



# Houghton County Land Bank Authority 2023 Annual Report

Board of Directors:

Lisa Mattila, Chairperson;

John Haeussler, Secretary; James Hainault, Treasurer;

Glenn Anderson; Tom Tikkanen.

The Houghton County Land Bank Authority Board of Directors (LBA) met ten (10) times in 2023: January 25, February 23, April 11, May 30, July 26, August 24, September 27, October 4, October 10, and December 5.

The board elected to retain the 2022 officers with Director Haeussler serving as secretary and Director Hainault serving as treasurer. Chairperson Mattila arranged for a recording secretary to take minutes at meetings thus the position of Secretary Pro Tem was deemed no longer necessary. Directors Anderson and Hainault were reappointed by the Houghton County Board of Commissioners to three-year terms expiring December 31, 2025.

Entering 2023 the LBA had thirty-one (31) parcels in its inventory. The LBA released one lien on a property transferred prior to 2023 for which the reverter clause has been satisfied. The LBA also continues to monitor another liens for which the development agreement has not been satisfied but for which the work is slowly progressing.

The Houghton County treasurer foreclosed eight (8) parcels in 2023. The LBA discussed 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 purchased two (2) of the 2023 tax-foreclosed parcels from the Houghton County treasurer for the purposes of redevelopment, rehabilitation, and/or renovation. (Table 1, Parcels 1-2.)

The LBA acquired six (6) additional parcels in 2023. (Table 1, Parcels 3-8.)

The LBA approved a Procurement Policy in 2023, prepared for the LBA by Keweenaw Economic Development Alliance (KEDA) Executive Director Jeff Ratcliffe. KEDA, via Mr. Ratcliffe, continues to be the LBA's most active partner and his efforts on behalf of the LBA and community are greatly appreciated.

The LBA completed an approximate \$516,000 demolition project started in 2022 via a \$200,000 grant from the Michigan State Land Bank Authority's (SLBA) Blight Elimination Program with the balance coming from Houghton County ARPA funds. The LBA will receive an additional \$500,000 in blight elimination funding from the SLBA that will fund demolition and stabilization projects in 2024 and 2025.

The LBA extends a hearty thank you to Chelsea Rheault, Houghton County administrator's office, for serving as the LBA's recording secretary throughout 2023, and to Karen Semmens, Houghton County treasurer's office, for filling the role when Chelsea is unavailable. Your efforts are a true blessing to the LBA directors.

At the close of 2023 the LBA has thirty-nine (39) parcels in its inventory. (Table 2.)

**Table 1: 2023 LBA Property Transactions**

<u>Property Address</u>	<u>2023 Transactions</u>
1. Parcel 31-041-131-015-10 322 Seventh Street Calumet (Village of Calumet)	2023 tax foreclosure. Purchased from the county treasurer for \$2,822.66 plus 2023 summer taxes. [July 26, 2023] A county resident has expressed strong interest in restoring the property.
2. Parcel 31-041-131-016-50 334 Seventh Street Calumet (Village of Calumet)	2023 tax foreclosure. Purchased from the county treasurer for \$3,675.22 plus 2023 summer taxes. [July 26, 2023] Blighted rectory adjacent to other LBA properties. Structure has been demolished.
3. Parcel 31-041-108-001-00 4. Parcel 31-041-108-002-00 112 & 120 Fifth Street Calumet (Village of Calumet)	2021 fire ravaged property. Purchased from county resident for \$25,000. Purchase funds provided by the Fire Disaster Fund. [January 25, 2023]
5. Parcel 31-041-108-003-00 6. Parcel 31-041-420-146-00 108 Fifth Street Calumet (Village of Calumet)	2021 fire ravaged property. Donated by county resident with LBA to pay 2022 taxes. [January 25, 2023]
7. Parcel 31-002-420-120-00 8. Parcel 31-002-420-121-00 Fifth Street Calumet (Calumet Township)	Part of blighted building and environs critical to redevelopment of other LBA property. Purchased from county resident for \$50,000. Purchase funds provided by 2022 ARPA demolition and stabilization funds from the Houghton County Board of Commissioners. Structure demolished. [May 30, 2023]

**Table 2: 2023 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. Habitat for Humanity has expressed interest in the property for future construction.
2. Parcel 31-002-120-016-00 26364 Atlantic Street Laurium (Calumet Township)	Vacant land. Florida's Addition to Laurium. Blighted home has been demolished.
3. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Blue Jacket Location. Blighted duplex has been demolished.
4. Parcel 31-002-420-112-00 57437 Fourth Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Blue Jacket Location. Blighted duplex has been demolished.
5. Parcel 31-002-420-120-00 6. Parcel 31-002-420-121-00 Fifth Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Blue Jacket Location. Part of blighted commercial building has been demolished. Property is adjacent to parcels 15 and 16.
7. Parcel 31-002-520-004-70 25608 D Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Raymbaultown. Blighted home has been demolished. Habitat for Humanity has expressed interest in the property for future construction.
8. Parcel 31-003-208-001-00 42108 Willson Memorial Drive Chassell (Chassell Township)	Blighted and collapsed commercial property. Chassell. Formerly Chassell Mercantile. Still awaiting transfer to developer pending approved redevelopment agreement.
9. Parcel 31-003-221-007-00 42299 Hancock Street Chassell (Chassell Township)	Residential home. First Addition to Chassell.
10. Parcel 31-003-221-008-00 42291 Hancock Street Chassell (Chassell Township)	Blighted and collapsed church. First Addition to Chassell.
11. 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.
12. Parcel 31-010-524-004-00 18870 Superior Location Houghton (Portage Township)	Vacant land. Village of Superior.
13. Parcel 31-014-657-014-00 Arcadia (Torch Lake Township)	Vacant land. Village of Arcadia. Candidate for side lot disposition.
14. Parcel 31-014-660-010-00 Arcadia (Torch Lake Township)	Vacant land. Village of Arcadia. Candidate for side lot disposition.

Table 2: **2023 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
15. Parcel 31-041-105-014-00 16. Parcel 31-041-105-015-00 426 Fifth Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Large blighted commercial building has been demolished. A berm of soil and small debris remains on the property. Property is adjacent to parcels 5 and 6.
17. Parcel 31-041-108-001-00 18. Parcel 31-041-108-002-00 112 & 120 Fifth Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Part of 2021 Fifth Street fire area.
19. Parcel 31-041-108-003-00 20. Parcel 31-041-420-146-00 108 Fifth Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Part of 2021 Fifth Street fire area.
21. Parcel 31-041-109-007-00 102 Sixth Street Calumet (Village of Calumet)	Roofless sandstone structure. Village of Calumet. Herman Flats. Priority candidate for stabilization and renovation. Some work done in 2023. A Certified Local Government (CLG) grant application for stabilization was submitted to the State Historic Preservation Office (SHPO), but was not selected for funding.
22. 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 on the northeast corner of Fifth Street and Pine Street and several adjacent vacant lots within the Village of Calumet.  Partial demolition and stabilization of commercial building completed in 2023.
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 31-041-128-007-00 511 Fifth Street Calumet (Village of Calumet)	Former shophouse. Village of Calumet. Priority candidate for renovation. Could potentially be moved to the 400 block of Fifth Street.
30. Parcel 31-041-128-009-00 501 Pine Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Large blighted commercial building has been demolished.
31. Parcel 31-041-129-004-50 425 Fifth Street Calumet (Village of Calumet)	Blighted sandstone building. Village of Calumet. Priority candidate for continued stabilization and renovation. Roof replacement and other stabilization work completed in 2023.

Table 2: **2023 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
32. Parcel 31-041-131-015-10 322 Seventh Street Calumet (Village of Calumet)	Blighted residential property. Village of Calumet. Candidate for restoration.
33. Parcel 31-041-131-016-00 336 Seventh Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Formerly St. John the Baptist Church, destroyed by fire in 2018. Cleanup of rubble completed.
34. Parcel 31-041-131-016-50 334 Seventh Street Calumet (Village of Calumet)	Vacant land. Village of Calumet. Blighted rectory has been demolished.
35. Parcel 31-042-101-014-00 106 Ahmeek Street Copper City (Village of C City)	Vacant land. Village of Copper City. Habitat for Humanity has expressed interest in the property for future construction.
36. Parcel 31-044-104-005-00 116 Osceola Street Laurium (Village of Laurium)	Vacant land. Village of Laurium. Blighted, fire-ravaged home has been demolished.
37. Parcel 31-044-116-002-00 206 Hecla Street Laurium (Village of Laurium)	Mixed-use building. Village of Laurium. Priority candidate for renovation.
38. Parcel 31-044-118-018-00 127 Kearsarge Street Laurium (Village of Laurium)	Residential duplex. Village of Laurium.
39. Parcel 31-045-107-014-00 29 First Street South Range (Village of S Range)	Vacant land. Village of South Range. Previous structure has been demolished. Habitat for Humanity has expressed interested in the property for future construction.

Other than the grants and gifts noted herein, the LBA receives no outside funding for its operations. At the close of 2023 the LBA's bank account contained a balance of \$60,915.33.

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

Questions regarding this report should be addressed to:

Lisa Mattila, Chairperson  
Houghton County Land Bank Authority  
Houghton County Courthouse, 2nd Floor  
401 E. Houghton Avenue  
Houghton MI 49931  
telephone: (906)482-0560  
fax: (906)483-0364  
e-mail: [treasurer@houghtoncounty.net](mailto:treasurer@houghtoncounty.net)