

ACT 381 BROWNFIELD PLAN

**Lakes Building Supply Redevelopment
Front Street between 13th & 14th Streets
Village of Lake Linden, Houghton County, Michigan
Houghton County Brownfield Redevelopment Authority**

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**Approved by Houghton County
Brownfield Redevelopment**

Authority: February 23, 2022

Concurrence by the Village of

Lake Linden: March 17, 2022

Concurrence by Schoolcraft

Township: March 22, 2022

Public Hearing: April 12, 2022

Approved by Houghton County

Board of Commissioners: April 12, 2022

**Brownfield Plan
Lakes Building Supply Redevelopment
Village of Lake Linden, Houghton County, Michigan**

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- Attachment B – Declaration of Dangerous Building
- Attachment C – Land Bank Ownership Documentation

Project Summary

The former Lakes Building Supply property is tax reverted property that is owned by the Houghton County Land Bank Authority, which qualifies the property as blighted. The property has also been declared blighted under the Village of Lake Linden Dangerous Building Ordinance.

The proposed redevelopment of the former Lakes Building Supply site will grade, shape and fill for stormwater management, conduct a site survey to split the lot for property sale, install utilities, construct two modern single-family houses with garages, place topsoil, seed and mulch, and construct driveways.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including site preparation, infrastructure and Acquisition Assistance. Reimbursement of these Brownfield Eligible Activity expenses are critical to the economic viability of the redevelopment and the Village.

Environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Criteria and a Baseline Environmental Assessment is being prepared and will be submitted to EGLE. As a result, the property is a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381.

Project Name:	Lakes Building Supply Redevelopment
Project Location:	The Eligible Property is comprised of one parcel in the Village of Lake Linden, Schoolcraft Township, County of Houghton, Parcel Identification Number 31-043-265-006-00
Type of Eligible Property:	Blighted (owned by the Houghton County Land Bank Authority)
Eligible Activities:	Site Preparation, Infrastructure, Property Assistance

Eligible Activities	Non-Environmental
ELIGIBLE ACTIVITY SUBTOTAL	\$36,216
Brownfield Plan Development and Approval	\$4,000
TOTAL ELIGIBLE ACTIVITY	\$40,216
<i>Administrative and Operating Cost (Local Only)</i>	<i>\$3,600</i>

Years to Complete	<i>11 years</i>	Estimated Investment:	\$300,000
Eligible Activities Payback:		Estimated Annual Tax Revenue in First Year After Brownfield Obligation:	\$12,550

BROWNFIELD PLAN

LAKES BUILDING SUPPLY REDEVELOPMENT LAKE LINDEN, 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 contaminated, tax reverted, blighted, functionally obsolete, or historically designated 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 brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality, with the concurrence of the local governmental unit in which the property is located if a county brownfield authority, in order to take effect. The Michigan Department of Environment, Great Lakes and Energy (EGLE) must approve Environmental Eligible Activities and the Michigan Strategic Fund must approve Non-Environmental Eligible Activities for State tax capture. The Houghton County Board of Commissioners established the Houghton County Brownfield Redevelopment Authority under the procedures required under Act 381 and filed with the Secretary of State on June 29, 2006.

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 redevelopment of the former Lakes Building Supply site will grade, shape and fill for stormwater management, conduct a site survey to split the lot for property sale, install utilities, construct two modern single-family houses with garages, place topsoil, seed and mulch, and construct driveways.

The Houghton County Land Bank Authority-owned project will eliminate blight through the removal of the blighted tax foreclosed structures and restore the site to residential use to match surrounding residential uses. The project is projected to be completed by the end of 2024 and is estimated to result in \$300,000 of private investment.

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Description	Acreage	Qualifying Status
31-043-265-006-00	Lots 6, 8, 10 & 12, Block 5, M. Neumann’s Addition to Torch Lake City	0.459	Blighted

The adaptive reuse of the former Lakes Building Supply will redevelop blighted property, provide additional housing, and increase property taxes. When completed, property taxes are estimated at **\$12,550** per year (following the retirement of Brownfield obligations).

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 redevelopment of the former Lakes Building Supply property will include Non-Environmental Eligible Activities with local tax capture to provide for the construction of two single family homes with site improvements that match surrounding residential land use.

Non-Environmental Eligible Activities include:

- Site Preparation
- Public Infrastructure
- Property Assistance

Other Eligible Activities include:

- Brownfield Plan development and approval;
- Administrative and operating costs of the HCBRA.

Eligible Activities	Non-Environmental
ELIGIBLE ACTIVITY SUBTOTAL	\$36,216
Brownfield Plan Development and Approval	\$4,000
TOTAL ELIGIBLE ACTIVITY	\$40,216
<i>Administrative and Operating Cost (Local Only)</i>	<i>\$3,600</i>

Additional detail is provided in Table 1 Non-Environmental Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local tax revenue only 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.

The Eligible Activity costs included in this Brownfield Plan are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Eligible Property or other circumstances. Reimbursement will be based on the actual cost of Eligible Activities approved under this Brownfield Plan from Brownfield Tax Increment Financing (TIF) revenues captured by the Authority and shall be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost. Line-item Eligible Activity may be adjusted after the adoption of this Brownfield Plan with the approval of the Authority, as long as the total maximum Eligible Activity cost is not exceeded.

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 Non-Environmental Eligible Activities.

MSF Non-Environmental Eligible Activities

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include site preparation, infrastructure and property assistance.

1. Site Preparation: Site preparation will consist of grading, shaping and fill.
2. Infrastructure: Infrastructure will include sewer and water utilities.
3. Property Assistance: Assistance to the Land Bank Authority in conveying the property owned by the Land Bank Authority.

Other Activities

Brownfield Plan and Work Plan Preparation: The preparation and approval of the Brownfield Plan are included as Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Houghton County Brownfield Redevelopment Authority (HCBRA) is included as Eligible Activities for Local Only capture.

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.

The property is currently owned by the Houghton County Land Bank Authority. The taxable value as of December 31, 2021 is \$0. As provided in this Brownfield Plan, the Initial Taxable Value will be established by the taxable value as of December 31, 2021.

The Non-Environmental Eligible Activity cost is \$36,216 and \$4,000 in Brownfield Plan Development and Approval for a total of \$40,216. The Brownfield Plan also includes \$3,600 in HCBRA Administrative and Operating Costs. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund for five years after capture. LBRF deposits from local taxes are estimated at \$28,457. The overall investment for the Project is estimated at over \$300,000.

Table 2 identifies taxable values for real and personal property, including local tax increment revenues for the Eligible Property. The cash flow analysis for the project indicates payoff of the obligation in *eleven (11) years* from 2022 for Local Capture, plus an additional five years for LBRF capture for a total of *sixteen (16) years*.

Redevelopment of the property is anticipated to be initiated in Spring 2022. 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 summarized in the table below and detailed in Table 2.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Brownfield Captured Taxes	
2023	\$4,760	\$1,283	
2024	\$9,606	\$2,589	
2025	\$9,779	\$2,636	
2026	\$9,955	\$2,684	
2027	\$10,134	\$2,732	
2028	\$10,317	\$5,562	
2029	\$10,502	\$5,662	
2030	\$10,691	\$5,764	
2031	\$10,884	\$5,868	
2032	\$11,080	\$5,973	
2033	\$11,279	\$6,081	(1)
2034	\$11,482	\$6,190	
2035	\$11,689	\$6,302	
2036	\$11,899	\$6,415	
2037	\$12,113	\$6,531	

Year	Total Tax Revenues	Brownfield Captured Taxes	
2038	\$12,331	\$6,648	(2)
2039	\$12,553	\$0	
2040	\$12,779	\$0	
2041	\$13,009	\$0	
2042	\$13,243	\$0	
2043	\$13,482	\$0	
2044	\$13,725	\$0	
2045	\$13,972	\$0	
2046	\$14,223	\$0	
2047	\$14,479	\$0	
2048	\$14,740	\$0	
2049	\$15,005	\$0	
2050	\$15,275	\$0	
2051	\$15,550	\$0	
2052	\$15,830	\$0	

(1) Estimated Local Tax Capture Ends		
(2) Estimated LBRF Capture Ends		

Total	\$338,423	\$78,922
Admin and Operating		(\$3,600)
LBRF		(\$35,105)
Eligible Activities		\$40,216

2.4 Method of Financing and Description of Advances Made by the Municipality MCL 125.2663(2)(d):

Non-Environmental Eligible Activity Costs will be financed by the Developer.

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

The maximum amount of Eligible Activities is anticipated to be will be \$40,216.

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

The anticipated beginning date of capture is 2023, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, Local Brownfield Revolving Fund, and Administrative and Operation Costs. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment are expected to be repaid through tax increment financing within 11 years for Eligible Activity Local Capture and an additional 5 years for LBRF Local Capture for a total of 16 years.

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

Table 2.2 identifies 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. Table 3 presents the allocation of tax capture and the total tax increment for the 30-year duration of the Brownfield Plan.

The Non-Environmental Eligible Activity cost is \$36,216 and \$4,000 in Brownfield Plan Development and Approval for a total of \$40,216. The Brownfield Plan also includes \$3,600 in HCBRA Administrative and Operating Costs. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund for five years after capture. LBRF deposits from local taxes are estimated at \$28,457. The overall investment for the Project is estimated at over \$300,000.

The total tax capture is estimated at \$36,216 for Eligible Activities, plus \$4,000 in Brownfield Plan development and approval, \$3,600 in HCBRA Administrative and Operating costs, and an estimated \$35,105 in LBRF deposits for a total capture of \$78,922. After the Brownfield obligation is met, tax revenues in an amount estimated at \$12,550 per year 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	Description	Acreage	Qualifying Status
31-043-265-006-00	Lots 6, 8, 10 & 12, Block 5, M. Neumann's Addition to Torch Lake City	0.459	Blighted

Location: The Eligible Property is located on Front Street between 13th and 14th Streets in Lake Linden, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: The Eligible Property is currently owned by the Houghton County Land Bank Authority. Under MCL 125.2652(c)(vi), property owned or under the control of land bank authority included within a Brownfield Plan prior to the approval of a Brownfield Plan meets the definition of Blighted. In addition, the property has been declared blighted under Village of Lake Linden's Dangerous Building Ordinance.

Personal Property: Personal Property is not included as part of the Eligible Property.

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 Eligible Property Boundaries

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Table 1 Non-Environmental Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

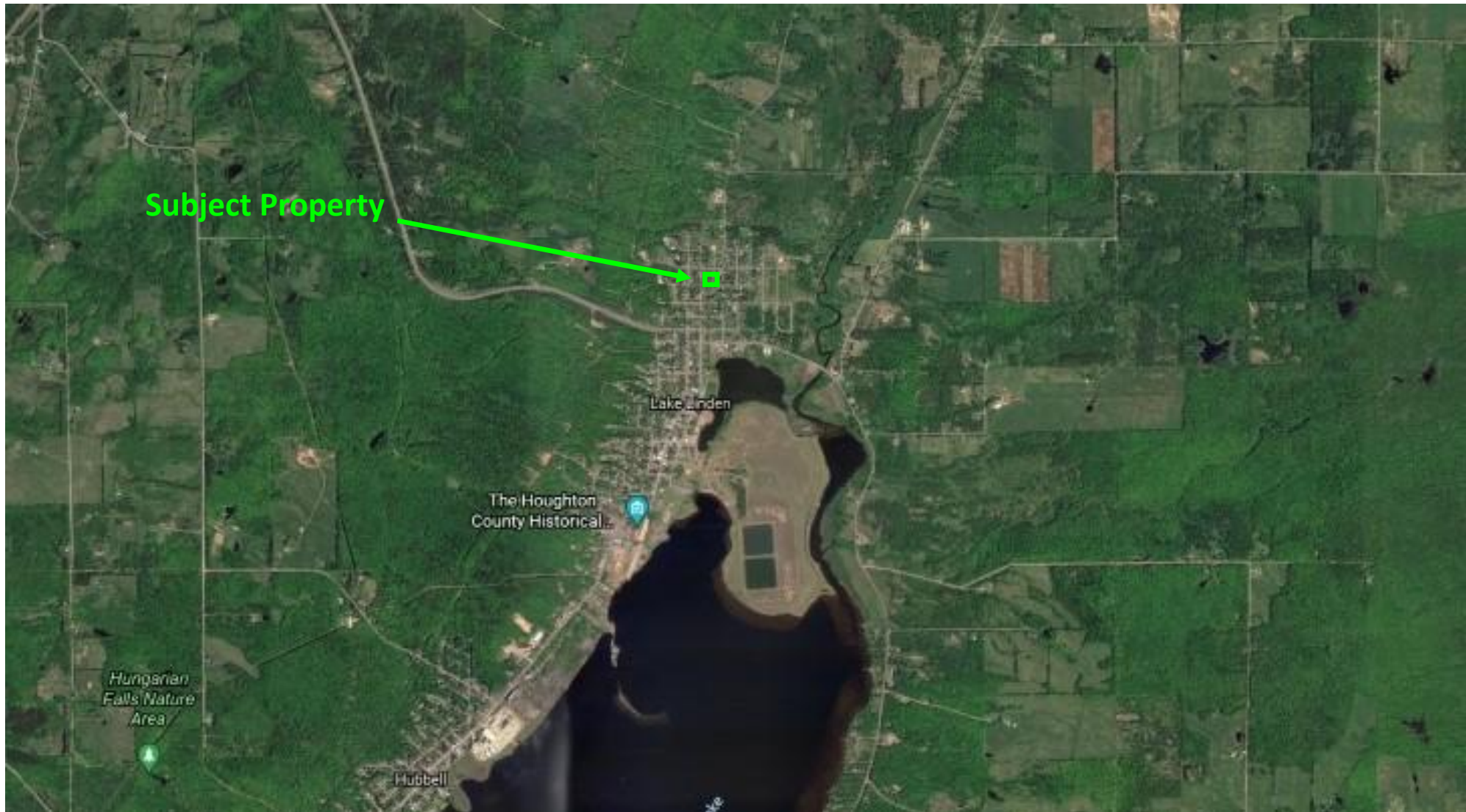
Table 3. Impact on Tax Jurisdictions

ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

Attachment B – Declaration of Dangerous Building

Attachment C – Land Bank Ownership Documentation



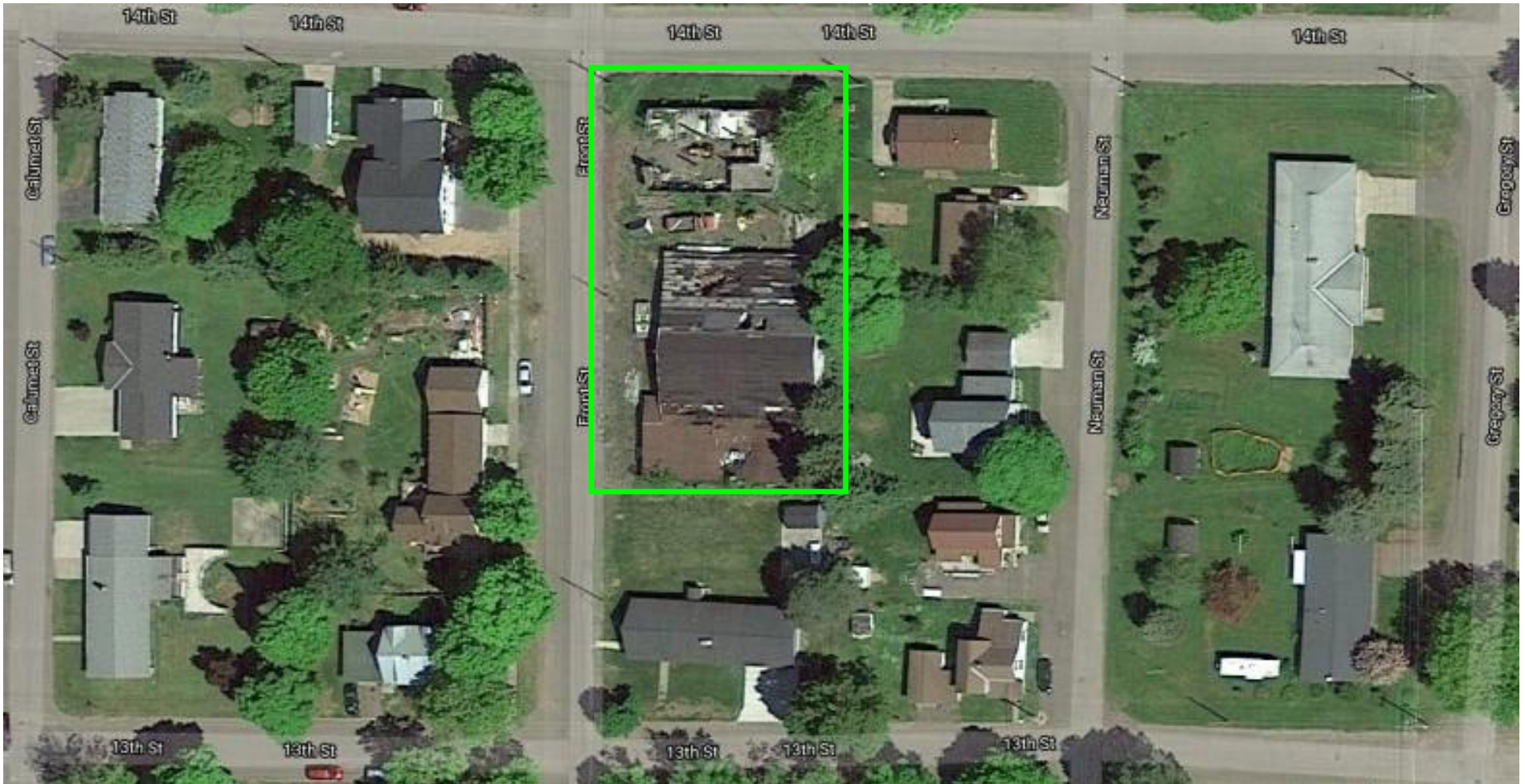
**Brownfield Plan
Former Lake Building Supply Redevelopment**

**Houghton County
Brownfield Redevelopment Authority**

**Figure 1: Eligible Property
Location**

Source: Google Earth

Date: February 2022



**Brownfield Plan
Former Lake Building Supply Redevelopment**

**Houghton County
Brownfield Redevelopment Authority**

Figure 2: Eligible Property

Source: Google Earth

Date: February 2022

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Table 1 Non-Environmental Eligible Activities

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Estimated Impact on Taxing Jurisdictions

**LAKES BUILDING SUPPLY REDEVELOPMENT
HOUGHTON COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

Table 1: Non-Environmental Eligible Activities Costs and Schedule

MSF Non-Environmental Eligible Activities	Cost
Site Preparation	
<i>Grading and Land Balancing</i>	\$17,600
<i>Subtotal</i>	\$17,600
Public Infrastructure Improvements (Public ROW Only)	
Sanitary Sewer Mains	\$13,600
<i>Subtotal</i>	\$13,600
Property Assistance or Acquisition	
Assistance to convey property owned by LBA	\$1,724
<i>Subtotal</i>	\$1,724
MSF Non-Environmental Eligible Activities Sub-Total	\$32,924
Contingency (10%)	\$3,292
Interest (5% for __ years)	
Combined Brownfield Plan Preparation	\$4,000
Combined Brownfield Plan Implementation	
MSF Non-Environmental Eligible Activities Total Costs	\$40,216
Administrative and Operating Costs (Local Only)	\$3,600

**Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Lakes Building Supply Redevelopment
Houghton County Brownfield Redevelopment Authority**

Estimated Taxable Value (TV) Increase Rate:		1.80%															
Plan Year		1	2	3	4	5	6	7	8	9	10	11					
Revenue Year	Totals	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033				
*Base Taxable Value	\$	-	-	-	-	-	-	-	-	-	-	-	-				
Home #1 - Annual Value Additions	\$	150,000	75,000	75,000	-	-	-	-	-	-	-	-	-				
Home #2 - Annual Value Additions	\$	150,000	75,000	75,000	-	-	-	-	-	-	-	-	-				
H&M Multi-Family - Annual Value Additions	\$	-	-	-	-	-	-	-	-	-	-	-	-				
East Parcel Residential - Annual Value Additions	\$	-	-	-	-	-	-	-	-	-	-	-	-				
Cumulative Value Additions	\$	300,000	150,000	302,700	308,149	313,695	319,342	325,090	330,942	336,899	342,963	349,136	355,420				
Estimated New TV	\$	-	75,000	151,350	154,074	156,848	159,671	162,545	165,471	168,449	171,481	174,568	177,710				
Incremental Difference (New TV - Base TV)	\$	-	75,000	151,350	154,074	156,848	159,671	162,545	165,471	168,449	171,481	174,568	177,710				
Home #1																	
Annual Value Additions	\$	-	75,000	75,000	-	-	-	-	-	-	-	-	-				
Cumulative Value Additions	\$	-	75,000	151,350	154,074	156,848	159,671	162,545	165,471	168,449	171,481	174,568	177,710				
Estimated Taxable Value	\$	-	37,500	75,675	77,037	78,424	79,835	81,272	82,735	84,225	85,741	87,284	88,855				
School Capture	\$	-	-	-	-	-	-	-	-	-	-	-	-				
Local Capture	\$	-	642	1,295	1,318	1,342	1,366	2,781	2,831	2,882	2,934	2,987	3,041				
Total Capture	\$	-	642	1,295	1,318	1,342	1,366	2,781	2,831	2,882	2,934	2,987	3,041				
Cumulative Capture	\$	20,108	642	1,936	3,254	4,596	5,962	8,743	11,574	14,456	17,390	20,377	23,417				
Additional	\$	3,309	-	-	-	-	-	-	-	-	-	-	-				
Home #2																	
Annual Value Additions	\$	-	75,000	75,000	-	-	-	-	-	-	-	-	-				
Cumulative Value Additions	\$	-	75,000	151,350	154,074	156,848	159,671	162,545	165,471	168,449	171,481	174,568	177,710				
Estimated Taxable Value	\$	-	37,500	75,675	77,037	78,424	79,835	81,272	82,735	84,225	85,741	87,284	88,855				
School Capture	\$	-	-	-	-	-	-	-	-	-	-	-	-				
Local Capture	\$	-	642	1,295	1,318	1,342	1,366	2,781	2,831	2,882	2,934	2,987	3,041				
Total Capture	\$	-	642	1,295	1,318	1,342	1,366	2,781	2,831	2,882	2,934	2,987	3,041				
Cumulative Capture	\$	-	642	1,936	3,254	4,596	5,962	8,743	11,574	14,456	17,390	20,377	23,417				
Additional	\$	23,417	-	-	-	-	-	-	-	-	-	-	-				
Total																	
Annual Value Additions	\$	-	150,000	150,000	-	-	-	-	-	-	-	-	-				
Cumulative Value Additions	\$	-	150,000	302,700	308,149	313,695	319,342	325,090	330,942	336,899	342,963	349,136	355,420				
Estimated Taxable Value	\$	-	75,000	151,350	154,074	156,848	159,671	162,545	165,471	168,449	171,481	174,568	177,710				
School Capture	\$	-	-	-	-	-	-	-	-	-	-	-	-				
Local Capture	\$	-	1,283	2,589	2,636	2,684	2,732	5,562	5,662	5,764	5,868	5,973	6,081				
Total Capture	\$	-	1,283	2,589	2,636	2,684	2,732	5,562	5,662	5,764	5,868	5,973	6,081				
Cumulative Capture	\$	20,108	1,283	3,873	6,509	9,192	11,924	17,486	23,148	28,913	34,780	40,754	46,835				
Additional	\$	26,727	-	-	-	-	-	-	-	-	-	-	-				
Total School Revenue		Millage Rate	37.81%	24.0000	\$	-	1,800	3,632	3,698	3,764	3,832	3,901	3,971	4,043	4,116	4,190	4,265
Total Local Revenue		Millage Rate	62.19%	39.4687	\$	-	2,960	5,974	6,081	6,191	6,302	6,415	6,531	6,648	6,768	6,890	7,014
Total Revenue		Millage Rate	63.4687	-	\$	-	4,760	9,606	9,779	9,955	10,134	10,317	10,502	10,691	10,884	11,080	11,279
5 Year 50 Percent HCLBA Specific Tax		Millage Rate	41.22%	-	\$	-	-	-	-	-	-	-	-	-	-	-	-
State Education Tax (SET) (50%)	\$	6.0000	-	225	454	462	471	479	-	-	-	-	-	-	-	-	-
School Operating Tax (50%)	\$	18.0000	-	675	1,362	1,387	1,412	1,437	-	-	-	-	-	-	-	-	-
State Total	\$	24.0000	-	900	1,816	1,849	1,882	1,916	-	-	-	-	-	-	-	-	-
Local Specific Tax (50%)	\$	34.2187	-	1,283	2,589	2,636	2,684	2,732	-	-	-	-	-	-	-	-	-
TOTAL HCLBA 5 YEAR 50 PERCENT SPECIFIC TAX	\$	2,183	-	4,406	4,485	4,566	4,648	4,648	-	-	-	-	-	-	-	-	-
CUMULATIVE 5 YEAR 50 PERCENT SPECIFIC TAX	\$	6,589	-	11,074	15,640	20,288	20,288	20,288	-	-	-	-	-	-	-	-	-
Local Brownfield TIF Capture		Millage Rate	58.78%	64.6974	-	-	-	-	-	-	-	-	-	-	-	-	-
Village	\$	19.2892	-	723	1,460	1,486	1,513	1,540	1,568	1,596	1,625	1,654	1,684	1,714	-	-	-
Township	\$	1.2980	-	49	98	100	102	104	105	107	109	111	113	115	-	-	-
COUNTY	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Allocated	\$	6.2911	-	236	476	485	493	502	511	520	530	539	549	559	-	-	-
Veterans	\$	0.1500	-	6	11	12	12	12	12	12	13	13	13	13	-	-	-
Roads	\$	1.3069	-	49	99	101	102	104	106	108	110	112	114	116	-	-	-
Medical Care	\$	2.5495	-	96	193	196	200	204	207	211	215	219	223	227	-	-	-
ISD	\$	3.3340	-	125	252	257	261	266	271	276	281	286	291	296	-	-	-
Local Total	\$	34.2187	-	1,283	2,589	2,636	2,684	2,732	2,781	2,831	2,882	2,934	2,987	3,041	-	-	-
Non-Capturable Millages		Millage Rate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Linden Schools	\$	5.2500	-	394	795	809	823	838	853	869	884	900	916	933	-	-	-
	\$	5.2500	-	394	795	809	823	838	853	869	884	900	916	933	-	-	-

**Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Lakes Building Supply Redevelopment
Houghton County Brownfield Redevelopment Authority**

Estimated Taxable Value (TV) Increase Rate: 1.80%															
Plan Year		12	13	14	15	16	17	18	19	20	25	30			
Revenue Year		2034	2035	2036	2037	2038	2039	2040	2041	2042	2047	2052			
*Base Taxable Value	Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Home #1 - Annual Value Additions	\$	150,000													
Home #2 - Annual Value Additions	\$	150,000													
H&M Multi-Family - Annual Value Additions	\$	-													
East Parcel Residential - Annual Value Additions	\$	-													
Cumulative Value Additions	\$	300,000	\$ 361,818	\$ 368,331	\$ 374,961	\$ 381,710	\$ 388,581	\$ 395,575	\$ 402,696	\$ 409,944	\$ 417,323	\$ 456,259	\$ 498,827		
Estimated New TV	\$	180,909	\$ 184,165	\$ 187,480	\$ 190,855	\$ 194,290	\$ 197,788	\$ 201,348	\$ 204,972	\$ 208,662	\$ 228,129	\$ 249,414			
Incremental Difference (New TV - Base TV)	\$	180,909	\$ 184,165	\$ 187,480	\$ 190,855	\$ 194,290	\$ 197,788	\$ 201,348	\$ 204,972	\$ 208,662	\$ 228,129	\$ 249,414			
Home #1															
Annual Value Additions	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Value Additions	\$	180,909	\$ 184,165	\$ 187,480	\$ 190,855	\$ 194,290	\$ 197,788	\$ 201,348	\$ 204,972	\$ 208,662	\$ 228,129	\$ 249,414			
Estimated Taxable Value	\$	90,455	\$ 92,083	\$ 93,740	\$ 95,427	\$ 97,145	\$ 98,894	\$ 100,674	\$ 102,486	\$ 104,331	\$ 114,065	\$ 124,707			
School Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Capture	\$	3,095	\$ 3,151	\$ 3,208	\$ 3,265	\$ 3,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Capture	\$	3,095	\$ 3,151	\$ 3,208	\$ 3,265	\$ 3,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Capture	\$ 20,108	\$ 26,513	\$ 29,664	\$ 32,871	\$ 36,137	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	
Additional	\$	3,309													
Home #2															
Annual Value Additions	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Value Additions	\$	180,909	\$ 184,165	\$ 187,480	\$ 190,855	\$ 194,290	\$ 197,788	\$ 201,348	\$ 204,972	\$ 208,662	\$ 228,129	\$ 249,414			
Estimated Taxable Value	\$	90,455	\$ 92,083	\$ 93,740	\$ 95,427	\$ 97,145	\$ 98,894	\$ 100,674	\$ 102,486	\$ 104,331	\$ 114,065	\$ 124,707			
School Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Capture	\$	3,095	\$ 3,151	\$ 3,208	\$ 3,265	\$ 3,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Capture	\$	3,095	\$ 3,151	\$ 3,208	\$ 3,265	\$ 3,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Capture	\$ -	\$ 26,513	\$ 29,664	\$ 32,871	\$ 36,137	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	\$ 39,461	
Additional	\$	23,417													
Total															
Annual Value Additions	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Value Additions	\$	361,818	\$ 368,331	\$ 374,961	\$ 381,710	\$ 388,581	\$ 395,575	\$ 402,696	\$ 409,944	\$ 417,323	\$ 456,259	\$ 498,827			
Estimated Taxable Value	\$	180,909	\$ 184,165	\$ 187,480	\$ 190,855	\$ 194,290	\$ 197,788	\$ 201,348	\$ 204,972	\$ 208,662	\$ 228,129	\$ 249,414			
School Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Capture	\$	6,190	\$ 6,302	\$ 6,415	\$ 6,531	\$ 6,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Capture	\$	6,190	\$ 6,302	\$ 6,415	\$ 6,531	\$ 6,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Capture	\$ 20,108	\$ 53,025	\$ 59,327	\$ 65,743	\$ 72,273	\$ 78,922	\$ 78,922	\$ 78,922	\$ 78,922	\$ 78,922	\$ 78,922	\$ 78,922	\$ 78,922	\$ 78,922	
Additional	\$	26,727													
Total School Revenue		Millage Rate													
		37.81%	24.0000	\$ 4,342	\$ 4,420	\$ 4,500	\$ 4,581	\$ 4,663	\$ 4,747	\$ 4,832	\$ 4,919	\$ 5,008	\$ 5,475	\$ 5,986	
Total Local Revenue		Millage Rate													
		62.19%	39.4687	\$ 7,140	\$ 7,269	\$ 7,400	\$ 7,533	\$ 7,668	\$ 7,806	\$ 7,947	\$ 8,090	\$ 8,236	\$ 9,004	\$ 9,844	
Total Revenue		Millage Rate													
		63.4687		\$ 11,482	\$ 11,689	\$ 11,899	\$ 12,113	\$ 12,331	\$ 12,553	\$ 12,779	\$ 13,009	\$ 13,243	\$ 14,479	\$ 15,830	
5 Year 50 Percent HCLBA Specific Tax		Millage Rate													
State Education Tax (SET) (50%)		6.0000													
School Operating Tax (50%)		18.0000													
State Total		24.0000													
Local Specific Tax (50%)		34.2187													
TOTAL HCLBA 5 YEAR 50 PERCENT SPECIFIC TAX															
CUMULATIVE 5 YEAR 50 PERCENT SPECIFIC TAX															
Local Brownfield TIF Capture		Millage Rate													
Village		19.2892		\$ 1,745	\$ 1,776	\$ 1,808	\$ 1,841	\$ 1,874							
Township		1.2980		\$ 117	\$ 120	\$ 122	\$ 124	\$ 126							
COUNTY															
Allocated		6.2911		\$ 569	\$ 579	\$ 590	\$ 600	\$ 611							
Veterans		0.1500		\$ 14	\$ 14	\$ 14	\$ 14	\$ 15							
Roads		1.3069		\$ 118	\$ 120	\$ 123	\$ 125	\$ 127							
Medical Care		2.5495		\$ 231	\$ 235	\$ 239	\$ 243	\$ 248							
ISD		3.3340		\$ 302	\$ 307	\$ 313	\$ 318	\$ 324							
Local Total		34.2187		\$ 3,095	\$ 3,151	\$ 3,208	\$ 3,265	\$ 3,324							
Non-Capturable Millages		Millage Rate													
Lake Linden Schools		5.2500		\$ 950	\$ 967	\$ 984	\$ 1,002	\$ 1,020	\$ 1,038	\$ 1,057	\$ 1,076	\$ 1,095	\$ 1,198	\$ 1,309	
		5.2500		\$ 950	\$ 967	\$ 984	\$ 1,002	\$ 1,020	\$ 1,038	\$ 1,057	\$ 1,076	\$ 1,095	\$ 1,198	\$ 1,309	

**TABLE 3 IMPACT ON TAXING JURISDICTIONS
BROWNFIELD PLAN - THIRTY YEAR DURATION
LAKES BUILDING SUPPLY REDEVELOPMENT
HOUGHTON COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

	Millages	Millage Total	Percent Allocation	Total Capture \$78,922	Total Revenues \$270,758
Lake Linden Village		19.2892	56.37%	\$44,489	\$79,247
Allocated	19.2892				
Voted - Ambulance Fire and Police Assessment					
Schoolcraft Township	1.2980	1.2980	3.79%	\$2,994	\$5,333
Houghton County		10.2975	30.09%	\$23,750	\$42,306
Allocated	6.2911				
Veterans	0.1500				
Roads	1.3069				
Medical Care	2.5495				
Lake Linden-Hubbell Public Schools			0.00%		
School Debt*	5.2500				
CCISD	3.3340	3.3340	9.74%	\$7,689	\$13,697
Local Taxes Total	39.4687	34.2187	100.00%	\$78,922	\$140,583
State Taxes *		24.0000			\$130,174
School Operating	18.0000				
State Educ Tax	3.0000				
State Brownfield Fund	3.0000				
Total	63.4687	58.2187		\$78,922	\$270,758

* Debt Millage not captured as part of Brownfield Plan

Attachment A – Brownfield Plan Resolutions

RESOLUTION
Brownfield Plan
Lakes Building Supply Redevelopment
Houghton County Brownfield Redevelopment Authority

At a regular meeting of the Houghton County Brownfield Redevelopment Authority, held at the Houghton County Courthouse, 401 East Houghton Avenue, Houghton, Michigan on February 23, 2022 at 10:00 a.m., the following resolution was offered by _____ and 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, or historic 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 (MBRA) under the procedures under Act 381 to facilitate the cleanup and redevelopment of Brownfields within Houghton County; and,

Whereas, a Brownfield/ has been prepared and submitted for the Former Lakes Building Supply Redevelopment that outlines the qualifications, costs, impacts, and incentives for the project facilitated by the Houghton County Land Bank Authority for reimbursement 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 blight removal, increased housing, and increased property tax value; and

Whereas, a public hearing on the Brownfield Plan is anticipated to be held on the regular meeting of the Houghton County Commission on April 12, 2022 and notice of the public hearing and notice to taxing jurisdictions will 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 former Lake Building Supply Redevelopment and recommends approval by the Houghton County Commission, and concurrence by the Village of Lake Linden Board, 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: _____
Nays: _____

Resolution duly adopted

, Chair, Houghton County Brownfield Redevelopment Authority

Certified to be a true copy, _____

Date

_____, Secretary/Treasurer

RESOLUTION OF CONCURRENCE
LAKES BUILDING SUPPLY REDEVELOPMENT
BROWNFIELD PLAN
VILLAGE OF LAKE LINDEN

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 or historically designated property through tax increment financing of eligible environmental and/or non-environmental activities; 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 Former Lake Building Supply Redevelopment in the Village of Lake Linden and Schoolcraft Township at their February 23, 2022 meeting and recommends approval by the Houghton County Board of Commissioners and concurrence by the Schoolcraft Township Board and the Village of Lake Linden; 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 Former Lakes Building Supply is located in Schoolcraft Township and the Village of Lake Linden; and

WHEREAS, The Houghton County Board of Commissioners is anticipated to set and notice a public hearing for April 12, 2022 and will consider the Former Lake Building Supply Redevelopment Brownfield Plan at their regular meeting on April 12, 2022;

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 Lake Linden Village Council hereby concurs with the Brownfield Plan for the Former Lakes Building Supply Redevelopment in Schoolcraft Township.

Approved: March 17, 2022

CERTIFICATION

I hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Lake Linden Village Council at a meeting duly called and held on the 17th day of February, 2022.

Village of Lake Linden

By: _____

Robert A. Poirier, Village Clerk

RESOLUTION OF CONCURRENCE
LAKES BUILDING SUPPLY REDEVELOPMENT
BROWNFIELD PLAN
SCHOOLCRAFT TOWNSHIP

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 or historically designated property through tax increment financing of eligible environmental and/or non-environmental activities; 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 Former Lakes Building Supply Redevelopment in the Village of Lake Linden and Schoolcraft Township at their March 17, 2022 meeting and recommends approval by the Houghton County Board of Commissioners and concurrence by the Schoolcraft Township Board and the Village of Lake Linden; 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 Former Lake Building Supply is located in Schoolcraft Township and the Village of Lake Linden; and

WHEREAS, The Houghton County Board of Commissioners is anticipated to set and notice a public hearing for April 12, 2022 and will consider the Former Lake Building Supply Redevelopment Brownfield Plan at their regular meeting on April 12, 2022;

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 Schoolcraft Township Board hereby concurs with the Brownfield Plan for the Former Lake Building Supply Redevelopment in Schoolcraft Township.

Approved: March 22, 2022

CERTIFICATION

I hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Schoolcraft Township Board of Trustees at a meeting duly called and held on the 22nd day of March, 2022.

Schoolcraft Township

By: _____
Gary Wenberg, Township Clerk

APPROVAL OF FORMER LAKES BUILDING SUPPLY REDEVELOPMENT
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 or historically designated property through tax increment financing of eligible environmental and/or non-environmental activities; 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 former Lakes Building Supply Redevelopment in the Village of Lake Linden and Schoolcraft Township at their February 7, 2022 meeting and recommends approval by the Houghton County Board of Commissioners and concurrence by the Lake Linden Village Council and Schoolcraft Township Board; and

WHEREAS, Houghton Township Board of Trustees reviewed the Brownfield Plan at their February XX, 2022 meeting and the Lake Linden Village Council reviewed the Brownfield Plan at their February 17, 2022 meeting and both have concurred with the Brownfield Plan, as required by Act 381; and

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

WHEREAS, a public hearing on the Brownfield Plan has been noticed and held on March 15, 2022 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 4.1, 4.2, and 4.3 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 former Lake Building Supply Redevelopment.

Ayes: Commissioners
Nays: None
Absent: None

RESOLUTION DECLARED ADOPTED.

I, Jennifer Lorenz, County Clerk of the County of Houghton, do hereby certify and set my seal to the above resolution as adopted April 12, 2022 at the Houghton County Courthouse, 401 East Houghton Street, Houghton, Michigan.

Jennifer Kelly, County Clerk

Attachment B – Declaration of Dangerous Building

Village of Lake Linden

401 Calumet St Lake Linden, MI 49945 An equal opportunity provider and employer

President: Glenn Schuldt
Clerk: Robert Poirier
Treasurer: June Schraufnagel

January 31, 2019

Lisa Mattila, Chairperson
Houghton County Land Bank Authority
401 E. Houghton Ave.
Houghton, MI 49931

RE: Lakes Building Supply Site, Front Street, Village of Lake Linden

Dear Ms. Mattila,

This letter is to confirm that the buildings occupying the former Lakes Building Supply site on Front Street between 13th and 14th Streets in the Village of Lake Linden being Lots 6, 8, 10 & 12 Block 5 of M. Neumann's Addition to Torch Lake City and comprising 0.459 acres and having parcel ID number 31-045-265-006-00 are dangerous buildings under the definitions of the Lake Linden Village Dangerous Buildings Ordinance which is part of the Lake Linden Village Code.

Specifically, the buildings on the site exhibit the following conditions spelled out in Section II of the Ordinance as meeting the definition of being a dangerous building:

- a. Whenever any door, aisle, passagement, stairway or other means of ingress or egress does not conform to the approved fire code of the Village of Lake Linden, it shall be considered that such building does not meet the requirements of this Ordinance.
- b. Whenever any portion has been damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause in such a manner that the structural strength or stability is appreciably less than the minimum requirements of the Housing Law of the State of Michigan, being Act. No. 167 of the Public Acts of 1917, as amended or the Building Code of the County of Houghton, as adopted by the Village of Lake Linden, for a new building or similar structure, purpose or location.
- c. Whenever any portion or member or appurtenance or part of a building is likely to fall or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- d. Whenever any portion has settled to such an extent that walls or other structural portions have materially less resistance to wind than is required in the case of new construction by the Housing Law of the State of Michigan, being act. No. 167 of the Public Acts of 1917, as amended, or the Building Code of the County of Houghton, as adopted by the VILLAGE OF LAKE LINDEN.

e. Whenever the building or structure or any part, because of dilapidation, deterioration, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building or portion thereof, or for other reason, is likely to partially or completely collapse or some portion of the foundation or underpinning is likely to fall or give way.

Please contact me if you require additional information or clarification.


Sincerely,



Robert A. Poirier
Clerk



Attachment C – Land Bank Ownership Documentation


* 2 0 1 7 R - 0 6 4 0 2 3 *
JENNIFER LORENZ
HOUGHTON COUNTY REGISTER OF DEEDS
PROCESSED 12/12/2017 02:19:26PM
FEE: \$30.00
PAGES: 3 RCPT#: 103011
2017R-06402 QUIT CLAIM DEED

QUIT CLAIM DEED

Kathleen A. Beattie, acting in official capacity as the **HOUGHTON COUNTY TREASURER**, of 401 E Houghton Ave, Houghton, MI 49931

QUIT CLAIMS to:

HOUGHTON COUNTY LAND BANK AUTHORITY
401 E HOUGHTON AVENUE
HOUGHTON, MI 49931

The following lands situated in **Adams Township**, County of Houghton, and State of Michigan, to wit:

LOT 203 ASSESSOR'S PLAT OF ATLANTIC MINE NO 3.

Further identified as permanent parcel ID number ~~31-001-700-203-00~~
Property Address: 17192 Franklin Loop, Atlantic Mine

The following lands situated in **Calumet Township**, County of Houghton, and State of Michigan, to wit:

LOTS 9 & 10 BLK 8 FLORIDA'S ADD TO LAURIUM SURFACE ONLY.

Further identified as permanent parcel ID number ~~31-002-108-009-00~~
Property Address 26217 Franklin St, Laurium

The following lands situated in **Calumet Township**, County of Houghton, and State of Michigan, to wit:

LOT 3 BLK 24 FLORIDA'S FIRST ADD TO LAURIUM SURFACE ONLY.

Further identified as permanent parcel ID number ~~31-002-124-003-00~~
Property Address 55968 Red Jacket St, Calumet

The following lands situated in **Calumet Township**, County of Houghton, and State of Michigan, to wit:

LOT 15 NEWTOWN LOCATION PLAT.

Further identified as permanent parcel ID number ~~31-002-380-015-00~~
Property Address 25684 Old Dam St, Calumet

The following lands situated in **Calumet Township**, County of Houghton, and State of Michigan, to wit:

LOT 112 ASSESSOR'S PLAT OF BLUE JACKET LOC.

Further identified as permanent parcel ID number ~~31-002-420-112-00~~
Property Address 57437 Fourth St, Calumet

The following lands situated in **Calumet Township**, County of Houghton, and State of Michigan, to wit:

LOT 154 ASSESSOR'S PLAT OF YELLOW JACKET.

Further identified as permanent parcel ID number ~~31-002-440-154-00~~
Property Address 25280 W Acorn St, Calumet

The following lands situated in Calumet Township, County of Houghton, and State of Michigan, to wit:

ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 75.

Further identified as permanent parcel ID number ~~31-002-520-004-70~~
Property Address 25608 D St, Calumet

The following lands situated in Portage Township, County of Houghton, and State of Michigan, to wit:

**SEC 1 T52N R34W PART OF GOV LOT 6 D/F, COM AT SE COR OF SEC 1, TH W 1320', TH N 1226' TO STURGEON R,
TH SW'LY ALONG RIVER 498', TH S 6 DEG 30' E 208' TO POB, TH S 6 DEG 30' E 208.71', TH S 83 DEG 30' W
208.71', TH N 6 DEG 30' W 208.71', TH N 83 DEG 30' E 208.71' TO POB. 1 A.**

Further identified as permanent parcel ID number ~~31-010-001-021-00~~
Property Address on Otter Lake

The following lands situated in the Village of Lake Linden, Schoolcraft Township, County of Houghton, and State of Michigan, to wit:

LOTS 6, 8, 10, & 12, BLK 5 M NEUMANS ADD TO TORCH LAKE CITY.

Further identified as permanent parcel ID number ~~31-043-265-006-00~~
Property Address Front Street, Lake Linden

Lakes Building
Supply Site

The following lands situated in Village of Laurium, Calumet Township, County of Houghton, and State of Michigan, to wit:

LOT 5 BLK 5 AND LOT 6 BLK 5 VILL OF LAURIUM SURFACE ONLY.

Further identified as permanent parcel ID number ~~31-044-105-005-00~~
Property Address 320 Calumet St, Laurium

The following lands situated in Village of Laurium, Calumet Township, County of Houghton, and State of Michigan, to wit:

LOT 15 & THE N 1 1/2' OF LOT 14, BLK 6 VILL OF LAURIUM SURFACE ONLY.

Further identified as permanent parcel ID number ~~31-044-106-015-00~~
Property Address 333 Hecla St, Laurium

The following lands situated in Village of Laurium, Calumet Township, County of Houghton, and State of Michigan, to wit:

LOT 16 BLK 6 VILL OF LAURIUM SURFACE ONLY.

Further identified as permanent parcel ID number ~~31-044-106-016-00~~
Property Address 333 Hecla St, Laurium

The following lands situated in Village of Laurium, Calumet Township, County of Houghton, and State of Michigan, to wit:

LOT 17, BLK 6 VILL OF LAURIUM SURFACE ONLY.

Further identified as permanent parcel ID number ~~31-044-106-017-00~~
Property Address 333 Hecla St, Laurium

The following lands situated in Village of Laurium, Calumet Township, County of Houghton, and State of Michigan, to wit:

LOT 17 BLK 41 SIXTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY.

Further identified as permanent parcel ID number ~~31-044-141-017-00~~
Property Address 166 Woodland St, Laurium

The following lands situated in Village of Laurium, Calumet Township, County of Houghton, and State of Michigan, to wit:

LOTS 15 & 16 BLK 48 SEVENTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY

Further identified as permanent parcel ID number ~~31-044-248-015-50~~
Property Address 243 N Pewabic St, Laurium

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This instrument is exempt from Michigan Real Estate transfer taxes pursuant to MCL 207.505(h) and MCL 207.526(h)(i) for County and State tax respectively. This form is issued under the authority of MCL 211.78 (m).

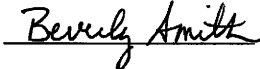
Dated December 12, 2017



Kathleen A. Beattie
Houghton County Treasurer

STATE OF MICHIGAN
COUNTY OF HOUGHTON

The foregoing instrument was acknowledged before me this December 12, 2017 by Kathleen A. Beattie, acting in official capacity as the Houghton County Treasurer, known to me to be the person who executed the same of their own free will.



Notary Public, Houghton County,
State of Michigan.
My commission expires 1/14/18.

Drafted by:
Kathleen A Beattie
401 E Houghton Avenue
Houghton, MI 49931

BEVERLY SMITH
Notary Public, State of Michigan
County of Houghton
My Commission Expires 01/14/2018
Acting in the County of *Houghton*