



Houghton County Land Bank Authority 2017 Annual Report

Board of Directors:

Kathleen Beattie, Chairperson;

John Haeussler, Secretary; James Hainault, Treasurer;

Glenn Anderson; Tom Tikkanen.

The Houghton County Land Bank Authority Board of Directors (LBA) met five times in 2017: June 12, July 10, August 28, September 29, and October 11.

Directors Anderson and Hainault were appointed by the Houghton County commissioners to three-year terms expiring December 31, 2019. The board elected to retain the 2016 officers with Director Haeussler serving as secretary and Director Hainault serving as treasurer.

Entering 2017 the LBA had twenty-four (24) properties in its inventory. Parcel 31-041-141-016-00, Calumet, was sold via side lot disposition for \$1,000.00. (Table 1, Property 1.)

The Houghton County treasurer foreclosed forty (40) properties in 2017. The board discussed many of the tax-foreclosed properties and the majority of them were visited by one or more board members for visual inspection.

Prior to the first public tax sale auction the LBA expressed interest in obtaining three (3) properties to be transferred via side lot disposition. At the request of the LBA the county commissioners approved the county's purchase of parcels 31-002-141-004-00, 31-004-347-001-00, and 31-009-103-007-00 from the county treasurer and the sale of said properties by the county to the LBA. The LBA subsequently sold each of these properties via side lot disposition to county residents for the purchase price plus ten percent (10%). (Table 1, Properties 2-4.)

Following the second and final public tax sale auction fifteen (15) unsold properties were rejected by their local units of government and subsequently were conveyed to the LBA by the Houghton County Treasurer. (Table 1, Properties 5-19.)

At the close of 2017 the LBA had thirty-eight (38) properties in its inventory. (Table 2.)

Table 1: 2017 LBA Property Transactions

<u>Property Address</u>	<u>2017 Transactions</u>
1. Parcel 31-041-141-016-00 417 Seventh Street Calumet (Village of Calumet)	Sold to county residents for \$1000.00 via side lot disposition. The parcel contained an existing easement to access the purchasers' residence.
2. Parcel 31-002-141-004-00 3. Parcel 31-004-347-001-00 4. Parcel 31-009-103-007-00	2017 tax foreclosures purchased from county. Sold to county residents via side lot disposition.
5. Parcel 31-001-700-203-00 6. Parcel 31-002-108-009-00 7. Parcel 31-002-124-003-00 8. Parcel 31-002-380-015-00 9. Parcel 31-002-420-112-00 10. Parcel 31-002-440-154-00 11. Parcel 31-002-520-004-70 12. Parcel 31-010-001-021-00 13. Parcel 31-043-265-006-00 14. Parcel 31-044-105-005-00 15. Parcel 31-044-106-015-00 16. Parcel 31-044-106-016-00 17. Parcel 31-044-106-017-20 18. Parcel 31-044-141-017-00 19. Parcel 31-044-248-015-50	Conveyed to LBA via MCL 211.78m and MCL 124.755.

Table 2: 2017 LBA Property Inventory

<u>Property Address</u>	<u>Comments/Status</u>
1. Parcel 31-001-081-005-50 15331 Second Street Painesdale (Adams Township)	Champion Mine No. 4 site. LBA has leased part of the property to a county resident for cold storage. LBA has received inquiries on the property from a prospective buyer. DEQ lien on property.
2. Parcel 31-001-200-055-00 15125 Baltic Street Painesdale (Adams Township)	Vacant lot.
3. Parcel 31-001-400-015-00 44376 Seventh Avenue Trimountain (Adams Township)	Vacant lot. LBA granted water line easement to Adams Township.
4. Parcel 31-001-700-203-00 17192 Franklin Loop Atlantic Mine (Adams Township)	Trailer.
5. Parcel 31-002-108-009-00 26217 Franklin Street Laurium (Calumet Township)	House.
6. Parcel 31-002-120-016-00 26364 Atlantic Street Laurium (Calumet Township)	Blighted house.
7. Parcel 31-002-124-003-00 55968 Red Jacket Road Laurium (Calumet Township)	Vacant lot.
8. Parcel 31-002-380-015-00 25684 Old Dam Street Calumet (Calumet Township)	Blighted house that has previously been owned by the LBA.
9. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	One half of duplex.
10. Parcel 31-002-420-112-00 57437 Fourth Street Calumet (Calumet Township)	One half of duplex.
11. Parcel 31-002-440-154-00 25280 W Acorn Street Calumet (Calumet Township)	House.
12. Parcel 31-002-520-004-70 25608 D Street Calumet (Calumet Township)	Blighted house.
13. Parcel 31-004-006-003-00 Crystal Lake Road Sidnaw (Duncan Township)	Sliver of vacant land. Candidate for side lot disposition.

Table 2: **2017 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
14. Parcel 31-006-007-009-00 21903 New Street Boston (Franklin Township)	Vacant lot.
15. Parcel 31-010-001-021-00 Otter Lake (Portage Township)	Vacant lot. One acre. Seasonally underwater.
16. Parcel 31-011-101-003-00 Quincy Hill (Quincy Township)	Sliver of vacant land. Candidate for side lot disposition.
17. Parcel 31-014-470-001-00 Hubbell (Torch Lake Township)	Vacant ravine.
18. Parcel 31-014-657-014-00 Acadia (Torch Lake Township)	Vacant lot. Point Mills.
19. Parcel 31-014-660-010-00 Acadia (Torch Lake Township)	Vacant lot. Point Mills.
20. Parcel 31-041-105-14-00 21. Parcel 31-041-105-15-00 426 Fifth Street Calumet (Village of Calumet)	Formerly Erkkila's Garage. DEQ environmental assessment has been completed.
22. Parcel 31-041-121-010-00 439 Pine Street Calumet (Village of Calumet)	Formerly Rose & Thorn These seven (7) parcels include a blighted, unoccupied storefront on the northeast corner of Pine and Fifth Streets and several adjacent vacant lots. LBA intends to collaborate with the village regarding a desirable redevelopment strategy that addresses the future of these parcels as a whole rather than as seven (7) individual pieces. LBA is currently negotiating the sale of the property with a prospective buyer looking to move an existing local business to the site.
23. Parcel 31-041-121-010-10	
24. Parcel 31-041-121-010-20	
25. Parcel 31-041-121-010-30	
26. Parcel 31-041-121-011-00	
27. Parcel 31-041-121-012-00	
28. Parcel 31-041-121-013-00 451 Pine Street and environs Calumet (Village of Calumet)	
29. Parcel 31-041-128-009-00 Fifth Street Calumet (Village of Calumet)	Formerly Sullivan Livery. Corner of Fifth Street and Pine Street. DEQ environmental assessment has been completed.
30. Parcel 31-041-131-014-20 316 Seventh Street Calumet (Village of Calumet)	The State Historic Preservation Office (SHPO) refused to permit the LBA to demolish the blighted house with available funds from the Michigan State Housing Development Authority (MSHDA). The county treasurer paid for an environmental site review and the LBA demolished the blighted house with the intention of selling the lot to a neighboring resident in 2018 for one-half of the cost of the demolition.

Table 2: **2017 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
31. Parcel 31-043-265-006-00 Front Street Lake Linden (Village of L Linden)	Lumber yard.
32. Parcel 31-043-269-010-00 1406 Calumet Street Lake Linden (Village of L Linden)	Vacant lot.
33. Parcel 31-044-105-005-00 320 Calumet Street Laurium (Village of Laurium)	House.
34. Parcel 31-044-106-015-00 35. Parcel 31-044-106-016-00 36. Parcel 31-044-106-017-00 333 Hecla Street Laurium (Village of Laurium)	Formerly Irish Times Pub & Restaurant.
37. Parcel 31-044-141-017-00 166 Woodland Street Laurium (Village of Laurium)	Blighted house.
38. Parcel 31-044-248-015-50 243 N Pewabic Street Laurium (Village of Laurium)	House.

The LBA receives no outside funding for its operations. At the close of 2017 the LBA's bank account contained a balance of \$41,898.13.

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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