



Houghton County Land Bank Authority 2020 Annual Report

Board of Directors:

Lisa Mattila, Chairperson;

John Haeussler, Secretary;

James Hainault, Treasurer, Secretary Pro Tem;

Glenn Anderson; Tom Tikkanen.

The Houghton County Land Bank Authority Board of Directors (LBA) met ten (10) times in 2020: January 15, February 25, June 16, July 14, August 11, August 27, September 16, November 9, November 20, and December 7.

The board elected to retain the 2019 officers with Director Haeussler serving as secretary and Director Hainault serving as treasurer. Director Hainault was also designated as secretary pro tem. Directors Haeussler and Tikkanen were reappointed by the Houghton County Board of Commissioners to three-year terms expiring December 31, 2023.

Entering 2020 the LBA had twenty-eight (28) parcels in its inventory. Five (5) of these parcels were transferred during the year. (Table 1, Parcels 1-5.)

The Houghton County treasurer foreclosed forty-six (46) parcels in 2020. The LBA discussed many of the tax-foreclosed parcels and the majority of them were visited by one or more directors for visual inspection.

Prior to the first public tax sale auction the LBA expressed interest in obtaining four (4) of the 2020 tax-foreclosed parcels. The Houghton County Board of Commissioners approved the County's purchase of the four (4) parcels from the county treasurer, and the sale of the parcels by the County to the LBA at cost. The parcels were subsequently sold by the LBA. (Table 1, Parcels 6-9.)

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

The LBA entered into a development agreement with Robert E. Johnson Contracting, Inc. (REJ), for the former Lakes Building Supply, Lake Linden. The property will be split into three residential lots with a single-family home being constructed on each lot. Site and foundation work was intended for summer 2020 with construction of the first home to commence in winter 2020-21, but redevelopment activities are currently on hold pending results of additional soil samples overseen by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The LBA intends to submit a Brownfield Redevelopment Plan for the property to the Houghton County Brownfield Redevelopment Authority.

The LBA considered partnering with Team Rubicon on some local demolition projects prior to the opportunity being placed on hold due to the pandemic. The LBA will continue to communicate with Team Rubicon toward a potential future partnership.

The LBA submitted an application to the State Land Bank Authority for a \$50,000 Michigan Rural Community Demolition Grant toward the demolition and cleanup of 116 Osceola Street, Laurium. Grant funding decisions remain on hold.

The LBA submitted a budget request to Houghton County for a \$10,000 appropriation for Fiscal Year 2020-21. The Houghton County Board of Commissioners referred the request to the Budget Committee. No further action has been taken.

KEDA Executive Director Jeff Ratcliffe and his staff provided tremendous assistance to the LBA throughout 2020. Village of Calumet Downtown Development Authority Chairperson Leah Polzien also remains active with the LBA and its multiple properties within the Village. The LBA greatly appreciates the efforts of its local partners and looks forward to continued collaboration.

At the close of 2020 the LBA had twenty-four (24) parcels in its inventory. (Table 2.)

Table 1: 2020 LBA Property Transactions

<u>Property Address</u>	<u>2020 Transactions</u>
1. Parcel 31-002-380-015-00 25684 Old Dam Street Calumet (Calumet Township)	Sold to the Charter Township of Calumet for the deed recording fee with the LBA contributing up to \$5,000.00 toward demolition and cleanup costs. Per a deed stipulation, the LBA will be compensated if the property is ever removed from the Township's possession and/or from serving a public purpose. [June 16, 2020]
2. Parcel 31-006-007-009-00 21903 New Street Boston (Franklin Township)	Sold to adjacent property owner and resident for \$300.00 plus deed recording fee. [November 9, 2020]
3. Parcel 31-010-001-021-00 Otter Lake (Portage Township)	Sold to county resident for \$100.00 plus deed recording fee. [February 25, 2020]
4. Parcel 31-014-470-001-00 Hubbell (Torch Lake Township)	Sold to adjacent property owner and resident for \$100.00 plus deed recording fee. [August 27, 2020]
5. Parcel 31-044-141-017-00 166 Woodland Street Laurium (Village of Laurium)	Sold to county resident for \$1.00 plus deed recording fee. The entire property reverts to the LBA at no cost if the current structure on the property is not occupiable and a certificate of occupancy obtained by December 31, 2021. [September 16, 2020]

Table 1: **2020 LBA Property Transactions** (continued)

<u>Property Address</u>	<u>2020 Transactions</u>
6. Parcel 31-010-011-011-00 34905 Cottage Road Chassell (Portage Township)	2020 tax foreclosure. Purchased from the County for \$2,000.00 plus deed recording fee. Sold to adjacent property owner and resident for \$5,000.00 plus deed recording fee. The parcel may not be sold within five (5) years of the closing date of the sale. [August 11, 2020]
7. Parcel 31-041-109-006-50 513 Scott Street Calumet (Village of Calumet)	2020 tax foreclosure. Purchased from the County for \$5,100.00 plus deed recording fee. Sold to experienced developer for \$6,476.45 plus deed recording fee. The entire property reverts to the LBA at no cost if the current structure on the property is not stabilized including repair of roof, covering of windows, and addressing of any structural issues on or before December 31, 2020. [August 27, 2020]
8. Parcel 31-041-142-006-00 315 Seventh Street Calumet (Village of Calumet)	2020 tax foreclosure. Purchased from the County for \$5,400.00 plus deed recording fee. Sold to county resident and experienced developer for \$6,971.46 plus deed recording fee. The entire property reverts to the LBA at no cost if the current structure on the property is not certified occupiable within one year of the sale. [August 27, 2020]
9. Parcel 31-041-143-001-00 Eight Street (804 Elm Street) Calumet (Village of Calumet)	2020 tax foreclosure. Purchased from the County for \$7,500.00 plus deed recording fee. Sold to experienced developer for \$13,311.00 plus deed recording fee. The purchaser has granted the LBA a historic easement for the windows and other historic elements and the entire property reverts to the LBA at no cost if any condition contained in the agreement is not satisfied. [November 9, 2020; December 7, 2020]
10. Parcel 31-001-700-203-00 17192 Franklin Loop Atlantic Mine (Adams Township)	Reverted to LBA at no cost pursuant to reverter clause from previous sale [July 16, 2018] requiring that the property be secured and occupiable on or before December 31, 2019. [January 15, 2020]

Table 2: 2020 LBA Property Inventory

<u>Property Address</u>	<u>Comments/Status</u>
1. Parcel 31-001-400-111-00 Sixth Avenue Trimountain (Adams Township)	Vacant land. Assessor's Plat of Trimountain. Candidate for cleanup and redevelopment. The LBA has appealed to Adams Township for assistance with affecting a positive outcome for the property. For sale signs have been placed on the property.
2. Parcel 31-001-700-203-00 17192 Franklin Loop Atlantic Mine (Adams Township)	Blighted trailer. Assessor's Plat of Atlantic Mine No. 3. Candidate for demolition.
3. Parcel 31-002-120-016-00 26364 Atlantic Street Laurium (Calumet Township)	Blighted house. Florida's Addition to Laurium. Priority candidate for demolition.
4. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	One half of blighted duplex. Assessor's Plat of Blue Jacket Location. Candidate for demolition.
5. Parcel 31-002-420-112-00 57437 Fourth Street Calumet (Calumet Township)	One half of blighted duplex. Assessor's Plat of Blue Jacket Location. Candidate for demolition.
6. Parcel 31-002-520-004-70 25608 D Street Calumet (Calumet Township)	Blighted house. Assessor's Plat of Raymbaultown. Priority candidate for demolition. The LBA has had initial discussions with an adjacent property owner and the Charter Township of Calumet regarding sharing the costs of demolition.
7. Parcel 31-004-006-003-00 Crystal Lake Road Sidnaw (Duncan Township)	Sliver of vacant land. Approximately 0.1 acre. Candidate for side lot disposition.
8. Parcel 31-010-524-004-00 18870 Superior Location Houghton (Portage Township)	Vacant land. Two lots in the Village of Superior. LBA currently holding for possible acquisition of larger land area.
9. Parcel 31-014-657-014-00 Arcadia (Torch Lake Township)	Vacant land. Lot in Village of Arcadia. Candidate for side lot disposition.
10. Parcel 31-014-660-010-00 Arcadia (Torch Lake Township)	Vacant land. Lot in Village of Arcadia. Candidate for side lot disposition.
11. Parcel 31-041-105-14-00 12. Parcel 31-041-105-15-00 426 Fifth Street Calumet (Village of Calumet)	Blighted commercial property. Village of Calumet. Formerly Erkkila's Garage. DEQ environmental assessment has been completed. Ongoing environmental concerns involving adjacent property. Candidate for demolition if stabilization funding not forthcoming.

Table 2: **2020 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
13. Parcel 31-041-121-010-00 439 Pine Street Calumet (Village of Calumet)	Blighted commercial property and environs. Village of Calumet. Formerly The Rose & The Thorn. These seven (7) parcels include an unoccupied storefront (candidate for partial demolition) on the northeast corner of Fifth Street and Pine Street and several adjacent vacant lots within the Village of Calumet. A purchase agreement for a 113 feet by 116 feet area at the east end of the property (approx. 0.301 acre) expired on December 31, 2020. A storage agreement is in place for a local non-profit to temporarily use the front (south) portion of the former The Rose & The Thorn building. The non-profit is responsible for agreed upon improvements to the property.
14. Parcel 31-041-121-010-10	
15. Parcel 31-041-121-010-20	
16. Parcel 31-041-121-010-30	
17. Parcel 31-041-121-011-00	
18. Parcel 31-041-121-012-00 19. Parcel 31-041-121-013-00 451 Pine Street and environs Calumet (Village of Calumet)	
20. Parcel 31-041-128-009-00 Fifth Street and Pine Street Calumet (Village of Calumet)	Blighted commercial property. Village of Calumet. Formerly Sullivan Livery and M&M Painting. Northwest corner of Fifth Street and Pine Street. DEQ environmental assessment has been completed. Candidate for demolition if stabilization funding not forthcoming.
21. Parcel 31-041-129-004-50 425 Fifth Street Calumet (Village of Calumet)	Blighted sandstone building. Village of Calumet. 2019: Windows, back transoms, and skylight framing have been covered. Roof has been secured with a reinforced tarp. Stabilization supports have been installed in the back third of the building. 2020: Floor reinforced in the kitchen area, non-load-bearing wall removed, stabilization supports installed in the basement, and additional first floor cleanup completed. Volunteer efforts organized by the Keweenaw Economic Development Alliance and the Village of Calumet Downtown Development Authority. Priority candidate for continued stabilization and redevelopment.
22. Parcel 31-043-265-006-00 Front Street Lake Linden (Village of L Linden)	Vacant land. M. Neumann's Addition to Torch Lake City. Formerly Lakes Building Supply. Blighted structures removed and property prepared for Brownfield Redevelopment of three single-family residences.
23. Parcel 31-044-104-003-00 108 Osceola Street Laurium (Village of Laurium)	Sale to county resident and business owner for a total consideration of \$1,400.00 plus deed recording fee has been approved. Completion of sale is pending. [August 27, 2020]
24. Parcel 31-044-104-005-00 116 Osceola Street Laurium (Village of Laurium)	Burned building. Village of Laurium. Priority candidate for demolition and redevelopment. Grant application pending.

The LBA receives no outside funding for its operations. At the close of 2020 the LBA's bank account contained a balance of \$54,177.65.

Copies of LBA meeting minutes are available at the Houghton County treasurer's office.

Questions regarding this report should be addressed to:

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