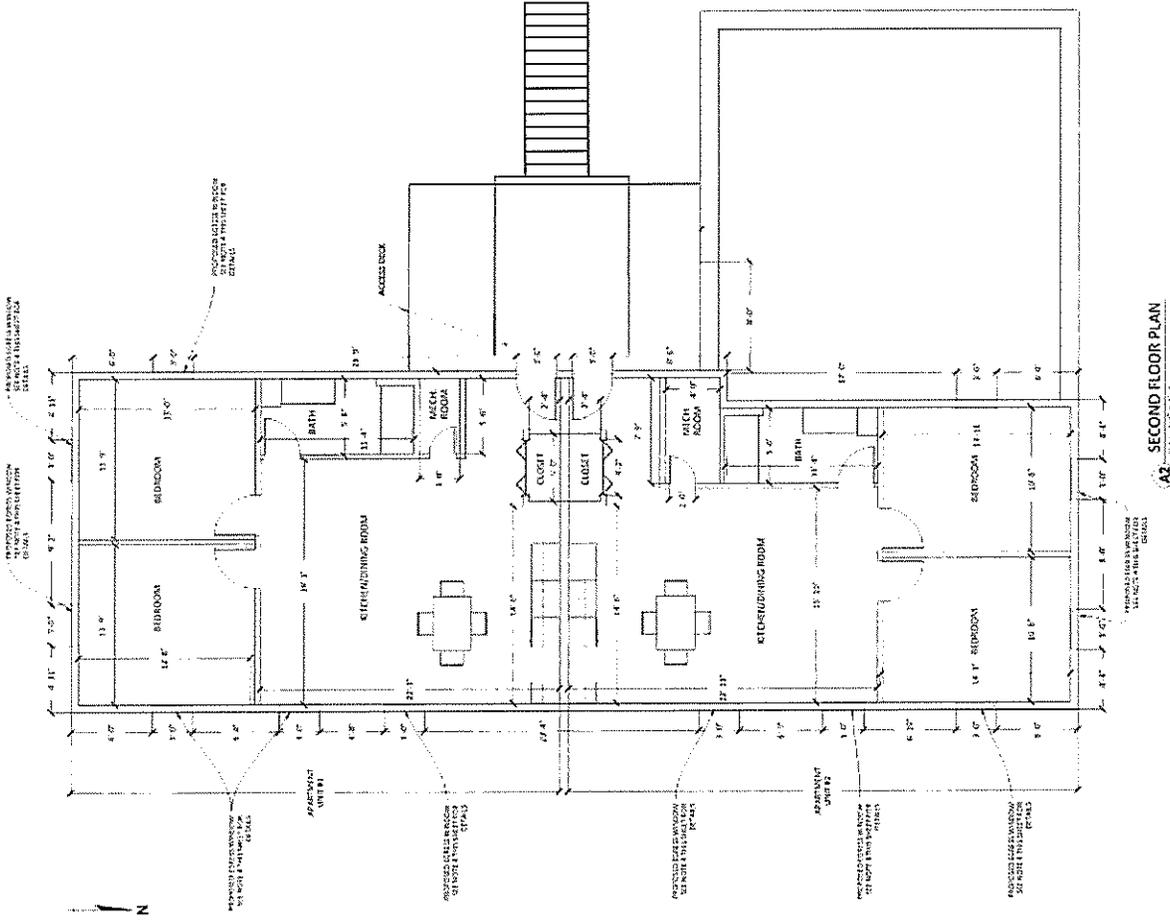
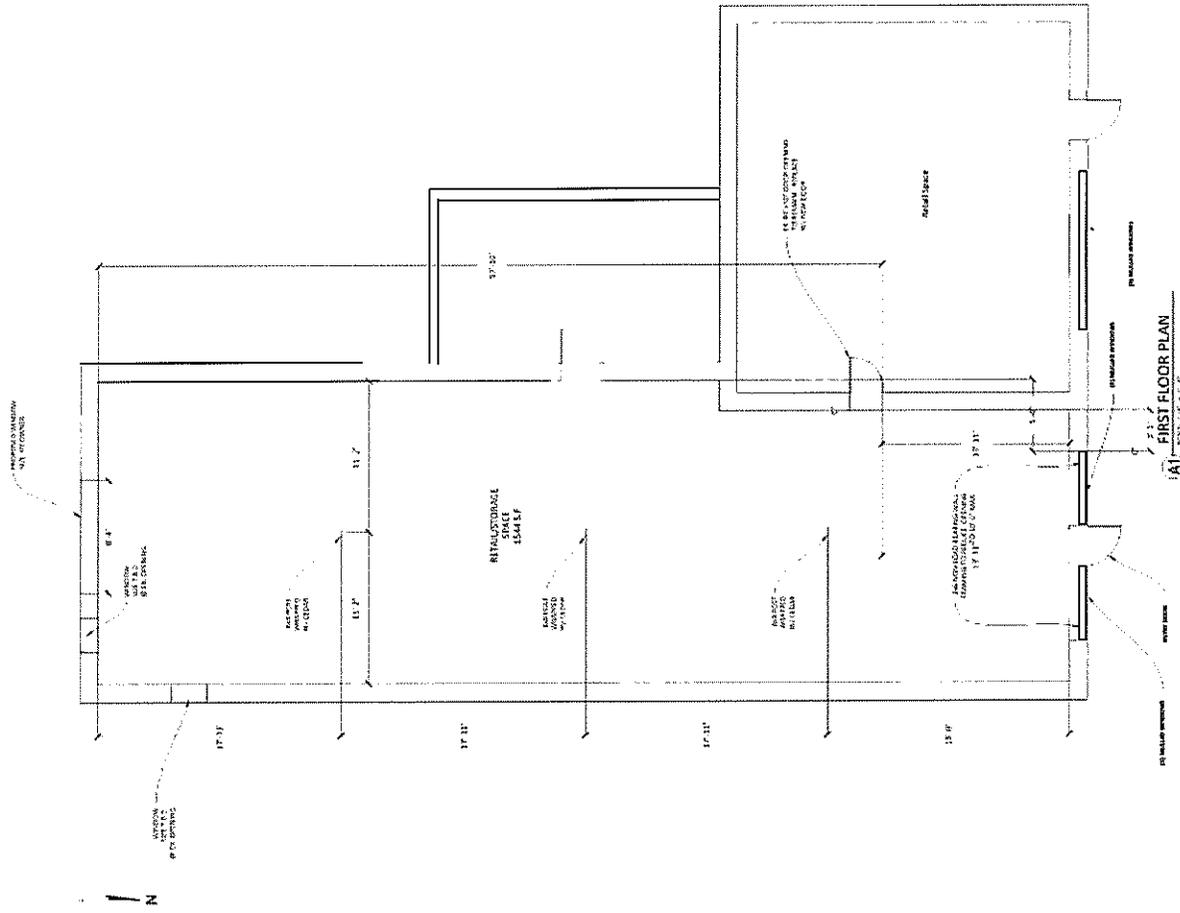
FIGURES



<p align="center">Brownfield Plan</p> <p align="center">Hamlin Apartments and Retail Rebuild</p> <p align="center">Village of South Range</p> <p align="center">Houghton County Brownfield Redevelopment Authority</p>	<p align="center">Figure 1: Eligible Property</p> <p align="center">Site Location</p>
	<p>Source: Google Earth</p>
	<p>Date: January 2026</p>



<p align="center">Brownfield Plan</p> <p align="center">Hamlin Apartments and Retail Rebuild</p> <p align="center">Village of South Range</p> <p align="center">Houghton County Brownfield Redevelopment Authority</p>	<p align="center">Figure 2: Eligible Property Boundary</p>
	<p>Source: Google Earth</p>
	<p>Date: January 2026</p>



Brownfield Plan Hamlin Apartments and Retail Rebuild Village of South Range Houghton County Brownfield Redevelopment Authority	Figure 3: Floor Plans
	Source: Hamlin Properties, LLC Date: January 2026

TABLES

Table 1 Housing Development Eligible Activities Costs

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

**Table 1 MSHDA Housing Development Eligible Activities Costs
HAMLIN APARTMENTS AND RETAIL REBUILD
HOUGHTON COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

MSHDA Housing Development Eligible Activities	Cost
Qualified Rehabilitation	
<i>Subtotal</i>	\$0
Public Infrastructure Improvements	
<i>Subtotal</i>	\$0
Demolition	
<i>Subtotal</i>	\$0
Financing Gap	
<i>Financing Gap between Development and Qualified Income</i>	\$136,380
<i>Subtotal</i>	\$136,380
Infrastructure Improvements	
<i>Subtotal</i>	\$0
Site Preparation	
<i>Subtotal</i>	\$0
Property Acquisition/Assistance	\$0
<i>Subtotal</i>	\$0
Private MSHDA Eligible Activities Subtotal	\$136,380
Contingency (15%)	\$0
Private MSHDA Eligible Activities Subtotal	\$136,380
Interest (5% for 20 years)	
MSHDA Eligible Activities Subtotal	\$136,380
Brownfield Plan/Act 381 Work Plan Preparation	\$5,000
Private MSHDA Eligible Activities SubTotal	\$141,380
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000
Public Eligible Activities Total	\$10,000
MSHDA Eligible Activities Total Costs	\$151,380

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Hamlin Apartments and Retail Rebuild
Houghton County Brownfield Redevelopment Authority

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Percentage Non-Homestead	100.00%											
Estimated Taxable Value (TV) Increase Rate	2.30%											
Plan Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenue Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	346,758	2,782	2,782	2,782	2,782	2,782	2,782	2,782	2,782	2,782	2,782	2,782
Annual Value Additions	\$	\$	\$	346,758	\$	\$	\$	371,239	379,777	388,512	397,448	406,588
Cumulative Value Additions	\$	2,782	2,846	2,911	3,467,538	354,733	362,892	371,239	379,777	388,512	397,448	406,588
Estimated New TV	\$	2,782	2,846	2,911	176,361	180,418	184,567	188,812	193,155	197,598	202,142	206,792
Incremental Difference (New TV - Base TV)	\$			173,579	177,636	181,785	186,030	190,373	194,816	199,360	204,010	208,766
Total School Revenue		67	68	70	4,233	4,330	4,430	4,531	4,636	4,742	4,851	4,963
Millage Rate		0.024	0.025	0.026	0.027	0.028	0.029	0.030	0.031	0.032	0.033	0.034
Total Local Revenue		106	108	111	6,721	6,875	7,034	7,195	7,361	7,530	7,703	7,880
Millage Rate		0.030	0.031	0.032	0.033	0.034	0.035	0.036	0.037	0.038	0.039	0.040
Total Revenue	62,1083	173	177	181	10,954	11,205	11,463	11,727	11,997	12,272	12,555	12,843
School Capture												
Millage Rate	44.77%											
State Education Tax (SET)	5,000				1,031	1,066	1,091	1,116	1,142	1,169	1,196	1,224
School Operating Tax	24,000				3,124	3,197	3,272	3,349	3,427	3,507	3,588	3,672
School Total	24,000				4,155	4,263	4,363	4,465	4,569	4,676	4,785	4,896
Local Capture												
Millage Rate	55.23%											
City - General	13,2643				2,203	2,257	2,312	2,368	2,426	2,484	2,544	2,605
City - Fire	0,8000				129	132	135	138	142	146	150	153
City - Recreation	0,8000				129	132	135	138	142	146	150	153
County Operating	21,0136				1,080	1,105	1,131	1,157	1,183	1,210	1,237	1,264
County - Roads	4,5386				239	244	249	254	259	264	269	274
County - Medical Care Facility	2,2331				388	397	406	415	424	432	441	450
County - Veterans	0,5096				26	26	27	27	28	28	29	29
CCSD Special Ed	1,3336				69	70	72	74	75	77	79	81
CCSD Voc Ed	0,8875				32	32	33	34	35	36	37	38
HPS Sinking Fund	5,0664				171	175	180	184	188	192	197	201
Local Total	29,6083				5,139	5,259	5,382	5,508	5,637	5,768	5,903	6,040
Total Capture												
Millage Rate	0.2394											
TOTAL	53,6683				9,305	9,523	9,745	9,973	10,206	10,444	10,687	10,937
Non-Capturable Millages	8,5000				1,475	1,510	1,545	1,581	1,618	1,656	1,695	1,734
HPS School Debt												
Total	62,1083				10,780	11,033	11,290	11,554	11,824	12,100	12,382	12,671

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Hamlin Apartments and Retail Rebuild
Houghton County Brownfield Redevelopment Authority

	Percentage Non-Homestead Estimated Taxable Value (TV) Increase Rate:											
	10	11	12	13	14	15	16	17	18	19	20	21
100.00%												
2.30%												
Plan Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Capture Year												
Revenue Year												
*Base Taxable Value	\$ 346,758	\$ 2,782	\$ 2,782	\$ 2,782	\$ 2,782	\$ 2,782	\$ 2,782	\$ 2,782	\$ 2,782	\$ 2,782	\$ 2,782	\$ 2,782
Annual Value Additions	\$ 485,507	\$ 485,594	\$ 485,594	\$ 485,594	\$ 485,594	\$ 485,594	\$ 485,594	\$ 485,594	\$ 485,594	\$ 485,594	\$ 485,594	\$ 485,594
Commutative Value Additions	\$ 216,413	\$ 221,991	\$ 226,483	\$ 231,982	\$ 237,501	\$ 242,972	\$ 248,409	\$ 253,754	\$ 259,091	\$ 264,385	\$ 269,669	\$ 274,953
Estimated New TV	\$ 213,051	\$ 218,069	\$ 223,101	\$ 228,150	\$ 233,219	\$ 238,310	\$ 243,427	\$ 248,561	\$ 253,715	\$ 258,889	\$ 264,082	\$ 269,295
Incremental Difference (New TV - Base TV)												
Total School Revenue		\$ 5,194	\$ 5,313	\$ 5,436	\$ 5,561	\$ 5,689	\$ 5,819	\$ 5,953	\$ 6,090	\$ 6,230	\$ 6,373	\$ 6,520
Total Local Revenue		\$ 8,247	\$ 8,837	\$ 9,432	\$ 10,032	\$ 10,642	\$ 11,262	\$ 11,892	\$ 12,532	\$ 13,182	\$ 13,842	\$ 14,512
Total Revenue		\$ 13,441	\$ 14,150	\$ 14,868	\$ 15,593	\$ 16,331	\$ 17,081	\$ 17,843	\$ 18,622	\$ 19,414	\$ 20,225	\$ 21,052
School Capture		\$ 1,282	\$ 1,312	\$ 1,342	\$ 1,373	\$ 1,405	\$ 1,438	\$ 1,472	\$ 1,506	\$ 1,540	\$ 1,575	\$ 1,610
State Education Tax (SET)	6.000%	\$ 3,865	\$ 3,935	\$ 4,027	\$ 4,120	\$ 4,216	\$ 4,314	\$ 4,414	\$ 4,516	\$ 4,620	\$ 4,726	\$ 4,834
School Operating Tax	75.00%	\$ 5,177	\$ 5,247	\$ 5,369	\$ 5,494	\$ 5,622	\$ 5,753	\$ 5,888	\$ 6,024	\$ 6,162	\$ 6,303	\$ 6,447
Local Capture		\$ 2,844	\$ 2,900	\$ 2,968	\$ 3,037	\$ 3,107	\$ 3,180	\$ 3,254	\$ 3,329	\$ 3,407	\$ 3,486	\$ 3,567
City - General	44.81%	\$ 171	\$ 175	\$ 179	\$ 183	\$ 187	\$ 192	\$ 196	\$ 201	\$ 205	\$ 210	\$ 215
City - Fire	2.70%	\$ 171	\$ 175	\$ 179	\$ 183	\$ 187	\$ 192	\$ 196	\$ 201	\$ 205	\$ 210	\$ 215
City - Recreation	2.70%	\$ 171	\$ 175	\$ 179	\$ 183	\$ 187	\$ 192	\$ 196	\$ 201	\$ 205	\$ 210	\$ 215
County Operating	21.01%	\$ 1,329	\$ 1,360	\$ 1,392	\$ 1,424	\$ 1,457	\$ 1,491	\$ 1,526	\$ 1,562	\$ 1,598	\$ 1,635	\$ 1,673
County - Roads	4.53%	\$ 287	\$ 294	\$ 300	\$ 307	\$ 315	\$ 322	\$ 329	\$ 337	\$ 345	\$ 353	\$ 361
County - Medical Care Facility	7.54%	\$ 477	\$ 488	\$ 500	\$ 511	\$ 523	\$ 535	\$ 548	\$ 560	\$ 573	\$ 587	\$ 600
County - Veterans	0.50%	\$ 32	\$ 32	\$ 33	\$ 34	\$ 35	\$ 35	\$ 36	\$ 37	\$ 38	\$ 39	\$ 40
CCSD Operating	1.33%	\$ 84	\$ 86	\$ 88	\$ 90	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101	\$ 104	\$ 106
CCSD Special Ed	6.47%	\$ 409	\$ 419	\$ 428	\$ 438	\$ 449	\$ 459	\$ 470	\$ 481	\$ 492	\$ 503	\$ 515
CCSD Voc Ed	3.34%	\$ 211	\$ 216	\$ 221	\$ 226	\$ 231	\$ 237	\$ 242	\$ 248	\$ 254	\$ 259	\$ 266
HPS Sinking Fund	5.06%	\$ 320	\$ 328	\$ 335	\$ 343	\$ 351	\$ 359	\$ 367	\$ 376	\$ 385	\$ 394	\$ 403
Local Total	100.00%	\$ 6,325	\$ 6,473	\$ 6,623	\$ 6,778	\$ 6,935	\$ 7,097	\$ 7,262	\$ 7,431	\$ 7,604	\$ 7,780	\$ 7,961
Total Capture		\$ 11,452	\$ 11,719	\$ 11,992	\$ 12,271	\$ 12,557	\$ 12,849	\$ 13,146	\$ 13,448	\$ 13,755	\$ 14,067	\$ 14,382
TOTAL		\$ 24,893	\$ 25,869	\$ 26,836	\$ 27,813	\$ 28,801	\$ 29,800	\$ 30,811	\$ 31,834	\$ 32,869	\$ 33,916	\$ 34,975
Non-Captureable Millages		\$ 1,816	\$ 1,858	\$ 1,901	\$ 1,946	\$ 1,991	\$ 2,037	\$ 2,085	\$ 2,133	\$ 2,183	\$ 2,234	\$ 2,286
HPS School Debt		\$ 1,816	\$ 1,858	\$ 1,901	\$ 1,946	\$ 1,991	\$ 2,037	\$ 2,085	\$ 2,133	\$ 2,183	\$ 2,234	\$ 2,286
Total		\$ 26,709	\$ 27,727	\$ 28,737	\$ 29,759	\$ 30,792	\$ 31,837	\$ 32,896	\$ 33,967	\$ 35,053	\$ 36,150	\$ 37,261

Table 2.2 - Tax Incremental Revenue Reimbursement Allocation Table
Hamlin Apartments and Retail Rebuild
 Houghton County Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	44.8%	\$ 67,772	\$ 9,225	\$ -	\$ -	\$ 76,997
Local	55.2%	\$ 83,608	\$ -	\$ 36,136	\$ 6,454	\$ 126,199
TOTAL	100.0%	\$ 151,380	\$ 9,225	\$ 36,136	\$ 6,454	\$ 203,196
EGLE Environmental		\$ -	\$ -	\$ -	\$ -	\$ -
MSF Non-Environmental		\$ -	\$ -	\$ -	\$ -	\$ -
MSHDA Housing		\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 151,380	\$ -	\$ -	\$ -	\$ 151,380

Estimated Total Years of Capture:
 Local Eligible Activities 15
 State Eligible Activities 15
 LBRF 20

Plan Year	1	2	3	4	5	6	7	8	9	10		
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue	\$ -	\$ -	\$ 4,166	\$ 4,263	\$ 4,465	\$ 4,569	\$ 4,676	\$ 4,785	\$ 4,896	\$ 4,991	\$ 5,093	\$ 5,100
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ 521	\$ 533	\$ 545	\$ 558	\$ 571	\$ 584	\$ 598	\$ 612	\$ 626	\$ 626
LBRF Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ -	\$ 3,645	\$ 3,730	\$ 3,817	\$ 3,907	\$ 3,998	\$ 4,091	\$ 4,187	\$ 4,284	\$ 4,384	\$ 4,384
Total Local Incremental Revenue	\$ -	\$ 5,139	\$ 5,259	\$ 5,382	\$ 5,508	\$ 5,637	\$ 5,768	\$ 5,903	\$ 6,040	\$ 6,181	\$ 6,324	\$ 6,471
BRA Administrative Fee	\$ -	\$ 257	\$ 263	\$ 269	\$ 275	\$ 282	\$ 288	\$ 295	\$ 302	\$ 309	\$ 317	\$ 325
LBRF Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ -	\$ 4,882	\$ 4,997	\$ 5,113	\$ 5,233	\$ 5,355	\$ 5,480	\$ 5,608	\$ 5,738	\$ 5,871	\$ 6,007	\$ 6,146
Total State & Local TIR Available	\$ -	\$ 8,528	\$ 8,727	\$ 8,931	\$ 9,139	\$ 9,353	\$ 9,571	\$ 9,794	\$ 10,023	\$ 10,235	\$ 10,423	\$ 10,566
REIMBURSEMENT	\$ 141,380	\$ 7,964	\$ 16,115	\$ 24,455	\$ 32,991	\$ 41,726	\$ 50,664	\$ 59,812	\$ 69,172	\$ 78,751	\$ 88,544	\$ 98,551
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Allocation	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%
Reimbursement Balance	\$ 141,380	\$ 141,380	\$ 133,416	\$ 125,265	\$ 116,925	\$ 108,389	\$ 99,654	\$ 90,716	\$ 81,568	\$ 72,208	\$ 62,629	\$ 52,878
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Allocation	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
HCBRA IMPLEMENTATION	\$ 10,000	\$ 9,437	\$ 8,860	\$ 8,270	\$ 7,667	\$ 7,048	\$ 6,416	\$ 5,769	\$ 5,107	\$ 4,430	\$ 3,748	\$ 3,066
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Allocation	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
MSHDA Housing Development Costs	\$ 151,380	\$ 8,528	\$ 8,727	\$ 8,931	\$ 9,139	\$ 9,353	\$ 9,571	\$ 9,794	\$ 10,023	\$ 10,235	\$ 10,423	\$ 10,566
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSHDA Reimbursement Balance	\$ 151,380	\$ 151,380	\$ 142,852	\$ 134,126	\$ 125,195	\$ 116,056	\$ 106,705	\$ 97,132	\$ 87,338	\$ 77,315	\$ 67,059	\$ 56,728
State MSHDA Balance to Be Reimbursed	\$ 67,772	\$ 67,772	\$ 64,126	\$ 60,396	\$ 56,579	\$ 52,672	\$ 48,674	\$ 44,583	\$ 40,396	\$ 36,112	\$ 31,728	\$ 27,244
Local MSHDA Balance to Be Reimbursed	\$ 83,608	\$ 83,608	\$ 78,726	\$ 73,729	\$ 68,616	\$ 63,384	\$ 58,029	\$ 52,549	\$ 46,941	\$ 41,203	\$ 35,231	\$ 29,484
Total Annual Reimbursement	\$ -	\$ -	\$ 8,528	\$ 8,727	\$ 8,931	\$ 9,139	\$ 9,353	\$ 9,571	\$ 9,794	\$ 10,023	\$ 10,235	\$ 10,423

Project: Hamlin Apartments and Retail Rebuild

Table 3 - Housing TIF Financing Gap Calculation - Multifamily Rental

FORMULA	Location	Type	Control Rent	-	Project Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit
FMR	Houghton	1 bedroom	\$1,950	-	\$1,150	=	\$800	x	2	x	12	x	15	=	\$288,000	\$144,000
TOTAL Housing Subsidy														\$136,380	\$66,190	
Other Housing Activities Allowed Under Public Act 90 of 2023														\$0	\$0	
Developer will utilize the remainder of the TIF capture for the following items: 1. Site Preparation/Demolition 2. Infrastructure Development 3. Relocation Expenses 4. Plus Other TIF Related Expenses														\$136,380	\$66,190	
MSHDA Potential Rent Loss Calculation														\$136,380	\$66,190	

The FY 2025 Houghton County, MI FMRs for All Bedroom Sizes

FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$776	\$780	\$933	\$1,307	\$1,567
FY 2024 FMR	\$710	\$758	\$905	\$1,275	\$1,536

ATTACHMENT A – BROWNFIELD PLAN RESOLUTIONS

RESOLUTION
Brownfield Plan
Hamlin Apartments and Retail Rebuild
Houghton County Brownfield Redevelopment Authority

At a special meeting of the Houghton County Brownfield Redevelopment Authority, held at the Houghton County Courthouse, 401 East Houghton Avenue, Houghton, Michigan on February 13, 2026 at 10:00 a.m., the following resolution was offered by Erickson and supported by Wright.

Whereas, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historic, or housing property through tax increment financing of Eligible Activities approved in a Brownfield Plan; and

Whereas, the Houghton County Commission (the "Commission") established the Houghton County Brownfield Redevelopment Authority (HCBRA) under the procedures under Act 381 to facilitate the cleanup and redevelopment of Brownfields within Houghton County; and,

Whereas, a Brownfield Plan has been prepared and submitted for the Hamlin Apartments and Retail Rebuild at 37 Trimountain Avenue in South Range, Michigan that outlines the qualifications, costs, impacts, and incentives for reimbursement of approved Brownfield Eligible Activities from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield Plan; and

Whereas, the Houghton County Brownfield Redevelopment Authority has reviewed the Brownfield Plan and finds that it meets the requirements of Act 381 and constitutes a public purpose of workforce housing, additional private investment and increased property tax value; and

Whereas, Act 381 requires the concurrence of the local unit of government in which the Brownfield Plan project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, the Hamlin Apartments and Retail Rebuild are located in the Village of South Range and Adams Township, and the concurrence resolutions will be considered by the South Range Village Council on February 5, 2026 and by Adams Township Board of Trustees on February 9, 2026; and

Whereas, a public hearing on the Brownfield Plan is anticipated to be held on the regular meeting of the Houghton County Board of Commissioners on March 10, 2026 and notice of the public hearing and notice to taxing jurisdictions will be provided in compliance with the requirements of Act 381;

Now, Therefore, be it Resolved that the Houghton County Brownfield Redevelopment Authority hereby approves the Brownfield Plan for the Hamlin Apartments and Retail Rebuild and recommends approval by the Houghton County Board of Commissioners and concurrence by the Village of South Range and Adams Township, and

Be it Further Resolved that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

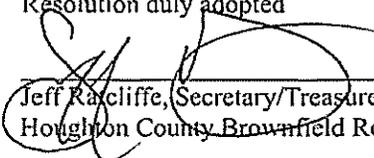
Be it Further Resolved that any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

Ayes: Erickson, Mattila, Meyers, Rheault, Ratcliffe, Wright

Nays: None

Absent: Que

Resolution duly adopted



Jeff Ratcliffe, Secretary/Treasurer

Houghton County Brownfield Redevelopment Authority

RESOLUTION OF CONCURRENCE
HAMLIN APARTMENTS AND RETAIL REBUILD
BROWNFIELD PLAN
VILLAGE OF SOUTH RANGE

Motion by: Justin Marier, Supported by: Mike Balma

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of Eligible Activities in a Brownfield Plan; and

WHEREAS, The Houghton County Board of Commissioners established the Houghton County Brownfield Redevelopment Authority in accordance with Act 381; and

WHEREAS, The Houghton County Brownfield Redevelopment Authority has authorized preparation of the Brownfield Plan for the Hamlin Apartments and Retail Rebuild in the Village of South Range at their December 25, 2025 meeting and will seek approval by the Houghton County Board of Commissioners and concurrence by the Village of South Range and Adams Township; and

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield Plan project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the Hamlin Apartments and Retail Rebuild are located in the Village of South Range and Adams Township; and

WHEREAS, The Houghton County Board of Commissioners is anticipated to set and notice a public hearing for March 10, 2026 and will consider the Hamlin Apartments and Retail Rebuild Brownfield Plan at their regular meeting on March 10, 2026;

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the South Range Village Council hereby concurs with the Brownfield Plan for the Hamlin Apartments and Retail Rebuild conditioned upon subsequent approval of the Brownfield Plan by the Brownfield Redevelopment Authority, without substantive changes

Approved: February 5, 2026

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the South Range Village Council at a meeting duly called and held on the 5th day of February, 2026.

Village of South Range

By: 
Steven Dorsey, Clerk

RESOLUTION OF CONCURRENCE
HAMLIN APARTMENTS AND RETAIL REBUILD
BROWNFIELD PLAN
ADAMS TOWNSHIP

Motion by: Trustee Eister, Supported by: Trustee Keranen

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of Eligible Activities in a Brownfield Plan; and

WHEREAS, The Houghton County Board of Commissioners established the Houghton County Brownfield Redevelopment Authority in accordance with Act 381; and

WHEREAS, The Houghton County Brownfield Redevelopment Authority has authorized preparation of the Brownfield Plan for the Hamlin Apartments and Retail Rebuild in the Village of South Range at their December 25, 2025 meeting and will seek approval by the Houghton County Board of Commissioners and concurrence by the Village of South Range and Adams Township; and

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield Plan project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the Hamlin Apartments and Retail Rebuild are located in the Village of South Range and Adams Township; and

WHEREAS, The Houghton County Board of Commissioners is anticipated to set and notice a public hearing for March 10, 2026 and will consider the Hamlin Apartments and Retail Rebuild Brownfield Plan at their regular meeting on March 10, 2026;

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the South Range Village Council hereby concurs with the Brownfield Plan for the Hamlin Apartments and Retail Rebuild conditioned upon subsequent approval of the Brownfield Plan by the Brownfield Redevelopment Authority, without substantive changes

Approved: February 9, 2026

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Adams Township Board of Trustees at a meeting duly called and held on the 9th day of February, 2026.

Adams Township Board of Trustees

By: Debra Pindral
Debra Pindral, Clerk

APPROVAL OF HAMLIN APARTMENTS AND RETAIL REBUILD
BROWNFIELD PLAN
RESOLUTION

Motion by: _____, Supported by: _____

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of Eligible Activities in a Brownfield Plan; and

WHEREAS, The Houghton County Board of Commissioners established the Houghton County Brownfield Redevelopment Authority in accordance with Act 381; and

WHEREAS, The Houghton County Brownfield Redevelopment Authority has reviewed the Brownfield Plan for the Hamlin Apartments and Retail Rebuild in the Village of South Range and Adams Township at their February 13, 2026 meeting and recommended approval by the Houghton County Board of Commissioners and concurrence by the South Range Village Council and Adams Township Board of Trustees; and

WHEREAS, the Hamlin Apartments and Retail Rebuild Brownfield Plan was reviewed and a resolution of conditional concurrence was approved by the South Range Village Council at their February 5, 2026 meeting and Adams Township Board of Trustees at their February 9, 2026 meeting, as required by Act 381; and

WHEREAS, the Houghton County Board of Commissioners has determined that the Brownfield Plan constitutes a public purpose of workforce housing, additional private investment and increased property tax value; and

WHEREAS, a public hearing on the Brownfield Plan has been noticed and held on March 10, 2026 and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381;

NOW THEREFORE BE IT RESOLVED, WHEREAS, the Houghton County Board of Commissioners has reviewed the Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan meets the requirements of Section 13 of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of eligible activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property, estimates of persons residing on the eligible property if applicable, and a plan and provisions for relocation of residents, if applicable.;
- (b) The proposed method of financing the costs of eligible activities, private financing arrangement by the developer is feasible and that the authority will not arrange financing, as described in Section 3.2 of the Plan;
- (c) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381, including meeting regulatory requirements and the cost estimates are

based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described in Section 2.1, 2.2, and 2.3 of the Brownfield Plan; and

(d) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, as calculated in Table 2 of the Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding eligible activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Houghton County Brownfield Redevelopment Authority; and

BE IT FURTHER RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Houghton County Board of Commissioners hereby approves the Brownfield Plan for the Hamlin Apartments and Retail Rebuild.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED.

I, Jennifer Kelly, County Clerk of the County of Houghton, do hereby certify and set my seal to the above resolution as adopted March 10, 2026 at the Houghton County Courthouse, 401 East Houghton Street, Houghton, Michigan.

Jennifer Kelly, County Clerk



TO: Tom Tikkanen, Chair & Chelsea Rheault, Administrator, Houghton County Board of Commissioners
FROM: Jeff Ratcliffe, Keweenaw Economic Development Alliance & Houghton County Brownfield Redevelopment Authority
RE: Hamlin Properties, LLC 37 Trimountain Ave., South Range Site Redevelopment and Approval of a Brownfield Plan to Support the Project
DATE: March 2, 2026

Hamlin Properties, LLC is redeveloping the former Ed's Service Station at 37 Trimountain Ave. in South Range. The project will convert the masonry shell remaining from a fire that destroyed the building several years ago into two middle market residential units and two commercial spaces. The owner, Craig Hamlin, has been working with KEDA for the past 18 months to secure a Baseline Environmental Assessment with the help of EGLE and package this project for the appropriate level of financial assistance to make the project feasible. Funding that was originally being lined up from the Michigan Economic Development Corporation fell through so we have shifted to the use of Brownfield Redevelopment Tax Increment Financing through the new Housing component of the Brownfield Redevelopment Authority Act.

Hamlin Properties, LLC has requested assistance from the Houghton County Brownfield Authority to secure Tax Increment Financing (TIF) to cover appropriate and eligible costs of redeveloping the site to provide two new middle market housing units. These costs include all construction costs associated with the construction of the housing component of the project, cost of preparing the Brownfield Plan and administration. The total estimated amount of eligible activities and administration is \$157,834. This financing will be used to pay back a \$100,000 Revolving Fund loan from the HCBRA including interest and administration costs.

Tax Increment Finance works by allowing the development to capture the difference in property taxes paid between the previous undeveloped Taxable Value (in this case \$2,782) and the new Taxable Value after development is completed (estimated by the assessor last year at \$173,379) for the term necessary to reimburse eligible expenses. The method for allowing this capture is the preparation and approval of a Brownfield Plan (attached). This process runs through the Houghton County Brownfield Redevelopment Authority.

The proposed Brownfield Tax Increment Financing plan would collect an estimated \$83,609 in local-only property taxes and \$67,772 in education taxes over the course of a 15 year period. An estimated \$36,136 of local-only taxes is proposed to be collected towards the Houghton County Brownfield Authority Revolving Fund over an additional five years after the eligible expenses are reimbursed. The Revolving Fund capture allows the Brownfield Authority to make small loans and grants available to address Act 381 eligible activities to be funded locally. The estimated TIF capture is based on an assumed taxable

value based on prior communication with the local assessor. If the actual assessment is greater, the capture period will be shorter. For the developer to capture the education millage, the Plan has to be approved by MSHDA. Among a number of conditions, MSHDA requires documentation that the incomes and rents are in line with current Area Median Income (AMI) and Rents that they publish annually. The apartments will have to be rented to people at or below 120% of AMI by family size. Our area's market rents are well within the published MSHDA rents for this income range.

The developer is responsible for assuming the costs of the eligible activities up front and being reimbursed with TIF over the appropriate time period. The captured property taxes would be remitted by the Village and Township annually to the Houghton County Brownfield Authority, who then makes reimbursement based on documented expenses. The reimbursement of eligible expenses is governed by a Development and Reimbursement Agreement between the HCBRA and the developer.

Act 381 of 1996, as amended, requires a Brownfield Plan to be approved by the Houghton County Brownfield Authority, as well as concurrence from the local units of government where the project is located. The Village of South Range provided conditional concurrence with the Plan on February 5 and Adams Township concurred on February 9. The HCBRA approved the plan on February 13. The Houghton County Board of Commissioners is scheduled to hold a public hearing and take action to approve the Plan on March 10, 2026.

AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT

This Amendment to Reciprocal Easement Agreement is entered into this ____ day of _____, 2026 (this “**Amendment**”), between the COUNTY OF HOUGHTON, a municipal corporate body organized and existing pursuant to Article VII, Section 1 of the Michigan Constitution of 1963, as successor in interest to the dissolved Houghton County Airport Authority, whose address is Houghton County Courthouse, 401 E. Houghton Avenue, Houghton Michigan 49931 (“**Grantor**”); and COPPER ISLAND ACADEMY REAL ESTATE, LLC, a Michigan limited liability company, whose address is P.O. Box 414, Houghton, MI 49931 (“**Grantee**”).

WHEREAS, Grantor and Grantee entered into that certain Reciprocal Easement Agreement dated as of April 16, 2021 and recorded in the records of the Houghton County Register of Deeds on April 21, 2021 as Document Number 2021R-02694;

WHEREAS, subsequently to the recording of the Reciprocal Easement Agreement, Grantee acquired title to the following property (the “**Additional Parcel**”), pursuant to that certain Warranty Deed executed and delivered by Mercy EMS, Inc., a Michigan corporation, to Grantee, on February 29, 2024, and recorded in the records of the Houghton County Register of Deeds on July 1, 2025 as Document Number 2025R-02780:

The North 225.00 feet of Lot 18, Houghton County Airpark, according to the recorded plat thereof, said plat being recorded in Plat Cabinet 1, Folio Nos. 88-93, Houghton County Records. Containing 1.82 Acres more or less.

WHEREAS, Grantor has approved the acquisition of the Additional Parcel in accordance with the Airport Industrial Park Covenants, Section 5, “Resale Rights” recorded September 12, 1973, in Liber 23 of Miscellaneous Records at Page 157, Houghton County Records; and

WHEREAS, Grantor and Grantee wish to amend the Reciprocal Easement Agreement to provide that the Additional Parcel is an additional benefitted parcel to the perpetual non-exclusive easement created by the Reciprocal Easement Agreement.

THEREFORE, in consideration of the mutual covenants, promises, and provisions set forth herein, and for \$1.00 and other good and valuable consideration, pursuant to Section 14 of the Reciprocal Easement Agreement, Grantor and Grantee agree as follows:

1. The foregoing recitals are hereby acknowledged, approved and ratified in all respects. Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Reciprocal Easement Agreement.

2. Section 1 of the Reciprocal Easement Agreement is hereby amended and restated as follows:

1. Grantor grants to Grantee, its heirs, successors and assigns, a perpetual nonexclusive easement for ingress, egress, and for the purpose of Grantee, constructing, maintaining, repairing, replacing, accessing, servicing, operating and/or removing any and all new utilities deemed by Grantee to be from time to time necessary or desirable, solely at Grantee's expense, in, on, over, under and across the entirety of Parcel 2 for the use, benefit and enjoyment of the North 225.00 feet of Lot 18 (the "Lot 18 Parcel"), Lots 19 and 20 of the Houghton County Airpark Plat, as well as Parcel 1, described above, Houghton County Airpark, according to the recorded plat thereof, said plat being recorded in Plat Cabinet 1, Folio Nos. 88-93, Houghton County Records.

3. Section 11 of the Reciprocal Easement Agreement is hereby amended and restated as follows:

11. Grantee shall be responsible at Grantee's expense for snow removal within Industrial Drive North that Grantee deems necessary or desirable for its use of the Lot 18 Parcel, Lots 19 and 20 of Houghton County Airpark Plat, except within any portion the Houghton County Road Commission may accept as part of its public road system.

4. This Amendment will be deemed effective as of the date first written above (the "**Effective Date**"). Except as expressly provided in this Amendment, all of the terms and provisions of the Reciprocal Easement Agreement are and will remain in full force and effect and are hereby ratified and confirmed by Grantor and Grantee. Without limiting the generality of the foregoing, the amendments contained herein will not be construed as an amendment to or waiver of any other provision of the Reciprocal Easement Agreement or as a waiver of or consent to any further or future action on the part of either Party that would require the waiver or consent of the other Party. On and after the Effective Date, each reference in the Reciprocal Easement Agreement to "this Agreement," "the Agreement," "hereunder," "hereof," "herein," or words of like import, and each reference to the Reciprocal Easement Agreement in any other agreements, documents, or instruments executed and delivered pursuant to, or in connection with, the Reciprocal Easement Agreement, will mean and be a reference to the Reciprocal Easement Agreement as amended by this Amendment.

5. This Amendment is governed by and construed in accordance with the laws of the State of Michigan, without regard to the conflict of laws provisions of such State. This Amendment shall inure to the benefit of and be binding upon each of Grantor and Grantee and each of their respective successors and assigns. This Amendment may be executed in counterparts, each of which is deemed an original, but all of which constitute one and the same agreement.

6. The Amendment shall be recorded with the Houghton County Register of Deeds and is exempt from Michigan transfer taxation pursuant to MCL 207.505(a) and (h), and MCL 207.526(a) and (h).

[Signatures on following page.]

The undersigned have executed this Amendment as of the Effective Date.

Grantor:

THE COUNTY OF HOUGHTON

Date: _____

By: _____
Tom Tikkanen, Chairman, Houghton County
Board of Commissioners

STATE OF MICHIGAN)
) ss.
COUNTY OF HOUGHTON)

The foregoing instrument was acknowledged and signed before me on this ____ day of _____, 2026, by Tom Tikkanen, Chairman of the Houghton County Board of Commissioners on behalf of the County of Houghton, Grantor

_____, Notary Public
Houghton County, MI
My Commission Expires: _____
Acting in Houghton County, MI

[Signatures continue on following page.]

Grantee:

COPPER ISLAND ACADEMY REAL ESTATE,
LLC

Date: _____

By: _____
Andrew Moyle, President

STATE OF MICHIGAN)
) ss.
COUNTY OF HOUGHTON)

The foregoing instrument was acknowledged and signed before me on this ____ day of _____, 2026, by Andrew Moyle, President of COPPER ISLAND ACADEMY REAL ESTATE, LLC on behalf of such entity, as Grantee.

_____, Notary Public
Houghton County, MI
My Commission Expires: _____
Acting in Houghton County, MI

March WS

 Outlook

AGENDA ITEM REQUEST

From louis vallance <airportlou@yahoo.com>
Date Sat 1/17/2026 12:28 PM
To Administrator <administrator@houghtoncounty.gov>

You don't often get email from airportlou@yahoo.com. [Learn why this is important](#)

CAUTION: This email originated from outside the organization of Houghton County. Exercise **EXTREME** caution when opening external attachments or links from unknown senders.

Name. LOUIS VALLANCE
Phone number
Email address. Airportlou@yahoo.com
Title of agenda item. Resolution/Letter of support for bringing Amtrak service to the Upper Peninsula
Requested meeting date February 2 2026

Description:

The Upper Peninsula is not connected to the national transportation network and lacks equal access to the national transportation network which damages Houghton county economic development and access to tourist dollars also access to quality Healthcare services and educational opportunities plus employment opportunities. Would need approval of resolution or letter of support at that meeting.

I would like time to speak i would have to do it remotely via Zoom if possible.

Supporting documents
Upper Peninsula counties in support

Keeweenaw
Baraga
Ontonangon
Iron
Menominee
Chippewa
Mackinac
Marquette
Delta
Alger

This service would be Federal-State funded and would revitalize abandoned rail lines and utilize existing CN track if there are trails it would be rails with trails program.
There would be no financial cost to your county.

Sincerely

Louis Vallance

March WS

**THE KALKASKA COUNTY BOARD OF COMMISSIONERS
RESOLUTION 2026-03
SUPPORTING HOUSE BILLS 5152 AND 5153**

WHEREAS, at a Regular Meeting on January 21, 2026, the Kalkaska County Board of Commissioners; and

WHEREAS, House Bills 5152 and 5153 have been introduced in the Michigan Legislature to amend the Revised Judicature Act of 1961, providing critical protections for homeowners during mortgage foreclosure proceedings; and

WHEREAS, County Officials in Michigan have identified a pattern of predatory practices where third-party firms target vulnerable residents who are facing mortgage foreclosure; and

WHEREAS, these firms exploit homeowners and heirs by convincing them to sell either the property itself or their statutory rights to surplus foreclosure proceeds and redemption, often stripping residents of tens of thousands of dollars in home equity for a fraction of the true value; and

WHEREAS, County officials have witnessed firsthand these firms targeting vulnerable residents after an auction has concluded, including an instance where an elderly heir was paid \$100 to sign away her rights to over \$10,000 in known surplus proceeds; and

WHEREAS, these predatory activities not only harm homeowners, they create a significant and ongoing burden for County's departments statewide, including the Sheriff's Office, the Register of Deeds, the Probate Court, and the Corporate Counsel, which must expend public resources to manage fraudulent claims and improperly filed probate estates; and

WHEREAS, House Bill 5153 would directly stop this predatory model by making a mortgagor's right to surplus money and right of redemption non-assignable and non-transferable after a notice of foreclosure is recorded, except through legitimate testate or intestate succession; and

WHEREAS, House Bill 5152 would further protect homeowners by requiring a mandatory, plain-English "Notice of Rights" for any conveyance of property after a foreclosure notice is recorded, ensuring the seller fully understands they are waiving their rights to redemption, occupancy, and surplus proceeds; and

WHEREAS, the Counties across Michigan have identified the burdens created by these practices and are asking the Kalkaska County Board of Commissioners for a resolution of support for this vital legislation.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Kalkaska County Board of Commissioners fully supports House Bills 5152 and 5153, which will protect Kalkaska County residents and residents across the State of Michigan, from foreclosure fraud, preserve home equity for families, and reduce the burden on local government resources.

BE IT FURTHER RESOLVED that the County Clerk shall forward copies of this resolution to the Governor of the State of Michigan, the Majority Leader of the Michigan Senate, the Speaker of the Michigan House of Representatives, and all Michigan counties for their consideration and action and distribute to all County Clerks to be a posted communication in each county.

Commissioner Sieting Motioned to adopt Resolution 2026-03. Supported by Commissioner Matley.

Roll call:

Yeas: Sieting, Matley, Baldwin, Bicum, Comai, Persons, Fisher

Nays: None

Abstention: None

Absent: None

The Chairperson thereupon declared this Resolution approved and adopted by the Board of Commissioners of the County of Kalkaska this 21st day of January, 2026.

Kohn Fisher Jan 23rd 2026

Kohn Fisher, Chairperson

Kalkaska County Board of Commissioners

Deborah Hill

Deborah Hill, Kalkaska County Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the Board of Commissioners of the County of Kalkaska, Michigan, at a Regular Meeting held on January 21, 2026.

Deborah Hill

Deborah Hill, Kalkaska County Clerk

March WS



**HOUGHTON COUNTY
BOARD OF COMMISSIONERS**

401 E. Houghton Avenue, Houghton, Michigan 49931
Telephone: (906) 482-8307

**SUPPORTING HOUSE BILLS 5152 AND 5153
RESOLUTION #26-02**

WHEREAS; at a Regular Meeting on March 10, 2026, the Houghton County Board of Commissioners; and

WHEREAS, House Bills 5152 and 5153 have been introduced in the Michigan Legislature to amend the Revised Judicature Act of 1961, providing critical protections for homeowners during mortgage foreclosure proceedings; and

WHEREAS, County Officials in Michigan have identified a pattern of predatory practices where third-party firms target vulnerable residents who are facing mortgage foreclosure; and

WHEREAS, these firms exploit homeowners and heirs by convincing them to sell either the property itself or their statutory rights to surplus foreclosure proceeds and redemption, often stripping residents of tens of thousands of dollars in home equity for a fraction of the true value; and

WHEREAS, County Officials have witnessed firsthand these firms targeting vulnerable residents after an auction has concluded, including an instance where an elderly heir was paid \$100 to sign away her rights to over \$10,000 in known surplus proceeds; and

WHEREAS, these predatory activities not only harm homeowners, they create a significant and ongoing burden for County's departments statewide, including the Sheriff's Office, the Register of Deeds, the Probate Court, and the Corporate Counsel, which must expend public resources to manage fraudulent claims and improperly filed probate estates; and

WHEREAS, House Bill 5153 would directly stop this predatory model by making a mortgagor's right to surplus money and right of redemption non-assignable and

non-transferable after a notice of foreclosure is recorded, except through legitimate testate or intestate succession; and

WHEREAS, House Bill 5152 would further protect homeowners by requiring a mandatory, plain-English "Notice of Rights" for any conveyance of property after a foreclosure notice is recorded, ensuring the seller fully understands they are waiving their rights to redemption, occupancy, and surplus proceeds; and

WHEREAS, the Counties across Michigan have identified the burdens created by these practices and are asking the Houghton County Board of Commissioners for a Resolution of support for this vital legislation.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Houghton County Board of Commissioners fully supports House Bills 5152 and 5153, which will protect Houghton County residents and residents across the State of Michigan, from foreclosure fraud, preserve home equity for families, and reduce the burden on local government resources.

BE IT FURTHER RESOLVED that the County Clerk shall forward copies of this Resolution to the Governor of the State of Michigan, the Majority Leader of the Michigan Senate, the Speaker of the Michigan House of Representatives, and all Michigan Counties for their consideration and action and distribute to all County Clerks to be a posted communication in each County.

Upon a call of the roll, the vote was as follows:

Moved by Commissioner:

Supported by Commissioner:

Roll Call Vote:

Yes:

No: None (0)

Motion carried/failed.

Tom Tikkanen, Chairman
Houghton County Board of Commission

Date

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss.
COUNTY OF HOUGHTON)

I, the undersigned, the duly qualified County Clerk of the County of Houghton, State of Michigan do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the County Board of the County of Houghton at its Regular Monthly Meeting held on March 10, 2026, the original of which Resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 10th day of March, 2026.

Jennifer Kelly, County Clerk
County of Houghton

March WS

**ST. JOSEPH COUNTY, MICHIGAN
BOARD OF COMMISSIONERS
OPPOSING ANY LEGISLATION PREEMPTING LOCAL CONTROL FOR THE
CONSTRUCTION OF DATA CENTERS/BATTERY STORAGE FACILITIES**

RESOLUTION 01-2026

WHEREAS, data centers/battery storage facilities are large-scale industrial facilities that require substantial amounts of land, electricity, and water resources; and

WHEREAS, the growth of data center/battery storage facility development across the United States has placed increasing strain on local electrical grids, water supplies, and public infrastructure; and

WHEREAS, the construction and operation of data centers/battery storage facilities may negatively impact nearby residential communities through noise pollution, visual impacts, environmental degradation, and reduced quality of life; and

WHEREAS, data centers/battery storage facilities may conflict with the County's comprehensive plan, zoning ordinances, and long-term land use priorities; and

WHEREAS, the siting of data centers/battery storage facilities may limit future economic development opportunities by consuming land and utility capacity that could otherwise support more diverse, employment-generating uses; and

WHEREAS, residents of St. Joseph County have expressed significant concern regarding the cumulative impacts of data center/battery storage facility development on the environment, infrastructure, and community; and

WHEREAS, if local control is preempted, a county, township, city, or village would be unable to determine requirements for construction, operation, use, or maintenance of a data center/battery storage facility; and

WHEREAS, if a county already has a data center/battery storage facility policy, practice, regulation, rule, or ordinance on record, it may be null and void; and

WHEREAS, all other types of energy facilities, while regulated by the Michigan Public Service Commission, must adhere to local zoning,

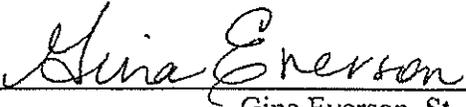
NOW, THEREFORE, LET IT BE RESOLVED that the St. Joseph Board of Commissioners respectfully requests that the Michigan Legislators, in their respective Bodies, along with the Governor, expedite quickly action to repeal PA 233 and PA 235.

LET IT BE FURTHER RESOLVED that if subsequent legislation is considered relative to data centers/battery storage facilities and futuristic "Green Energy" programs that proper inclusion of Michigan townships, cities, and villages be included in the planning and construction to ensure

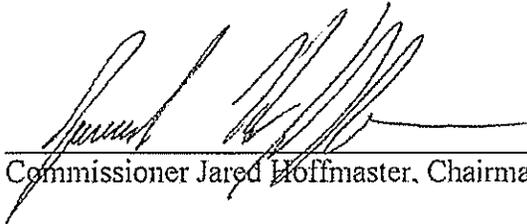
the safety of the Environment and appropriate measures be included to ensure proper restoration of the ecosystem.

AND FINALLY, that the appropriate Michigan Department be authorized to ensure restoration compliance upon the abandonment of the property.

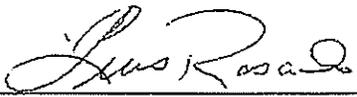
PASSED AND ADOPTED by the St. Joseph County Board of Commissioners on this
20 th day of January 2026.



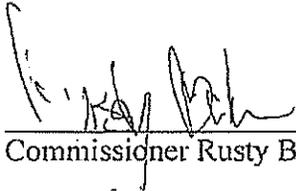
Gina Everson, St. Joseph County
Clerk/Register



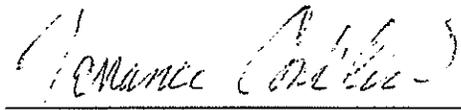
Commissioner Jared Hoffmaster, Chairman



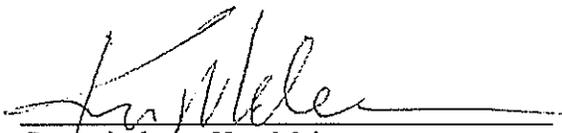
Commissioner Luis Rosado, Vice - Chairman



Commissioner Rusty Baker



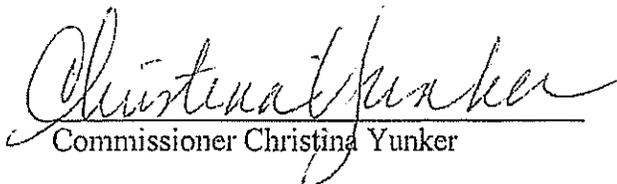
Commissioner Terrance Conklin



Commissioner Ken Malone



Commissioner Rick Shaffer



Commissioner Christina Yunker

 Outlook

Fw: St Joseph County Resolution Opposing Data Battery Storage

From Jennifer Kelly <countyclerk@houghtoncounty.gov>

Date Tue 2/10/2026 7:35 AM

To Chelsea Rheault <chelsea@houghtoncounty.gov>

 1 attachment (387 KB)

1-2026 BATTERY STORAGE.pdf;

For the Board's consideration.

If you have any questions, or need further assistance, please let me know.

Sincerely,

Jennifer Kelly
Houghton County Clerk/Register of Deeds
401 E. Houghton Avenue
Houghton, MI 49931
(906)482-1150

From: Gina Everson <EversonG@stjosephcountymi.gov>

Sent: Monday, February 9, 2026 10:00 AM

To: Gina Everson <EversonG@stjosephcountymi.gov>

Subject: St Joseph County Resolution Opposing Data Battery Storage

CAUTION: This email originated from outside the organization of Houghton County. Exercise **EXTREME** caution when opening external attachments or links from unknown senders.

I hope you are all staying warm!

Attached for your information is Resolution 01-2026, recently adopted by the St. Joseph County Board of Commissioners, entitled "*Opposing Any Legislation Preempting Local Control for the Construction of Data Centers/Battery Storage Facilities.*" The resolution was passed and adopted in January 2026.

The Board requested that this resolution be shared with county clerks across the State of Michigan for awareness and reference. It reflects local concerns regarding land use, infrastructure capacity, environmental impacts, and the importance of preserving local zoning and planning authority related to large-scale data center and battery storage facility development.

Please feel free to share this information internally as appropriate within your county.

Sincerely,

Gina



**Houghton County
Board of Commissioners
Agenda Item Request Form**

Please fill out the following form to request an item be added to the agenda for the upcoming Houghton County Board of Commissioners meeting.

Submitter Information:

- Name: Jon Giachino
- Department/Organization (if applicable): Houghton County 911
- Phone Number: 906-481-5303
- Email Address: jgaichino@houghtonsheriff.com

Agenda Item Details:

- Title of Agenda Item: Request to approve FD pagers and batteries for radios
- Requested Meeting Date: March HCBM
- Brief Description of the Item (include any decisions needed):

Houghton Co. E911 Advisory Board make recommendation to the HCBC to approve (1) \$27,500 allotment for 800 MHz Fire Department pagers. (2) \$8,000.00 allotment for 800 MHz batteries.

- Are you requesting time to speak at the meeting?

Yes

No

- Supporting Documents Attached?

Yes

No

(If yes, please list): Houghton County E911 Agenda and Meeting minutes.

Signature: _____

Jon Giachino

Date: _____

2/18/26

County of Houghton
Office of the County Administrator
401 E. Houghton Avenue
Houghton, MI 49931

Date: February 25, 2026
To: Houghton County Board of Commissioners
From: Chelsea Rheault, County Administrator
Re: Request to Create Deputy Finance Manager Position

Honorable Commissioners,

I am respectfully requesting Board approval to create a full-time, permanent Deputy Finance Manager position within the County Finance Department.

The Administrative and Finance Offices continue to experience increasing operational demands, regulatory requirements, and reporting responsibilities. The upcoming maternity leave within the Administrative Office has further highlighted our limited internal redundancy. Despite efforts to secure temporary assistance, we have not had success filling the role on a short-term basis. More importantly, this situation has reinforced that what we need is not a temporary fix, but a structural improvement.

This position must be established as an upper management-level role. The Deputy Finance Manager will serve as the direct second-in-command within the Finance Department and will act as the Finance Manager in their absence. This requires an experienced financial professional capable of independently overseeing budgeting, financial reporting, compliance, audit coordination, payroll oversight, and strategic financial planning.

It is important to clarify that this role is not intended to be a clerical or processing position. We already have an Administrative Coordinator within the office who supports transactional and administrative functions. What the department requires is an experienced financial expert with the education, judgment, and analytical skills necessary to assist in managing the County's financial operations at a leadership level.

Creating a Deputy Finance Manager position will:

- Provide necessary operational support within the Administrative and Finance Offices.
- Establish a stronger internal chain of command and improve organizational structure.
- Ensure continuity of operations during absences.
- Allow for better oversight, internal controls, and division of responsibilities.
- Improve workflow efficiency and long-term financial management.

- Support succession planning and long-term departmental stability.

Additionally, this position aligns with a strategic financial goal. For several years, the County has relied on external financial contractors to supplement our internal operations. While this approach addressed short-term needs, it is not cost-effective long term. We currently expend more annually on contracted financial services than we would on a full-time professional employee with benefits.

By investing in a permanent Deputy Finance Manager, we can build internal capacity, reduce dependency on outside contractors, and work toward eliminating those contracts altogether. This shift would not only strengthen internal expertise but also create long-term cost savings and improved institutional knowledge retention.

The proposed position requires a bachelor's degree or equivalent in finance, accounting, business, or management and would serve under the supervision of the Finance Manager, acting in that capacity during absences. The addition of this role will enhance accountability, operational stability, and financial integrity across County operations.

I respectfully request the Board's approval to establish this position and authorize recruitment.

Please feel free to contact me with any questions or if additional information would be helpful prior to consideration.

Respectfully submitted,

Chelsea Rheault
Houghton County Administrator

Job Opening: Deputy Finance Manager, County of Houghton, Michigan

Position Overview

Houghton County is seeking a motivated and detail-oriented professional to serve as Deputy Finance Manager. This position works directly under the supervision of the Finance Manager and plays a key leadership role in supporting the County's financial operations.

The Deputy Finance Manager assists in overseeing budgeting, accounting, payroll, financial reporting, and compliance functions. This individual serves as the acting Finance Manager in their absence and must be capable of independently managing financial operations while maintaining the highest level of accuracy, confidentiality, and professionalism.

This position requires strong analytical skills, sound judgment, and the ability to work collaboratively with the County Administrator, department heads, elected officials, and external auditors.

Key Responsibilities

Included but not limited to the following:

- Assist in managing the County's financial operations, including budgeting, forecasting, and financial reporting.
- Prepare and review monthly, quarterly, and annual financial statements and internal reports.
- Support the preparation and monitoring of departmental budgets.
- Assist with cash flow analysis and projections.
- Help coordinate and prepare documentation for annual audits and the County's Comprehensive Annual Financial Report (CAFR).
- Ensure compliance with local, state, and federal financial regulations and reporting requirements.
- Assist in developing and maintaining financial policies and internal controls.
- Analyze financial data and provide recommendations for operational efficiencies.
- Process and review bi-weekly/monthly payroll to ensure accuracy and compliance.
- Process Accounts Payable and Accounts Receivable transactions.
- Assist with year-end payroll processing, including W-2 preparation and reporting.
- Coordinate with Human Resources to ensure accurate employee compensation and benefit records.
- Provide support and guidance to department heads regarding financial procedures.
- Serve as acting Finance Manager in their absence.
- Perform other related duties as assigned.

Qualifications

- Bachelor's degree or equivalent in Finance, Accounting, Business Administration, Management, or related field required.

- Strong understanding of accounting principles and financial reporting.
- Proficiency in Microsoft Office Suite, particularly advanced Excel skills.
- Ability to analyze complex financial data and communicate findings clearly.
- Strong organizational skills and attention to detail.
- Ability to maintain confidentiality and manage sensitive financial information.
- Strong interpersonal and communication skills.
- Ability to work independently and as part of a team.
- Minimum of 2–3 years of experience in finance, accounting, or governmental accounting preferred.
- Knowledge of governmental accounting principles and public sector budgeting strongly preferred.
- Professional certifications (CPA, CMA, etc.) are a plus but not required.

What We Offer

- An excellent and comprehensive healthcare and fringe benefit package, including access to the County’s four-option Blue Cross Blue Shield plans on the first day of employment.
- A 6% Defined Contribution MERS Retirement Plan.
- A negotiable salary range of \$50,000 – \$60,000, dependent upon qualifications, education, and experience.
- Opportunity for professional growth and leadership development within County government.
- We offer a generous paid time off package:
 - Employees earn **one (1) sick day per month**, credited on their monthly employment anniversary.
 - Vacation time is awarded based on years of continuous service:
 - **After 1 year:** Two (2) weeks (10 workdays) of paid vacation
 - **After 3 years:** Three (3) weeks (15 workdays) of paid vacation
 - **After 10 years:** Four (4) weeks (20 workdays) of paid vacation
 - **After 20 years:** Four (4) weeks plus one (1) additional day per year of service thereafter, up to a maximum of five (5) weeks total
 - Three (3) paid personal days per year
 - Employees also receive paid time off for the following holidays:
 - New Year’s Day
 - Martin Luther King Jr. Day
 - Presidents Day
 - Good Friday
 - Memorial Day
 - Juneteenth
 - Independence Day
 - Labor Day

- Veterans Day
- Thanksgiving Day
- Day After Thanksgiving
- Christmas Eve Day
- Christmas Day
- New Year's Eve Day

How to Apply

Interested candidates should submit their application, resume, and cover letter to:

Chelsea Rheault

Houghton County Administrator

401 E Houghton Ave

Houghton, MI 49931

Or email: administrator@houghtoncounty.gov

All applicants must also complete an Application for Employment located under the "Employment" tab at:

www.houghtoncounty.gov

THIS POSITION WILL REMAIN OPEN UNTIL FILLED
ORIGINAL JOB POSTING DATE:

**Tri-County Public Defenders
Profit & Loss Detail
February 2026**

Type	Date	Num	Name	Memo	Class	Cir	Split	Amount	Balance
Ordinary Income/Expense									
Expense									
51000 - Salaries & Wages									
General Journal	02/13/2026	25-18		Bi-weekly pay...			-SPLIT-	23,165.61	23,165.61
General Journal	02/25/2026	25-19		Bi-weekly pay...			-SPLIT-	23,381.61	46,547.22
Total 51000 - Salaries & Wages									46,547.22
52000 - Payroll Taxes									
General Journal	02/13/2026	25-18		Bi-weekly pay...			51000 - Salarie...	1,795.54	1,795.54
General Journal	02/25/2026	25-19		Bi-weekly pay...			51000 - Salarie...	1,806.22	3,601.76
Total 52000 - Payroll Taxes									3,601.76
53000 - Employee Benefits									
53100 - Health Insurance									
Check	02/02/2026	EFT	Blue Cross Blue Shi...	2/26 payment			10000 - TCPD ...	8,077.32	8,077.32
Check	02/24/2026	EFT	Blue Cross Blue Shi...	3/26 payment			10000 - TCPD ...	8,077.32	16,154.64
Total 53100 - Health Insurance									16,154.64
53201 - Life and disability Ins.									
Check	02/17/2026	EFT	UNUM				10000 - TCPD ...	817.71	817.71
Total 53201 - Life and disability Ins.									817.71
Total 53000 - Employee Benefits									16,972.35
58000 - Direct Case Costs									
58020 - Criminal History Report									
Check	02/03/2026	EFT	Michigan State Police	ICHAT/DONN...			10000 - TCPD ...	10.00	10.00
Check	02/03/2026	EFT	Michigan State Police	ICHAT/ROBE...			10000 - TCPD ...	10.00	20.00
Check	02/05/2026	EFT	Michigan State Police	ICHAT/Collee...			10000 - TCPD ...	10.00	30.00
Check	02/23/2026	EFT	Michigan State Police	10 ICHATS M...			10000 - TCPD ...	100.00	130.00
Check	02/25/2026	EFT	Michigan State Police	ICHAT/Vincen...			10000 - TCPD ...	10.00	140.00
Total 58020 - Criminal History Report									140.00
58050 - Transcripts									
Check	02/25/2026	4358	LeAnn A. Pulda	People v. Tho...			10000 - TCPD ...	20.70	20.70
Total 58050 - Transcripts									20.70
Total 58000 - Direct Case Costs									160.70
64300 - Legal Research Online									
Check	02/02/2026	4311	Lexis Nexis	1 month			10000 - TCPD ...	895.13	895.13
Total 64300 - Legal Research Online									895.13
65000 - Insurance									895.13

Tri-County Public Defenders
Profit & Loss Detail
February 2026

Type	Date	Num	Name	Class	Cir	Split	Amount	Balance
65002 · Workers comp and liability ins								
Deposit	02/02/2026		Tri-County Public De...			10000 · TCPD ...	-10.00	-10.00
							-10.00	-10.00
							-10.00	-10.00
Total 65002 · Workers comp and liability ins								
Total 65000 · Insurance								
65100 · Internet and Fax Line								
Check	02/10/2026	4354	Charter Communica...			10000 · TCPD ...	388.95	388.95
							388.95	388.95
Total 65100 · Internet and Fax Line								
66200 · Office Supplies/Expenses								
Check	02/02/2026	4312	Wandel's Watercare			10000 · TCPD ...	26.60	26.60
Check	02/17/2026	EFT	Avery			10000 · TCPD ...	41.20	67.80
Check	02/25/2026	4357	Quill			10000 · TCPD ...	75.29	143.09
Check	02/25/2026	4361	Quill			10000 · TCPD ...	69.51	212.60
							212.60	212.60
Total 66200 · Office Supplies/Expenses								
66500 · Repairs and Maintenance								
66520 · Cleaning/Janitorial								
Check	02/05/2026	4350	A+ Pest Management			10000 · TCPD ...	42.00	42.00
							42.00	42.00
Total 66520 · Cleaning/Janitorial								
66530 · Plowing								
Check	02/05/2026	4351	Northend Excavating			10000 · TCPD ...	250.00	250.00
							250.00	250.00
Total 66530 · Plowing								
Total 66500 · Repairs and Maintenance								
66571 · Computer backup, remote service								
Check	02/06/2026	4353	UP And Running			10000 · TCPD ...	1,329.00	1,329.00
							1,329.00	1,329.00
Total 66571 · Computer backup, remote service								
67000 · Professional Fees								
67100 · Accounting fees & payroll exp								
Check	02/13/2026	EFT	Paychex Fees			10100 · TCPD ...	185.25	185.25
Check	02/25/2026	4360	Value Core			10000 · TCPD ...	682.00	867.25
Check	02/27/2026	EFT	Paychex Fees			10100 · TCPD ...	185.25	1,052.50
							1,052.50	1,052.50
Total 67100 · Accounting fees & payroll exp								
Total 67000 · Professional Fees								
67500 · Rent Expense								
67510 · Building Rent								
Check	02/02/2026	4313	David Gemignani			10000 · TCPD ...	2,500.00	2,500.00
							2,500.00	2,500.00

**Tri-County Public Defenders
Profit & Loss Detail
February 2026**

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Total 67510 · Building Rent									
67525 · Copier Lease & Maintenance Cont									
Check	02/05/2026	4321	OPG	VOID:		X	10000 · TCPD ...	0.00	2,500.00
Check	02/05/2026	4322	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4323	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4324	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4325	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4326	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4327	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4328	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4329	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4330	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4331	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4332	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4333	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4334	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4335	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4336	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4337	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4338	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4339	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4340	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4341	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4342	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4343	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4344	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4345	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4346	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4347	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4348	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/05/2026	4349	OPG	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/10/2026	4356	Phoenix Funding	lease x 2 copi...		X	10000 · TCPD ...	379.46	379.46
Check	02/25/2026	4362	OPG	Invoice #INV1...		X	10000 · TCPD ...	838.97	1,218.43
Total 67525 · Copier Lease & Maintenance Cont								1,218.43	1,218.43
Total 67500 · Rent Expense									
67700 · Cell phone reimbursement									
Check	02/02/2026	4314	David Gemignani	2/26 reimb		X	10000 · TCPD ...	40.00	40.00
Check	02/02/2026	4315	Cameron Herrington	2/26 reimb		X	10000 · TCPD ...	40.00	80.00
Check	02/02/2026	4316	Joshua Makkonen	2/26 reimb		X	10000 · TCPD ...	40.00	120.00
Check	02/02/2026	4317	Ann Harris	2/26 reimb		X	10000 · TCPD ...	40.00	160.00
Check	02/02/2026	4318	Taryn C. Clisch	2/26 reimb		X	10000 · TCPD ...	40.00	200.00
Check	02/02/2026	4319	Mandy Daniels	2/26 reimb		X	10000 · TCPD ...	40.00	240.00
Check	02/02/2026	4320	Michelle A. Clisch	2/26 reimb		X	10000 · TCPD ...	40.00	280.00
Total 67700 · Cell phone reimbursement								280.00	280.00

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Accrual Basis

Tri-County Public Defenders
Profit & Loss Detail
 February 2026

Type	Date	Num	Name	Memo	Class	Cir	Split	Amount	Balance
68500 · Utilities									
68510 · Electric									
Check	02/10/2026	4355	UPPCO				10000 · TCPD ...	380.61	380.61
Total 68510 · Electric									
68520 · Gas									
Check	02/06/2026	4352	Semco				10000 · TCPD ...	192.09	192.09
Total 68520 · Gas									
68550 · Water and Sewer									
Check	02/25/2026	4359	City of Hancock	VOID:		X	10000 · TCPD ...	0.00	0.00
Check	02/25/2026	4363	City of Houghton				10000 · TCPD ...	27.93	27.93
Total 68550 · Water and Sewer									
Total 68500 · Utilities									
Total Expense								600.63	600.63
Net Ordinary Income								76,041.27	76,041.27
Net Income								-76,041.27	-76,041.27
								-76,041.27	-76,041.27

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Accrual Basis

Tri-County Public Defenders Balance Sheet Detail As of February 28, 2026

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
ASSETS									
Current Assets									
Checking/Savings									
10000 - TCPD GENERAL									
Check	02/02/2026	4311	Lexis Nexis						237,406.53
Deposit	02/02/2026		Tri-County Public De...	partial refund ...					237,406.53
Check	02/02/2026	4312	Wandel's Watercare						237,406.53
Check	02/02/2026	4313	David Gemignani	2/26 rent			64300 · Legal ...	-895.13	222,594.65
Check	02/02/2026	4314	David Gemignani	2/26 phone re...			65002 · Worke...	10.00	221,699.52
Check	02/02/2026	4315	Cameron Herrington	2/26 reimb			66200 · Office ...	-26.60	221,682.92
Check	02/02/2026	4316	Joshua Makkonen	2/26 reimb			67510 · Builidin...	-2,500.00	219,182.92
Check	02/02/2026	4317	Ann Harris	2/26 reimb			67700 · Cell ph...	-40.00	219,142.92
Check	02/02/2026	4318	Taryn C. Clisch	2/26 reimb			67700 · Cell ph...	-40.00	219,062.92
Check	02/02/2026	4319	Mandy Daniels	2/26 reimb			67700 · Cell ph...	-40.00	218,982.92
Check	02/02/2026	4320	Michelle A. Clisch	2/26 reimb			67700 · Cell ph...	-40.00	218,942.92
Check	02/02/2026	EFT	Blue Cross Blue Shi...	2/26 payment			53100 · Health ...	-8,077.32	218,902.92
Check	02/03/2026	EFT	Michigan State Police	ICHAT/DONN...			58020 · Crimin...	-10.00	210,815.60
Check	02/05/2026	4321	OPG	VOID: ICHAT/ROBE...			58020 · Crimin...	-10.00	210,805.60
Check	02/05/2026	4322	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4323	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4324	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4325	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4326	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4327	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4328	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4329	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4330	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4331	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4332	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4333	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4334	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4335	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4336	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4337	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4338	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4339	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4340	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4341	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4342	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4343	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4344	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4345	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4346	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4347	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4348	OPG	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4349	A+ Pest Management	VOID:		X	67525 · Copier...		210,805.60
Check	02/05/2026	4350	Michigan State Police	ICHAT/Collee...		X	66520 · Cleani...	-42.00	210,763.60
EFT	02/05/2026						58020 · Crimin...	-10.00	210,753.60

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Accrual Basis

Tri-County Public Defenders Balance Sheet Detail As of February 28, 2026

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Check	02/05/2026	4351	Northend Excavating	Banks back/s...			66530 · Plowing	-250.00	210,503.60
Check	02/06/2026	4352	Semco				68520 · Gas	-192.09	210,311.51
Check	02/06/2026	4353	UP And Running				66571 · Comp...	-1,329.00	208,982.51
Check	02/10/2026	4354	Charter Communica...				65100 · Internc...	-388.95	208,593.56
Check	02/10/2026	4355	UPPCO				68510 · Electric	-380.61	208,212.95
Check	02/10/2026	4356	Phoenix Funding				67525 · Copier...	-379.46	207,833.49
Check	02/11/2026	Transfer	Tri-County Public De...	payroll transfer			10100 · TCPD ...	-20,000.00	187,833.49
Check	02/17/2026	EFT	UNUM				53201 · Life an...	-817.71	187,015.78
Check	02/17/2026	EFT	Avery	labels for MD...			66200 · Office ...	-41.20	186,974.58
Check	02/23/2026	EFT	Michigan State Police	10 ICHATS M...			58020 · Crimin...	-100.00	186,874.58
Check	02/24/2026	EFT	Blue Cross Blue Shi...	3/26 payment			53100 · Health ...	-8,077.32	178,797.26
Check	02/24/2026	Transfer	Tri-County Public De...	payroll transfer			10100 · TCPD ...	-30,000.00	148,797.26
Check	02/25/2026	EFT	Michigan State Police	ICHATV/incen...			58020 · Crimin...	-10.00	148,787.26
Check	02/25/2026	4357	Quill				66200 · Office ...	-75.29	148,711.97
Check	02/25/2026	4358	LeAnn A. Pulda				58050 · Transc...	-20.70	148,691.27
Check	02/25/2026	4359	City of Hancock	VOID:		X	68550 · Water ...		148,691.27
Check	02/25/2026	4360	Value Core				67100 · Accou...	-682.00	148,009.27
Check	02/25/2026	4361	Quill				66200 · Office ...	-69.51	147,939.76
Check	02/25/2026	4362	OPG				67525 · Copier...	-838.97	147,100.79
Check	02/25/2026	4363	City of Houghton				68550 · Water ...	-27.93	147,072.86
Total 10000 · TCPD GENERAL									147,072.86
10100 · TCPD PAYROLL									
Check	02/11/2026	Transfer	Tri-County Public De...	payroll transfer			10000 · TCPD ...	20,000.00	14,811.88
Check	02/13/2026	EFT	Paychex-Net Pay				21900 · Net Pay	-16,865.09	34,811.88
Check	02/13/2026	EFT	Paychex Fees				67100 · Accou...	-185.25	17,946.79
Check	02/13/2026	EFT	American Funds				21500 · Pensio...	-1,290.47	17,761.54
Check	02/13/2026	EFTTX	Paychex-Taxes				-SPLIT-	9,666.48	16,471.07
Check	02/24/2026	Transfer	Tri-County Public De...	payroll transfer			10000 · TCPD ...	30,000.00	39,666.48
Check	02/27/2026	EFT	Paychex-Net Pay				21900 · Net Pay	-17,029.46	22,636.02
Check	02/27/2026	EFT	Paychex Fees				67100 · Accou...	-185.25	22,450.77
Check	02/27/2026	EFT	American Funds				21500 · Pensio...	-1,290.47	21,160.30
Check	02/27/2026	EFTTX	Paychex-Taxes				-SPLIT-	-6,867.90	14,292.40
Total 10100 · TCPD PAYROLL									14,292.40
Total Checking/Savings									161,365.26
Accounts Receivable									0.00
12000 · Accounts Receivable									0.00
Total 12000 · Accounts Receivable									0.00
Total Accounts Receivable									0.00
Other Current Assets									0.00
12120 · Due from employee									0.00
Total 12120 · Due from employee									0.00
13100 · Prepaid Expenses									0.00

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Accrual Basis

**Tri-County Public Defenders
Balance Sheet Detail
As of February 28, 2026**

Type	Date	Num	Name	Memo	Class	Ctr	Split	Amount	Balance
Total 13100 · Prepaid Expenses									0.00
Total Other Current Assets									0.00
Total Current Assets								-76,041.27	161,365.26
Fixed Assets									0.00
14000 · Equipment									0.00
Total 14000 · Equipment									0.00
14900 · Accumulated Depreciation									0.00
Total 14900 · Accumulated Depreciation									0.00
Total Fixed Assets									0.00
Other Assets									0.00
Total Other Assets									0.00
TOTAL ASSETS								-76,041.27	161,365.26
LIABILITIES & EQUITY									237,406.53
Liabilities									0.00
Current Liabilities									0.00
Accounts Payable									0.00
20000 · Accounts Payable									0.00
Total 20000 · Accounts Payable									0.00
Total Accounts Payable									0.00
Credit Cards									0.00
Total Credit Cards									0.00
Other Current Liabilities									0.00
21100 · Payroll Liabilities									0.00
21100 · 941 Taxes Payable									0.00
General Journal	02/13/2026	25-18		Bi-weekly pay...			51000 · Salarie...	4,094.09	4,094.09
General Journal	02/13/2026	25-18		Bi-weekly pay...			51000 · Salarie...	1,772.16	5,866.25
Check	02/13/2026	EFTTX	Paychex-Taxes				10100 · TCPD ...	-5,866.25	0.00
General Journal	02/25/2026	25-19		Bi-weekly pay...			51000 · Salarie...	4,136.54	4,136.54
General Journal	02/25/2026	25-19		Bi-weekly pay...			51000 · Salarie...	1,788.68	5,925.22
Check	02/27/2026	EFTTX	Paychex-Taxes				10100 · TCPD ...	-5,925.22	0.00
Total 21100 · 941 Taxes Payable								0.00	0.00
21200 · State withholding payable									0.00
General Journal	02/13/2026	25-18		Bi-weekly pay...			51000 · Salarie...	915.96	915.96
Check	02/13/2026	EFTTX	Paychex-Taxes				10100 · TCPD ...	-915.96	0.00
General Journal	02/25/2026	25-19		Bi-weekly pay...			51000 · Salarie...	925.14	925.14
Check	02/27/2026	EFTTX	Paychex-Taxes				10100 · TCPD ...	-925.14	0.00

Tri-County Public Defenders Balance Sheet Detail As of February 28, 2026

Type	Date	Num	Name	Memo	Class	Cir	Split	Amount	Balance
Total 21200 · State withholding payable									
21300 · State unemployment payable									
General Journal	02/13/2026	25-18		Bi-weekly pay...			51000 · Salarie...	0.00	0.00
Check	02/13/2026	EFTTX	Paychex-Taxes				10100 · TCPD ...	23.38	23.38
General Journal	02/25/2026	25-19		Bi-weekly pay...			51000 · Salarie...	-23.38	0.00
Check	02/27/2026	EFTTX	Paychex-Taxes				10100 · TCPD ...	17.54	17.54
Total 21300 · State unemployment payable									
21500 · Pension Plan Payable									
General Journal	02/13/2026	25-18		Bi-weekly pay...			51000 · Salarie...	1,290.47	1,290.47
Check	02/13/2026	EFT	American Funds				10100 · TCPD ...	-1,290.47	0.00
General Journal	02/25/2026	25-19		Bi-weekly pay...			51000 · Salarie...	1,290.47	1,290.47
Check	02/27/2026	EFT	American Funds				10100 · TCPD ...	-1,290.47	0.00
Total 21500 · Pension Plan Payable									
21600 · AFLAC Payable									
General Journal	02/13/2026	25-18		Bi-weekly pay...			51000 · Salarie...	0.00	0.00
General Journal	02/25/2026	25-19		Bi-weekly pay...			51000 · Salarie...	0.00	0.00
Total 21600 · AFLAC Payable									
21900 · Net Pay									
General Journal	02/13/2026	25-18		Bi-weekly pay...			51000 · Salarie...	16,865.09	16,865.09
Check	02/13/2026	EFT	Paychex-Net Pay				10100 · TCPD ...	-16,865.09	0.00
General Journal	02/25/2026	25-19		Bi-weekly pay...			51000 · Salarie...	17,029.46	17,029.46
Check	02/27/2026	EFT	Paychex-Net Pay				10100 · TCPD ...	-17,029.46	0.00
Total 21900 · Net Pay									
21000 · Payroll Liabilities - Other									
Total 21000 · Payroll Liabilities - Other									
Total 21000 · Payroll Liabilities									
22100 · Due to County									
Total 22100 · Due to County									
24000 · *Payroll Liabilities									
Total 24100 · 941 Taxes Payable-OLD									
24200 · State withholding payable-OLD									
Total 24200 · State withholding payable-OLD									
24300 · State Unemployment Payable-OLD									
Total 24300 · State Unemployment Payable-OLD									
24500 · Pension Plan Payable-OLD									
Total 24500 · Pension Plan Payable-OLD									

9:37 AM

03/09/26

Accrual Basis

Tri-County Public Defenders
Balance Sheet Detail
 As of February 28, 2026

Type	Date	Num	Name	Memo	Class	Cir	Split	Amount	Balance
Total 24500 · Pension Plan Payable-OLD									0.00
24600 · AFLAC Payable-OLD									0.00
Total 24600 · AFLAC Payable-OLD									0.00
24900 · Direct Deposit Liabilities-OLD									0.00
Total 24900 · Direct Deposit Liabilities-OLD									0.00
24000 · *Payroll Liabilities - Other									0.00
Total 24000 · *Payroll Liabilities - Other									0.00
Total 24000 · *Payroll Liabilities									0.00
Total Other Current Liabilities								0.00	0.00
Total Current Liabilities								0.00	0.00
Long Term Liabilities									0.00
Total Long Term Liabilities									0.00
Total Liabilities								0.00	0.00
Equity									237,406.53
30000 · Opening Balance Equity									0.00
Total 30000 · Opening Balance Equity									0.00
31000 · Unrestricted Fund Balance									0.00
Total 31000 · Unrestricted Fund Balance									0.00
32000 · Net Assets W/O Donor Restrict.									179,521.97
Total 32000 · Net Assets W/O Donor Restrict.									179,521.97
Net Income									57,884.56
Total Net Income								-76,041.27	-18,156.71
Total Equity								-76,041.27	161,365.26
TOTAL LIABILITIES & EQUITY								-76,041.27	161,365.26



**Houghton County
Board of Commissioners
Agenda Item Request Form**

Please fill out the following form to request an item be added to the agenda for the upcoming Houghton County Board of Commissioners meeting.

Submitter Information:

- Name: Sara Huuki
- Department/Organization (if applicable): Building Department
- Phone Number: (906) 482-2260
- Email Address: building@houghtoncounty.gov

Agenda Item Details:

- Title of Agenda Item: Chad Hammerstrom - Travel Item
- Requested Meeting Date: April 2026 & May 2026 Training
- Brief Description of the Item (include any decisions needed):

Budgeted Travel & Training items. Annual training to maintain licensing.

- Are you requesting time to speak at the meeting?

Yes
 No

- Supporting Documents Attached?

Yes
 No

(If yes, please list): Travel Request Form

Signature: 

Date: 2/27/2026

**COUNTY OF HOUGHTON
Conference or Other Travel Request**

Reason for Travel: Annual Training to Maintain Licensing for Chad
 Dates of Travel: April 2026 & May 2026

Check any of the following as applicable for this travel request:

Required Training		Conference Attendance:		Association Meeting:	
Needed for License	<input checked="" type="checkbox"/>	Annual	<input checked="" type="checkbox"/>	Annual	
Needed for Certification		Bi-Annual		Bi-Annual	
State or Other Mandate		Other		Other	
Seminar				Training Not Required	

This request is included in the Department Budget: X Yes No

Estimated costs to be requested for payment from Houghton County
\$1310.00

Portion of costs to be paid other than by Houghton County: \$0.00

Submitted by: Sara Huuki Title BUSA Mgr Date 2/27/26

 _____ Approved _____ Disapproved by the Houghton County Board of
 Commissioners at their meeting held on _____

Signed: _____ Title: _____
 Date: _____

Keweenaw Economic Development Alliance

P.O. Box 724
Houghton, MI 49931

Rec'd
2.17.26

Invoice

Date	Invoice #
2/19/2026	2292

Bill To
Houghton County Chelsea Rheault, Administrator 401 E. Houghton Ave. Houghton, MI 49931

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			2/6/2026			

Quantity	Item Code	Description	Price Each	Amount
	Membership	2026 KEDA Membership Support	20,000.00	20,000.00
		approved/denied @ March BOC Meeting		

			Total	\$20,000.00
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STATEMENT



Copper Country Community Mental Health
 901 W. Memorial Drive
 Houghton MI 49931

(906) 482-9400 Ext. 0146

Date:	1/31/26
Account:	00052

Amount Paid:	
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March BOC Meeting

Payment Terms: NET 30

Deposits Received: \$.00

HOUGHTON COUNTY ADMIN

HOUGHTON COUNTY- ADMIN OFFICE
 401 E HOUGHTON AVENUE
 HOUGHTON MI 49931

^Please return this portion with your payment^

Document No.	Date	Code	Description	Amount	Balance
INV00000030000000180	11/28/25	SLS	1/12th Appropriation	\$13,707.91	\$13,707.91
INV00000030000000181	12/28/25	SLS	1/12th Appropriation	\$13,707.91	\$27,415.82
INV00000030000000182	1/28/26	SLS	1/12th Appropriation	\$13,707.91	\$41,123.73
				Amount Due:	\$41,123.73

*101
965
999
005*

\$ 13,707.91

<u>Current</u>	<u>1-30 Days</u>	<u>31 - 60 Days</u>	<u>61 - 90 Days</u>	<u>Over 90 Days</u>
\$13,707.91	\$13,707.91	\$13,707.91	\$.00	\$.00

Codes: SLS = Sales / Invoices
 DR = Debit Memos

CR = Credit Memos
 RTN = Returns

PMT = Payments